

# Blue Mountains 2024 heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

ITEM DETAILS			
Name of item	The Clarendon and interiors		
Other name/s Former name/s	The Clarendon Guesthouse, The Clarendon Guesthouse and Theatre, The Clarendon Swiss Inn		
Item type (if known)	Built		
Item group (if known)	Recreation and Entertainment, Transient Accommodation		
Item category (if known)	Boarding/ Guest House, Motel, Nightclub, Theatre		
Area, Group or Collection Name			
Street address	68 Lurline Street		
Suburb	Katoomba		
Local Government Area	Blue Mountains	Postcode	2780
Property Description	Lot 1, DP 900750		
Owner	Private		
Current use	Guesthouse, motel and entertainment venue		
Former use	Boarding house, guesthouse with ballroom and tennis court, entertainment venue and nightclub		
Statement of significance (short form)	<p>The Clarendon is of local significance as a guesthouse and entertainment venue operating continuously for one hundred years, since its opening in 1923. It holds historical, associational, aesthetic, rarity, representative, and strong social values that are important to Katoomba and the Blue Mountains.</p> <p>The Clarendon is representative of the 1920s heyday of guesthouse and tourism growth in the Blue Mountains. Its social value and rarity are linked to the continuous entertainment provided to guests and locals alike, including live jazz music, dancing, tennis tournaments, a nightclub, theatre and performance. The guesthouse is a landmark within the streetscape and for its distinctive combination of Interwar aesthetic styles and typologies. The success of the guesthouse and entertainment venue has relied on the commitment of its owners and lessees, Mr and Mrs WN Leslie, Joseph and Friedl Goddard, Bob and Annette Charter, as well as notable performer Reg Livermore AO.</p>		
Statement of significance (full)	<p>The Clarendon is representative of the 1920s heyday of the guesthouse in Katoomba and in NSW. Built in 1923, The Clarendon reflects the growth of the tourism industry in the Blue Mountains in the period of post WWI prosperity and reflects the social pattern of holidaying in picturesque, natural and healthy locations and the increasing use of rail and road. The upsurge of substantial tourist accommodation in Katoomba encouraged a substantial investment between the wars, both by locals and Sydneysiders. The Clarendon is part of a cluster of guesthouses that developed in the vicinity of the Waratah and Lurline Streets junction from the 1910s as a centre of guesthouse accommodation in Katoomba.</p> <p>One of the longest-running guesthouses in Katoomba, The Clarendon has important historical significance in the evolution and development of Katoomba as a popular holiday destination in the Blue Mountains in the early 20th century. Since 1923, The Clarendon ballroom has been a place of entertainment for locals and tourists alike, as evidenced in newspaper articles describing live jazz music, dancing, and tennis tournaments drawing large crowds. Live theatre and music flourished here through the 20th century and into the 21st century, and the Clarendon developed as an important venue for theatre, cabaret and live music, becoming a home of the arts in the mountains.</p> <p>The Clarendon is a rare example of a successful adaption of an Interwar guesthouse during the tough times of the austerity period after WWII, allowing it to remain viable. The continental character of The Clarendon Swiss Inn, the health spa and the development of the motel wing drew new clients at a time when many guesthouses were</p>		

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closing. In the late 20th century and early 21st century, The Clarendon adapted to the changing demographics with the provision of entertainment to a broader audience. This period saw The Clarendon develop a reputation as an important and iconic performance venue.

The Clarendon has strong historic associations at a local level with the first leaseholders Mr and Mrs WN Leslie, who operated and managed the guest house from its opening in 1923 until 1936, and were responsible for naming The Clarendon. WN Leslie was a well-known figure in Katoomba between the wars, who briefly managed the original Clarendon House, prior to opening The Clarendon in 1923.

The Clarendon also has strong historic associations with Swiss restaurateurs Joseph and Friedl Goddard, who owned and operated the guesthouse from 1959-1978. The Goddards oversaw the innovative transformation of the 1923 guesthouse into the sophisticated The Clarendon-Swiss Inn, developing a continental dining experience, and the popular basement nightclub with live music and dancing. The Swiss Inn nightclub brought continental sophistication to the dining and dancing experience and was unusual for its time.

The Clarendon has strong local historic associations with owners and managers Bob and Annette Charter, who oversaw the flourishing of The Clarendon as a home of the performing arts in Katoomba in the period 1978-2003. Bob Charter reinvigorated the live music scene in Katoomba with the Blue Mountains Music Festival, a 3-day festival established in 1996 and staged at The Clarendon and surrounding venues. The Clarendon continued as an integral part of the festival until 2023.

The Clarendon has strong associations with the work of performer Reg Livermore AO, who, from 1985-2001, performed regularly at The Clarendon and is well-remembered in the local community. He wrote, directed and performed six shows at The Clarendon and was awarded an AO for outstanding achievement and service.

The Clarendon has aesthetic significance as a landmark within an important historic precinct that was a centre for guesthouses in the 1920s. Its prominent position, scale and form gives it an important presence in the streetscape. The Clarendon compares favourably with other listed guesthouses of the Interwar period in Katoomba and can be considered a fine example of a Katoomba Interwar guesthouse in a prominent position with landmark qualities. The landmark values of the place are important in interpreting the development history of the precinct as a centre for guesthouses in the Interwar period.

The Clarendon has strong aesthetic significance associated with being purpose-built in 1923 as a large guesthouse with indoor entertainment and outdoor recreational facilities. The building is a distinctive design solution for a guesthouse that clearly shows the hand of an architect. The commercial scale of the guesthouse steps away from the typical residential guesthouse scale while utilising materials and features typical of Interwar bungalows, which were primarily utilised as residential buildings.

The strong symmetry of the façade combines a range of forms and elements, with its square windows, strong parapet lines and string courses, diamond pattern motif to the glazing and balustrade, brick-arched opening for a central balcony, and its projecting bracketed gabled roof drawing from the more traditional character of the area. The façade has an unusual composition combining three bold bands of external finishes with the use of tuck-pointed brickwork at ground level, including boundary fencing and entry features. The first-floor facade is finished with river stones, and the upper parapet level is a painted roughcast render. These elements wrap around the front façade to the side elevations; however, the side elevations primarily contain cement sheet wall cladding with timber strapping. The distinctive design solution is well documented and remains legible.

The aesthetic considerations for the design and internal fitout for the new Clarendon guesthouse were evident in the commissioning of the well-known department store, 'Bebarfalds' in Sydney to fully furnish the new Clarendon guesthouse. While the interiors have undergone substantial change, the primary common spaces remain intact and legible. The chequerboard parquet flooring in the original ballroom is a rare and distinctive feature of the interior.

The Clarendon incorporates many of the characteristic facilities of Interwar guesthouses in the upper Blue Mountains, including common areas and entertainment areas, including the smoke room, drawing room, dining room and ballroom. These represent the provision of organised communal activities and entertainment provisions of the era, in the form of jazz bands, dancing, tennis, billiards rooms. The provision of entertainment within the guesthouse was common in the Interwar period but has become rare.

The Clarendon has been recognised locally as a small entertainment venue, theatre and popular place for live music and other performances, and enjoys a reputation as an iconic music venue and theatre space, including the regionally important Blue Mountains Music Festival and other events attracting local, national and international artists and musicians. The continuity of the historic role as an entertainment and recreation venue almost continually since its construction in 1923, has widespread support in the community for its ongoing cultural, social, economic, and tourism contributions to the life of Katoomba.

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Level of significance	Local	
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DESCRIPTION	
Designer	Architect - Henry Neville Brown
Builder/maker	J.W. Inman Builder / Bebarfald & Co fitout furnishings and fittings
Physical Description	<p>The site is a rectangular lot, located at the corner of Lurline and Waratah Streets. The site adjoins Victorian house "Coolangatta" to the east. Views to the site from Waratah Street west are prominent due to the Memorial Park opposite which allows views across the corner. The screening of the motel with the hedge on Lurline Street allows The Clarendon to be visually dominant in this view. Views from Waratah Street east are primarily screened by mature street trees.</p> <p>The 1923 three-storey guesthouse 'The Clarendon' with various extensions and additions occupies the site's southern portion. It is adjoined to the north by the 1968 motel wing parallel to Lurline Street on the location of the former tennis court, and a swimming pool, landscaped area and bitumen carpark which occupy the northeastern corner of the site, in the location of the former Holyrood guesthouse.</p> <p><b>Exterior</b></p> <p>The original H-shaped form of the building has been infilled to create a rectangular block. The guesthouse comprises a basement, a ground floor level and two upper levels of accommodation. The terracotta tiled gabled roof is T-shaped and dates from c1960s. There are simple brick chimneys. The original rectangular parapet to the front facade has been extended from the original in part to form a gable which sits awkwardly above the original projecting gable over the upper-level balcony. The new gable end is clad in vertical boarding.</p> <p>The original wall finishes survive with a base treatment in tuckpointed face brick which has been painted. Above the brick there is a distinctive exposed river stone finish, and above that roughcast render. Brick soldier courses (now painted) separate the different finishes. The original windows and doors with diamond motif survives to the ground floor but have been recently removed (unauthorised works) to the upper levels. Original square window openings that feature brick sills and concrete hoods survive. The arched balcony opening at the upper level is expressed in tuckpointed face brick. The river stone is punctuated by regular terracotta vents. The original diagonal timber balustrade to the balcony survives behind the later vertical boarded cladding.</p> <p>The face brick and river stone finishes return around the north and south facades for a full bay, then change to lightweight cladding on a brick base. Much of the original battened cement sheet cladding has been removed. The change in the horizontal cladding at the upper level indicates alterations that occurred in 1960. The north façade is dominated by the steel fire stair.</p> <p>The arched entry canopy, which dates from 1987, mimics the original arched balcony form. The c.2000 conservatory form projects forward of the façade to the southwest corner.</p>

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<b>Physical Description Continued</b>	<b>Interior</b> <p>The plan arrangement of the interior is focused on the 1923 entry foyer which linked all the primary common spaces. The original 1923 interior spaces include the Foyer, Lounge-former Drawing Room, The Bar-former Smoke Room, the Theatre-former Dining Room, the Stage-former Ballroom and the Office/Reception. The spatial arrangement, proportions and relationships of these rooms to each other remain substantially intact.</p> <p>The Foyer features the name 'Clarendon' in mosaic tile set into the terrazzo threshold, decorative panelled ceilings and cornices, a fine timber stair with timber balustrade that reflects the squat proportions of the bungalow style, a rough textured wall finish and non-original sets of glazed French doors with bevelled glazing (the French doors are not original).</p> <p>The original 1923 diamond pattern glazing survives in windows and sidelights to the lounge. The lounge and bar feature decorative panelled ceilings and cornices and unusual fireplaces, which combine brick and textured render mantels supported on rounded textured render piers. There are original simple picture rails in the bar (former Smoke Room), but these have been removed in the lounge. The shelving and bar are later additions. The original timber flooring is evident in the office, but elsewhere the finish is carpet (floorboards may survive underneath). The Office and Store have been altered with new partition walls, new openings and surface-mounted services, but retain their direct relationship to the Foyer, stair and Dining/Ballroom.</p> <p>The original volume of the Theatre/Stage as a sequence of interconnected spaces – Ballroom, Dining Room and verandah – is legible despite unauthorised works currently (2024) partially subdividing the space. The timber strip flooring in the Theatre (former Dining Room) and the rare original parquetry chequerboard timber floor finish in the Stage (Former Ballroom) have survived. The wall finishes evidence the alterations over the years; however, the original tuckpointed face brick wall finishes are evident in some locations, exposed where coverings have recently been removed, but mostly painted/covered over. There are plaster wall finishes with a vertical detail with reeded profile within the Theatre. Expressed beams create a panelled ceiling in the Theatre. Other joinery including skirtings and picture rails have been removed but are evident in shadows on the wall. A terrazzo threshold to the enclosed verandah survives. The tile floor finish and face brick wall finish to the former verandah have been painted. The kitchen and storerooms have been modified to suit the ongoing use as a commercial kitchen. The battened sheet ceilings, coved cornice and timber shelving retain aspects of their original utilitarian character. The staff rooms are also utilitarian and feature simple timber architraves.</p> <p>The basement also evidences a series of changes associated with changing use. The stair is utilitarian with a simple timber handrail. The foyer is lined with a range of sheet cladding and marble look floor tiles. In the Common room-a former Swiss Inn Nightclub, there is a timber-panelled partition wall with amber glass adjoining the stair foyer. The brick walls have been partially rendered and finished below the dado with a paint finish. Remnants of the c1970 Swiss Inn nightclub interior are evident in the dado with faux timber finish with cross motif. The ceiling is a painted slab divided by deep steel beams. The floor is finished in timber strip flooring to the former dance floor, and marble tile elsewhere of a later date. The bathrooms have been stripped and wall and floor tiles removed. Simple gyprock cornices and ceilings survive.</p>
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Physical condition	At the time of inspection in September 2024, unauthorised works had ceased, the exterior was partially behind a scaffold, and areas such as the Theatre and Stage had been stripped with new walls framed up, and the first and second floors also stripped of bathrooms, some walls and windows.						
	The primary façade of the building retains a moderately high degree of integrity despite some alterations which are generally reversible. The original wall finishes of river stone and roughcast render survive with a base treatment and trim in tuckpointed face brick which has largely been painted. The characteristic upper-level balcony with arched face brick opening, overhanging bracketed gable and projecting balcony with the distinctive diamond pattern balustrade survives. The characteristic fenestration pattern of regular square openings with projecting concrete hoods and brick sills survives. The characteristic timber sash windows with diamond pattern were recently removed as part of the unauthorised works and could be reinstated/reconstructed as are well-documented.						
	The addition of the upper roof with the second gable and minor changes to the upper parapet dating from the Goddard period c1959, while not original, does not overly detract from the bungalow style and guesthouse typology of the building.						
	The integrity of the street façade was reduced in 1987, with the arched entrance canopy replacing the original covered porch with brick piers and timber pergola-style roof. The condition of the canopy is poor. The alterations for fire regulations at this time included the steel fire stair and the terrace north of the theatre, and smoke isolation of the internal stair. The addition of the conservatory and infill of the arched canopy have further obscured and reduced the integrity of the street façade with the removal of the original window to the smoke room (bar) in c.2000. These additions are considered to be reversible.						
	The 2024 unauthorised works have negatively impacted upon the integrity of the exterior, with removal of window sashes and wall cladding to the side facades. These works are considered to be largely reversible, with the reinstatement of window sashes to the known earlier condition and sympathetic wall cladding to the side facades capable of reinstating a greater level of significance, interpreting the original battened sheet finishes characteristic of guesthouses of the period.						
	The layout and spatial configuration of the suite of primary common rooms retains a moderately high degree of integrity. The primary rooms remain legible despite many of the finishes having been altered. The Theatre/Stage space has been modified over the years to accommodate changes in entertainment uses, and many interior finishes have been altered. Despite this, the spatial arrangement and volume of the key interconnecting spaces (Ballroom, Dining Room, verandah) remain legible, and the rare original parquetry flooring in the Ballroom is extant. The 2024 unauthorised works have negatively impacted upon the integrity of the interior, notable with the new partition framing to the former Theatre/Ballroom. However, they are considered reversible with a level of reinstatement of the interior of the primary common rooms to the known earlier condition. The Foyer, Lounge, and Smoke Room retain an Interwar character derived from period features, notably the distinctive diamond pattern glazing, brick fireplaces, decorative ceilings and the mosaic tile threshold 'Clarendon', and timber stair, and these spaces and features retain a high degree of integrity.						
Physical condition	The accommodation rooms have been altered over the years and are subject to current unauthorised works, generally stripping all ensuites, doors, architraves, and some walls. Previously, some bedrooms were combined, and the addition of ensuite bathrooms and extension into verandah spaces were added; however, the original H-shape plan arrangement at the upper levels remains largely intact.						
	The basement level was only partially accessed and also subject to unauthorised works with bathrooms stripped; the overall configuration of this space was not identified until the 1987 works, which show the space with nightclub/common room space and bathrooms; this configuration is generally retained. However, the later conservatory has blocked the windows and emergency egress from this space.						
	Construction years	Start year 1923		Finish year 1923		Circa	
	Modification and Dates	c.1924. In 1924-25 the Council Rate Books noted an increase in improved capital value (ICV) in 1925, possibly due to an increase in building facilities, such as additional bathrooms, ballroom, internal fitouts, and the tennis court.					
		Swiss Inn period – 1960s c.1959 – Joseph and Friedl Goddard purchase The Clarendon.					
		<ul style="list-style-type: none"><li>- The Clarendon is renamed as The Clarendon Swiss Inn.</li><li>- Front entry altered with removal of brick columns and change to roof canopy.</li><li>- The infill of decorative diagonal railing to the central balcony appears to date from this period.</li></ul>					

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	<ul style="list-style-type: none"> <li>- A nightclub is established in the basement.</li> <li>- No records defining the date of the addition of the upper roof with the second gable and minor changes to the upper parapet and the enclosure of the northern balcony that introduced bathrooms to this space has been located. However, it appears to date from the Swiss Inn period in the 1960s. Presumably, plant and equipment were added at the roof level. Although a visually dominant change, the twin gables retain an interwar period character similar to the bungalow style from the period.</li> <li>- 1967 - The site of Holyrood fronting Waratah Street was purchased by the Goddards.</li> <li>- The guesthouse 'Holyrood' c.1908 (on part of Lot 108) and The Clarendon tennis court were both demolished to make way for extensions.</li> <li>- Motel units were erected on the old tennis court area and car parking, a swimming pool and saunas were added.</li> </ul> <p>1974 – February, a Building Application was approved for a new hardwood fire escape at the rear of the Swiss Inn.</p> <p>1979 - A theatre restaurant is said to have been established in 1979, although entertainment with jazz bands, and dancing was already being provided alongside dining since 1924.</p> <p>1987 - Alterations for fire regulations were carried out including:</p> <ul style="list-style-type: none"> <li>- Demolition of the 1974 fire stairs and replacement with new galvanised steel external fire stairs on the northeast corner,</li> <li>- a new terrace north of the theatre restaurant,</li> <li>- a new egress from the basement games room, and</li> <li>- smoke isolation of the original timber stair at the upper two (accommodation) levels.</li> <li>- Front entry altered to an arched entrance canopy, including changes to signage.</li> </ul> <p>A 1990 - aerial photo shows conifer plantings to the east and west boundaries, and a landscaped setting to the pool.</p> <p>1999 - August, an application was approved for construction of a new conservatory space to the front façade, linking into the Bar/Lounge area, and with removal of the original window and brick sill, and modification to the non-original arched entry porch at the front entry. A ramp entry was approved as part of this work. The plans were prepared by Eco Design Architects.</p> <p>2000 - The DA was amended in February of that year, with the pitched roof lowered to a minimum and a planter added. The conservatory obscured the original façade of the building.</p> <p>2002 – It is noted that the original 50 rooms as advertised in 1924 are now only 37 rooms. The number of bathrooms and ensuites may also have increased from the original configuration.</p>
<b>Archaeological potential</b>	<p>Considered to be low, modified land.</p> <p>There was a previous residence located at the northeastern corner of the current site (known as Holyrood); evidence of its foundations may remain below ground; these remains are considered to be of low significance as there are remaining residences from the same period adjoining the site that likely hold more evidence of higher significance.</p>
<b>Further comments</b>	<p>The Blue Mountains Local Government Area is within the Country of the Darug and Gundungurra peoples and Blue Mountains City Council respects their cultural heritage and deep ongoing connection to this Country. This inventory sheet documents the European occupation of the site only, and the heritage significance of the place in this context (assessed against the heritage criteria set by the NSW Heritage Council). This does not therefore, represent a complete history of the place, or represent the perspectives of Darug and Gundungurra Traditional Owners in relation to the colonial impacts on this site. Consultation with Traditional Owners and other Aboriginal stakeholders is required, before Aboriginal Cultural Heritage that may be associated with this place, can be recorded.</p>

## HISTORY

<b>Historical notes</b>	<p>The subject site was once part of 50 acres of land in what would become Katoomba South, in the Parish of Megalong, granted to James Henry Neale on 17 May 1880. The subject site was within Portion 98. In January 1881, Neale transferred his grant to Frederick Clissold of Ashfield. Clissold created a further subdivision of Portion 98 (as shown on DP 673), in 1881, with the subject site being part of Lot 108 under that further subdivision. Lot 108 was transferred to Daniel Dean in August 1881, and then passed to his widow Margaret in 1886, then to Solomon Herbert Hyam as part of a larger land purchase of several lots, including Lots 108, 110, and 111.</p> <p>Hyam was a successful produce merchant and politician, who had been the Mayor of Balmain, a Member of the NSW Legislative Assembly, and was from 1892 a Member of the NSW Legislative Council. Like many other gentlemen of the 1880s, he purchased land in the Blue Mountains in order to build a retreat. Hyam built a house</p>
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named 'Woodlands' with a famed garden, centrally on his blocks which fronted Merriwa Street. He built another two cottages on his land being Lot 108 fronting Waratah Street; No 91 Waratah Street, 'Winslow' (now Coolangatta) and listed as a heritage item) and No 93 Waratah Street 'Cambewarra' (now demolished). After the death of Solomon Hyam in Katoomba in 1901, the mortgage on the property was transferred to his wife Sarah Hyam. In 1906, Lot 108 was broken up, and the portion of land at the corner of Lurline and Waratah Streets was transferred to Florence Emily Timbrell. In 1907, Timbrell transferred this land to Herbert Augustus Webb, accountant, of Katoomba.

After the death of Sarah Hyam, the Hyam Estate and 'Woodlands' was subdivided. The sale plan shows a house fronting Waratah Street within the part of Lot 108 relevant to this history, and named 'Holyrood'. Holyrood was built by Webb c.1908, and was named after the Balmain residence of his father-in-law, John Goodsir. In October 1910, Miss Waight was operating 'Holyrood' as a guesthouse and advertised regularly in the local papers. Holyrood continued to operate as a guest house until c.1944.

Prior to World War One, a cluster of guesthouses was developing in the vicinity of the intersection of Waratah and Lurline Streets, Holyrood being an early example but preceded by 'Westella' also in Waratah Street which operated from the 1880s -1957. Other guesthouses included The Carlton at the corner of Lurline and Waratah Streets (1912 -1934), Astor House, opposite the subject site (1913-1942), 'Gowan Brae' on Waratah Street (1915-1933), 'Waincourt' on Waratah Street c.1921 and 'Redlands' Guest House at 68 Waratah Street (1924-1969). Another popular guesthouse was adjacent The Clarendon site, 'Villers Bret' on Lurline Street, built in 1913 but opened as a guesthouse in 1921.

In 1920, Webb sold the portion of land fronting Waratah Street upon which 'Holyrood' stood to Ann Elizabeth Hack, and the residual L-shaped allotment upon which The Clarendon was to be constructed was created. Webb then proceeded to build a guesthouse on the L-shaped lot, with architect H. Neville Brown, and engaged local builder J. W. Inman. The tender for lease included details of "...50 rooms, hot and cold water service to each bedroom, separate shower and bathroom, garage (2 cars), tennis court, electric light throughout." Shortly afterwards, another advertisement included a further description of "...large dining, drawing, lounge and card rms., billiard rm., ballroom, verandahs, tennis court..."

The new guesthouse opened in December 1923, and in January 1924 was advertised as a new private boarding house, 'The Clarendon'. Newspaper advertisements of the 1920s invite the former tenants of 'Clarendon House' to apply at 'The Clarendon'. The lessees were Mr William Norman Leslie and Mrs Elsie Leslie. The name 'Clarendon' reflects the local connections of Mr and Mrs Leslie. The original Clarendon (c.1884) was known as 'Clarendon House' and was located adjacent to the Carrington Hotel and the post office. In 1919, William Leslie of Bondi, and his wife took over the operation of the Clarendon House boarding establishment in Katoomba. But this venture was short-lived, and by 1923, the complete furnishings of the 'well known boarding establishment "Clarendon House" Katoomba' were offered for auction sale, and 'The Clarendon' as we know it was born.

Photographs from 1924 and 1927 show The Clarendon at 68 Lurline Street in its original condition and configuration, with the parapet, the face brick, pebble and roughcast wall finish, entry porch, upper balcony and porch balustrade, and face brick fence all evident. The south elevation is also visible in the 1927 photograph, revealing the balconies at first floor level, and the cantilevered bay with lightweight battened sheet wall finishes. To the north the timber framing of the tennis court can be seen with Holyrood in the background.

The original high quality of the interior is revealed in a series of photographs reproduced in an advertisement in The Sun newspaper of 23 Mar 1924 by Sydney department store 'Bebarfalds' showcasing their latest furnishing achievement: "Clarendon, Katoomba's new palatial up-to-date boarding establishment within easy reach of all Katoomba ... with the most unique site in Katoomba and imposing in its external architecture."

The Daily Telegraph in 11 Sept 1924 described The Clarendon as "*Modern and New and ... up to date in every respect*", with ... "*50 rooms, including a now up-to-date spacious ballroom. Here there is ample room for comfortable Dancing. "The Clarendon" has also a Comfortable Lounge and Drawing Room and 12 bathrooms. ... Jazz Band every Saturday night. The room Interiors of "The Clarendon" are charmingly homelike. It is central to all sights, and Cadillac cars are available at regular rates for sight-seeing purposes. Tennis players will be delighted with The Clarendon's tennis court. You step out of "The Clarendon" right into the tennis court — the finest court In Katoomba*".

In 1924-25 the Council Rate Books noted an increase in improved capital value (ICV) in 1925, possibly due to an increase in building facilities, such as additional bathrooms, ballroom, internal fitouts, and the tennis court. In 1926 the new Clarendon was offering a ballroom and jazz band. Local news in the Blue Mountains Times noted that "Socials were held each term at Sans Souci, The California, and The Clarendon, and the school extends to the proprietors its thanks for their invitation to use the ballroom."

Tennis remained a popular drawcard of The Clarendon, and competitions between guesthouses are recorded from 1924. In April 1933, interstate players, including Davis Cup representative Jack Hopman, competed over a weekend of sporting and social activities, drawing a large crowd. Articles in the Katoomba Daily 1935 describe tennis matches held at The Clarendon between various local and further afield teams - attended by large crowds. Red Cross, an important local organisation, held tennis tournaments at The Clarendon court in 1936. In 1937, a tennis match between The Hydro Majestic and The Clarendon was played at The Clarendon. The Katoomba Daily on 21 Feb 1935 reported another major tennis function noting that "*The Clarendon has ever proved the Mecca of interest for tennis enthusiasts and both metropolitan and country players choose this guest house when contemplating a mountain holiday...*"

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In 1936, Leslie defaulted in rent and the lease was cancelled. In July 1936, Webb entered into a new lease with Katoomba boarding house proprietors Alexander Ferrier-Watson and Florence Esme McLaughlin. In 1941, this lease was also cancelled due to default of payment of rent.

During the war years of 1940-1945 the proprietors of The Clarendon were Percy Edward Galwey, a local alderman, and Mayor of Katoomba from 1950, and wife Constance Clare Galwey. In August 1948, Herbert Augustus Webb sold the land to Horace Charles Gates. Gates was the proprietor of Homesdale, another guesthouse in Katoomba. Galwey continued as lessee during this transfer.

The Mayor and Mayoress during their lease hosted dinner dances, charity events such as Games and Cards nights, a sherry party and Musicales, birthday parties, and as a venue for meetings, with the Mayoress involved in various charities.

In 1956, the site was sold to Anthony Gabriel Coorey and his wife Adele (Della) Coorey of Katoomba. Born in Lebanon, Anthony and Della were naturalised in 1958 while resident at The Clarendon. In 1959, the site was sold again, this time to Joseph and Friedl Goddard as joint tenants. Friedl and Joseph Goddard were two Swiss restaurateurs who met in Lucerne Switzerland studying hotel management. They married in Sydney in 1958 and launched the Swiss Inn Home Café at 194 Victoria Street, Kings Cross, before relocating to Katoomba, renaming The Clarendon as The Clarendon Swiss Inn. They established a nightclub in the basement, where each weekend Sydney bands and artists did full cabaret shows. The guesthouse flourished.

No records defining the date of the addition of the upper roof with the second gable and minor changes to the upper parapet has been located, however it appears to date from the Swiss Inn period in the 1960s, and was likely for accommodating plant and equipment.

During the 1960s, many guesthouses in Katoomba were struggling to survive, with many converting to convalescent homes. The Goddards took a different approach. In 1967, the site of Holyrood fronting Waratah Street was purchased by the Goddards. The house 'Holyrood' and The Clarendon tennis court were both demolished to make way for extensions. Motel units were erected on the old tennis court area and a swimming pool and saunas were added. They expanded further into the motel typology with the Alpine Motor Inn in Katoomba (1971) and the Old Colony Motel, both on the Highway.

The Goddards continued to reinforce the European flavour of the Swiss Inn during the 1970s, while the pool replaced the tennis court as a major attraction. A 1973 advertisement described The Swiss Inn as *"the centre of European clientele. The facilities which include an indoor heated swimming pool, sauna, gym, espresso bar, games room, sun deck and park are unsurpassed. The Swiss Inn RESTAURANT is catered by an Austrian, Mr. Walter Frank — providing all continental dishes."*

Newspaper references to The Clarendon Swiss Inn through the 1960s and 1970s indicate the Goddards relied on both their accommodation and dining and entertainment facilities to remain viable. Rus Essex the former principal of the Mountains Dancing Academy recalls the Swiss Inn presented full cabaret shows with artists from Sydney each weekend. *"Having first visited the Swiss Inn Nightclub in 1961 to be greatly impressed by the atmosphere and sophistication... I recollect with fond memories, Dorothy and I on many occasions presenting Latin American floor shows... Many television and other personalities were regular patrons of Swiss Inn nightlife including the irrepressible Dita Cobb who I can still see holding forth at the cocktail bar. Joe (Goddard) made a great compere and kept that tiny floor full of couples. Visitors could take advantage of a champagne weekend with meals, cabarets and wine...quite an innovation in those days!"*

In February 1974, a Building Application was approved for a new hardwood fire escape at the rear of the Swiss Inn. By 1974, the Goddards had leased the property to L. Soryl and C. Moore and they sold it in 1978.

In 1979 a full-page advertisement in S & R Franklin's "Tourist Guide to the Blue Mountains," notes that the Swiss Inn Katoomba is under new management. The advertisement stresses Old World restaurant; Excellent Cuisine; Entertainment Friday and Saturday Nights – Dances; Heated Pool Sauna; Excellent Motel and Guest House Accommodation. A theatre restaurant is said to have been established in 1979, although entertainment with jazz bands, and dancing being provided alongside dining since 1924.

The 1982 valuation identifies the new owners as Bon Jour Holiday Resort Co. Pty. Ltd. Principal Annette Charter and her husband Bob Charter. The Charters will go on to run the Blue Mountains Music Festival for 27 years and retain ownership of The Clarendon for three decades.

In 1987, alterations for fire regulations were carried out with demolition of the 1974 fire stairs and replacement with new galvanised steel external fire stairs on the northeast corner, a new terrace north of the theatre restaurant, a new egress from the basement games room, and smoke isolation of the original timber stair at the upper two (accommodation) levels. The arched entrance canopy was added at this time. The architect was Nigel Bell.

Under the stewardship of the Charters, live theatre and music flourished through the 1980s. In 1984, an advertisement read *"Indoor pool, sauna, open fires, conference facilities, games area, cocktail bar, pianola, live theatre every Friday & Saturday nights, staged by our resident theatre company who guarantee you a memorable evening."*

In 1985 Reg Livermore, the cabaret king, came out of retirement to put on a show at The Clarendon. It played five nights a week for five months. Livermore wrote, directed and performed the following shows at the Clarendon:



# Blue Mountains 2024 heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

	<p>Wish You Were Here (1985), Santa on the Planet of the Apes (1988), Mother Goose (1993), Red Riding Hood, Speed Hump and the Wolf (1994), Home Sweet Home (1998) and The Thank You Dinner (2001).</p> <p>During this period, Livermore was awarded the AO for service to Australian theatre and drama as a performer, writer and director, and to the community (1996). In 2015, he was the recipient of the Lifetime Achievement Award at the Sydney Theatre Awards and in 2017, he was honoured with the Helpmann Awards and JC Williamson Centenary Medal from Live Performance Australia.</p> <p>During the 1990s The Blue Mountains Theatre Company also performed regularly at The Clarendon Dinner Theatre and Cabaret.</p> <p>A 1990 aerial photo shows conifer plantings to the east and west boundaries and a landscaped setting to the pool.</p> <p>Bob Charter established the Blue Mountains Music Festival in 1996. The event was staged at The Clarendon, the RSL and the Katoomba Public School. The event proved very successful and the Festival continues today under Charter's leadership, as a ticketed event with impressive line-ups of local, national and international performers.</p> <p>In August 1999, an application was approved for the construction of a new conservatory linking into the Bar/Lounge with the removal of the original window and brick sill and modification to the non-original arched entry porch at the front of the guesthouse. A ramp entry was approved as part of this work. The plans were prepared by Eco Design Architects. The DA was amended in February 2000 with the pitched roof lowered to a minimum and a planter added. The conservatory obscures the original façade of the building.</p> <p>In November 2002, The Clarendon was again on the market, and in June 2003 advertised as "a guesthouse built in 1923 .... has 37 guestrooms, conference facilities, a dine/drink cocktail bar and as its feature attraction a licensed theatre/entertainment room with 24 years of continuous live entertainment. The building enjoys a reputation as one of Australia's best live entertainment venues. Same owners since 1978."</p> <p>During the 21st century, while theatre continued at The Clarendon, there was a greater focus on music. The Clarendon gained a reputation as an important live music venue. Many well-known musicians have performed at The Clarendon including Archie Roach, The Brewster Brothers, Cloud Control, Deborah Conway, Ian Moss, Ed Kuepper, Jenny Morris, The Jezebels, Jim Conway, Katie Noonan, Tim Rogers, Missy Higgins, Angus and Julia Stone, Russell Crowe, Mark Seymour, Renee Geyer, Sarah Blasko, Steve Clisby, Steve Kilbey, Tex Perkins, Tim Freedman, Vince Jones, and Wendy Mathews.</p> <p>When The Clarendon was again advertised for sale in 2013, it was described as a guesthouse and "iconic music venue". The facilities included "restaurant, theatre, bar, guest lounge, pool and parking". The property sold on 26 September 2013.</p> <p>The Clarendon continued to be used for events and for the Blue Mountains Music Festival until 2023. Unauthorised works, which included the removal of the distinctive diamond pattern fenestration, finishes and the division of the theatre space were carried out, and a stop work order was issued. In August 2024, an Interim Heritage Order was placed on The Clarendon, following community and council concerns with the unauthorised works.</p>
<b>Comparative analysis</b>	<p><b>Guesthouse Typology</b></p> <p>The following information is extracted from NSW Study - Guest Houses in NSW 1900-1950 A Thematic Survey of a Building Typology (Stepowski):</p> <p><i>"Early and mid-twentieth century Guesthouses represent the beginning of mass-market holidaying facilities. Guesthouses were once very numerous, with their hey-day being from around the time of the First World War until the 1950s. Their appeal was their ability to 'commune with nature', modest built form and rustic use of materials. They were specifically designed to capitalize upon their prevailing setting, which was their primary attraction... Not unsurprisingly due to limited public transport means of their time, Guesthouse tended to be found along the eastern seaboard and in scenic locations."</i>(p3)</p> <p><i>Interwar Guesthouses are more than a physical building. They contain intrinsic and intangible values about where they are situated and about a key aspect of Australian values that persist to this day. (p8). Guesthouses are representative of emerging 20th century society. The Interwar years witnessed profound social change, which formed the basis of many of our attitudes, aspirations and desires of today. One of these is the notion of 'taking' a 'holiday'. But this only became accessible to the general public after various labour laws were gazetted, such as standardisation of the working week, and the provision of relatively cheap public transport, especially the rollout of the railway networks.(p9). Guesthouses constitute to the State's heritage assets by representing a layer of historic record and as tangible evidence of social aspirations and evolution. By virtue of their very survival in the 21 st century, those that do survive are 'rare'. (p9)</i></p> <p>The following extract is from Victorian study - Holiday Guest Houses 1994: a State-wide typological survey by Gabrielle Moylan and Philipps Watt: <i>For the purposes of this study a holiday guest house is therefore defined in the following way: 'A place of holiday accommodation which itself is integral to the \ holiday experience. To this end, its daily operations are communally and socially based and recreational facilities are provided in-house in / addition to those provided by the surrounding natural environment. Run by a host or hostess, it is a place seen as suitable for both individual and for family group accommodation. Stays at a holiday guest house was usually extended with the mean length of stay exceeding one night. Meals are inclusive and the premises is usually</i></p>

# Blue Mountains 2024 heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

unlicensed.

## Guesthouses in the Blue Mountains

When the Great Western Railway opened to Wentworth Falls in 1867 and then to Mount Victoria in 1868, travel to the Blue Mountains became accessible to the upper and middle classes. A platform at Katoomba was opened in 1874 (p77), and the opening of the Great Western Hotel (later The Carrington) in 1882 established the importance of Katoomba as the tourist centre of the Blue Mountains.

When motor cars became more readily available after World War One, motoring too became a major item included in advertising, especially where the proprietors were able to afford their own vehicle and often acting as the chauffeur themselves. 'Own car to the sights!' became the catch cry to attract the tourists.

The 1920s saw the hey-day of the Guesthouses. With the onset of the 1930 Depression, many people could no longer afford holidays. Before the effects of the Depression lifted, World War Two (1939-1945) intervened. As the war dragged on some of the larger establishments were resumed for war service. Other Guesthouses with suitable accommodation were used as hostels for people working at the munitions factory at Lithgow, which worked around the clock with buses shuttled regularly between Lithgow and Katoomba, transporting hundreds of shift workers. When Japanese submarines shelled Sydney Harbour in 1942, the Blue Mountains were inundated with refugees from the city. Local schools were soon over-crowded and some private schools in Sydney moved their students to the Mountains. Guesthouses were used to billet evacuated children. By the 1940s guesthouses in Katoomba numbered less than half of the 100 advertised during the heyday of the early 1920s, and many were in a state of disrepair.

By the 1960s, only a few substantial and well-known guesthouses remained open in the Blue Mountains. At Katoomba in 1968 only twenty establishments advertised, seven of which had been converted into motels and another three to hotels.

## Architectural Style of Guesthouses

Stepowski provides the following summary, acknowledging her source as *Moylan, Gabrielle & Watt, Holiday guest houses, a State-wide (Victoria) typological survey 1994*.

*'Guest houses of the Inter War period were characteristically based on the Bungalow style architecture popular in the domestic sector at this time. Verandahs remained important, but buildings were generally less adorned. Buildings became broader and lower in outline, with shallower pitched and less complex roof forms. Cement sheet wall cladding was widely used, often articulated with timber strapping and timber shingling to gable ends. Through terracotta roof tiles were still widely used in the domestic sector, as they had been in the federation period, corrugated iron seemed to be the favoured material for the roofs of guest houses, probably to minimise building costs.'* (p47-49)

Stepowski notes:

*"Interwar Guesthouses are more than a physical building. They contain intrinsic and intangible values about where they are situated and about a key aspect of Australian values that persist to this day. Holidaying places are a cultural resource and a factor that defines our sense of identity and the ambiance of certain 'places'. It is therefore important that the next layer of settlement respects those elements that explain why a 'place' came about and why connotations remain associated with holidays and leisure."* (p78)

**Comparative Analysis** completed by Architectural Projects Pty Ltd, as part of the Heritage Assessment of 'The Clarendon' 68 Lurline Street, Katoomba Heritage Assessment, in October 2024, compares the site with:

- 'The California' (Mountain Heritage, Gawler) 2-10 Apex Street, 1908, 1913, 1924
- 'The Carlton', Corner Lurline and Waratah Streets, 1912-1934, Later a restaurant, Youth Hostel
- 'Craigilee', near station 1930
- 'Eldon' Guest House, 1923-1969, 9 Lurline Street, Hostel, Ballroom, lounges tennis court added 1927
- 'Felton Woods', 88 Lurline Street cnr Merriwa Street 1924, Hotel and Conference Centre
- 'Glamis' (Imperial), 72 Lurline Street, House rebuilt as Glamis 1923, Later the Imperial 1940-1969
- 'Homesdale', 207 Katoomba Street, 1918
- Katoomba Mountain Lodge (new Belfast Guest House), 31 Lurline Street, 1925-6, Bungalow
- 'The Metropole', 7-9 Gang Gang, Lurline Street, 1933
- 'The Palais Royale', 228-232 Katoomba Street, Reimagined c1930
- Sans Souci Tourist Est. (Anita Villa Nursing Home), 2-10 Gang Gang, High point of Lurline St, 1917 building extended 1924 and 1927
- 'Villers Bret', 70 Lurline Street, 1913/1919-1942
- 'Waincourt', Waratah Street, 1921
- 'Wangunyah' / 'Abbotsford' / 'Crystal, Lodge',
- 19 Abbotsford Road, 1890s house, hospital, guesthouse, aged care, Health Resort, Guest house 1921-1929

# Blue Mountains 2024 heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

	<p><b>Conclusion</b></p> <p>The Clarendon is representative of the 1920s heyday of the guesthouse in Katoomba and in NSW. It possessed key features of the typology with architectural features from Federation and Interwar styles including elements of the bungalow - a dominant bracketed gable, use of river stone, roughcast and face brick wall finishes, cement sheet wall cladding with timber strapping, along with a nostalgia for European architectural styles which was enhanced with the addition of the gable to the street in the Swiss Inn period. The use of river stones in the wall finish was a feature of some of the more rustic earthy bungalows of Jolly and Peddle Thorp but is unusual in a guesthouse. Also unusual is the diamond pattern glazing echoed in the balustrade. The façade has an unusual composition combining three bold bands of external finishes with the use of brickwork at ground level, the river stone finish to the first floor and the upper parapet level of painted render. The Clarendon is a distinctive design solution for a guesthouse that clearly shows the hand of an architect.</p> <p>The provision of organised communal activities and entertainment in the form of jazz bands, dancing, tennis and billiards was integral to the establishment of The Clarendon and this remains evident in the fabric of the Theatre/Ballroom. The spatial arrangement of these primary communal spaces remains intact, however the interior finishes have been altered. The interior of the Foyer, Lounge and Dining/Bar originally reflected the homely character typical of the Interwar guesthouse. Despite alteration, the interiors retain a character evocative of the Interwar period and illustrate the former entertainment uses that were significant in the social history of the building.</p> <p>The Clarendon reflects the growth of the tourism industry in the period of post-WWI prosperity, and demonstrates the social pattern of holidaying in picturesque, natural and healthy locations.</p> <p>Clarendon was a key element in the development of the Lurline and Waratah Street precinct as a centre of guest house accommodation. It was adjacent to 'Villers Bret' and 'Glamis' on Lurline Street, 'Holyrood' on Waratah Street, and was opposite 'The Carlton'. All of these are now demolished. The Clarendon is a rare surviving Interwar guesthouse that has remained in operation as both accommodation and a venue for performing arts.</p> <p>The Clarendon is a rare example of a successful adaption of an Interwar guesthouse during the tough times of the austerity period after WWII, allowing it to remain viable. The continental character of the Swiss Inn, the health spa and the development of the motel wing drew new clients. In the 20th century and into the 21st century, the theatre, cabaret and music saw The Clarendon develop as an important venue and home of the arts in the Mountains.</p> <p>The Clarendon represents the Katoomba Interwar Guesthouse typology through its form, scale and façade, with bracketed gabled bay, face brick, render and battened sheet finishes, semicircular arched opening and projecting balcony, the former ballroom (theatre), and common recreation rooms at ground floor level- drawing room (lounge) and smoke room (bar).</p>
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## HISTORICAL THEMES

State historical theme	Leisure, Commerce
Local historical theme	Tourism, Guesthouse and entertainment venue

## APPLICATION OF CRITERIA

<p><b>SHR criteria (a)</b></p> <p><b>Historical significance</b></p> <p>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>The Clarendon reflects the growth of the tourism industry in the Blue Mountains in the period of post WWI prosperity with the increasing use of rail and road. The upsurge of building substantial tourist accommodation in Lurline Street Katoomba encouraged a substantial investment between the wars, both by local people and Sydneysiders. The Clarendon is part of a cluster of guesthouses that developed in the vicinity of the Waratah and Lurline Street junction from the 1910s as a centre of guesthouse accommodation close to sights.</p> <p>The Clarendon reflects the social pattern of holidaying in picturesque, natural and healthy locations.</p> <p>The Clarendon has important historical significance in the development of guesthouses to remain viable through the tough times of the austerity period after WWII and the social changes of the mid-late 20<sup>th</sup> century.</p> <p>The Clarendon has been a social focus in the upper Blue Mountains and demonstrates the evolution of popular social activities, providing tennis tournaments, live music, dancing, nightclubs, theatre and cabaret over 100 years.</p> <p>Since 1923, the Clarendon Ballroom has been a place of entertainment for locals and tourists alike. Live theatre and music flourished here through the late 20th century and into the 21<sup>st</sup> century, and The Clarendon developed as an important venue for the theatre, cabaret and live music, becoming a home of the arts in the Mountains.</p>
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# Blue Mountains 2024 heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

<p><b>SHR criteria (b)</b></p> <p><b>Historical association</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 NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>The Clarendon has strong historical associations with the first leaseholders, Mr and Mrs WN Leslie, who operated and managed the guest house from its opening in 1923 until 1936 and were responsible for naming The Clarendon. WN Leslie was a well-known figure in Katoomba between the wars, who briefly managed the original Clarendon House, prior to opening The Clarendon in 1923.</p> <p>The Clarendon has strong historic associations with Swiss restaurateurs Joseph and Friedl Goddard, who owned and operated the guesthouse from 1959-1978. The Clarendon was renamed the Clarendon-Swiss Inn and the entertainment life of the building flourished, developing a continental dining experience and the popular basement nightclub with live music and dancing. The Goddards also expanded the site to construct the motel and pool; these adaptations allowed the site to remain viable while many other guesthouses closed.</p> <p>The Clarendon has strong historic associations with owners and managers Bob and Annette Charter, who oversaw the flourishing of The Clarendon as a home of the performing arts in Katoomba in the period 1978-2003. Bob Charter reinvigorated the live music scene in Katoomba with the Blue Mountains Music Festival since 1996. The inaugural festival was initially staged at The Clarendon and then expanded to the surrounding sites and remains prominent today.</p> <p>The Clarendon has strong associations with the work of performer Reg Livermore AO, the cabaret king, who came out of retirement to put on a show at The Clarendon, which then continued from 1985-2001. Livermore was awarded an AO for outstanding achievement and service.</p>
<p><b>SHR criteria (c)</b></p> <p><b>Aesthetic/ creative/ technical achievement</b></p> <p>An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area)</p>	<p>The Clarendon is a landmark within an important historic precinct that was a centre for guesthouses in the 1920s. Its prominent position, scale and form gives it an important presence in the streetscape. The landmark values of the place are important in interpreting the development history of the precinct as a centre for guesthouses in the Interwar period.</p> <p>The Clarendon compares favourably with other listed guesthouses of the interwar period in Katoomba, and can be considered a fine example of a Katoomba Interwar guesthouse.</p> <p>The Clarendon was purpose-built in 1923 as a large guesthouse with indoor entertainment and outdoor recreational facilities. The building is a distinctive design solution for a guesthouse that clearly shows the hand of an architect. The commercial scale of the guesthouse steps away from the typical residential guesthouse scale while utilising materials typical of Interwar Bungalows primarily utilised at residential scales.</p> <p>The strong symmetry of the façade combines a range of forms and elements, with its square windows, strong parapet lines and string courses, diamond pattern motif to the glazing and balustrade, brick-arched opening for a central balcony and its projecting bracketed gabled roof drawing from the more traditional character of the area. The façade has an unusual composition combining three bold bands of external finishes with the use of tuck-pointed brickwork at ground level, including boundary fencing and entry features. The first-floor facade is finished with river stones, and the upper parapet level is a painted roughcast render. These elements wrap around the front façade, to the side elevations; however, the side elevations, primarily contain cement sheet wall cladding with timber strapping.</p> <p>The aesthetic considerations for the design and internal fitout for the new Clarendon guesthouse were evident in the commissioning of the well-known department store, 'Bebarfalds' in Sydney for over 70 years, to fully furnish the new Clarendon guesthouse in Lurline Street. "Bebarfald's, known during the nineteenth and early twentieth centuries as Bebarfald &amp; Co, was a retailer of home furnishings and a manufacturer of furniture, trading for many years from their landmark location opposite the Sydney Town Hall on the corner of George and Park streets" (Dictionary of Sydney) The business established branches throughout Australia and were arguably a household name in the early-mid 20th century.</p>
<p><b>SHR criteria (d)</b></p> <p><b>Social, cultural, and spiritual</b></p> <p>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.</p>	<p>The Clarendon has provided entertainment to guests and locals since its opening in 1923 as evidenced in newspaper articles describing live jazz music, dancing, and tennis tournaments drawing large crowds.</p> <p>The Clarendon has been recognized locally as a small entertainment venue, nightclub, theatre and popular place for live music and other performances, and enjoys a reputation as an iconic music venue and theatre space, to include the regionally important Blue Mountains Music Festival and other events attracting local, national and international artists and musicians. The continuity of the historic role as an entertainment and recreation venue has widespread support in the community for its ongoing cultural, social, economic, and tourism contributions to the life of Katoomba.</p> <p>The Clarendon is an iconic music venue with a strong and special association with the Blue Mountains Music Festival which has been staged here since its inception in 1996.</p>

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Based on the NSW Heritage Office State Heritage Inventory sheet

<p><b>SHR criteria (e)</b></p> <p><b>Research potential</b></p> <p>An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>The Clarendon is considered unlikely to hold any significant research potential.</p>
<p><b>SHR criteria (f)</b></p> <p><b>Rare</b></p> <p>An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).</p>	<p>The Clarendon is one of the few surviving examples of Interwar guesthouses in Katoomba in continual operation. The Clarendon is the only known example of an Interwar guesthouse in the Upper Blue Mountains with a continuity of use as an entertainment venue.</p> <p>The Swiss Inn nightclub brought continental sophistication to the dining and dancing experience and was unusual for its time.</p> <p>The Reg Livermore productions of 1985-2001 were strongly associated with the Clarendon Ballroom, and were distinctive and well-remembered in the local community. Similarly, The Clarendon music venue experience of the 2000s was memorable and distinctive for what it achieved, and remains of interest to the Katoomba community.</p> <p>The use of river stones in the wall finish was a feature of some of the more rustic earthy bungalows of Jolly and Peddle Thorp but is unusual in a guesthouse.</p> <p>The chequerboard parquet flooring in the original Ballroom is a rare and distinctive feature of the interior.</p>
<p><b>SHR criteria (g)</b></p> <p><b>Representativeness</b></p> <p>An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).</p>	<p>The Clarendon is representative of the 1920s heyday of the guesthouse in Katoomba and in NSW.</p> <p>The Clarendon is a fine representative example of an Interwar period guesthouse, with associated entertainment facilities that is moderately intact.</p> <p>It possessed key features of the typology with architectural features deriving from the popular Interwar bungalow styles.</p> <p>The Clarendon incorporates many of the characteristic facilities of Interwar guesthouses in the upper Blue Mountains, including common areas and entertainment areas, including the smoke room, drawing room, dining room and ballroom. These represent the provision of organised communal activities and entertainment provisions of the era, in the form of jazz bands, dancing, tennis, and billiards.</p>

## Condition

<p><b>Integrity and intactness</b></p>	<p>Externally, there have been a number of changes, but the building effectively retains much of its original scale, form and architectural presence on Lurline Street. Refer to the Modifications section for a breakdown of the known modifications.</p> <p>The Clarendon retains much of its intactness and integrity with relatively minor changes externally, and those changes do not unduly impact the significant values of the place.</p> <p>The primary façade of the building retains a moderately high degree of integrity despite some alterations which are generally reversible. The original wall finishes of Riverstone and roughcast render survive with a base and trim details in tuckpointed face brick, which has been largely painted. The characteristic upper-level balcony with arched face brick opening (unpainted), overhanging bracketed gable and projecting balcony with the distinctive diamond pattern balustrade survives. The characteristic fenestration pattern of regular square openings with projecting concrete hoods and brick sills survive. The characteristic timber sash windows with diamond pattern were only removed as part of the unauthorised works and could be reinstated/reconstructed.</p> <p>The addition of the upper roof with the second gable and minor changes to the upper parapet dating from the Goddard period c1959, while not original, does not overly detract from the bungalow style and guesthouse typology of the building.</p> <p>The integrity of the street façade was reduced in 1987, with the arched entrance canopy replacing the original</p>
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# Blue Mountains 2024 heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

	<p>covered porch with brick piers and a timber pergola style roof. The condition of the canopy is poor. The alterations for fire regulations at this time included the steel fire stair and the terrace north of the theatre, and smoke isolation of stair. The addition of the conservatory form and infill of the arched canopy have further obscured and reduced the integrity of the street façade with the removal of the original window to the smoke room (bar) in c.2000. These additions are considered to be reversible.</p> <p>The 2024 unauthorised works have negatively impacted upon integrity of the exterior, with removal of window sashes and wall cladding to the side facades. These works are considered to be largely reversible with reinstatement of window sashes to the known earlier condition, and sympathetic wall cladding to the side facades capable of interpreting the original battened sheet finishes, characteristic of guesthouses of the period.</p> <p>The most substantial change to date was the redevelopment of the tennis courts which removed a significant aspect of the guesthouse and its facilities offered to its guests. The location of the motel development fortunately does not visually impact directly on the streetscape character of The Clarendon, but the design of the 1970s motel units does not contribute to or extend that character.</p> <p>The layout and spatial configuration of the suite of primary common rooms retain a moderately high degree of integrity. The primary rooms remain legible despite many of the finishes having been altered. The theatre / stage space has been modified over the years to accommodate changes in entertainment uses, and many interior finishes have been altered. Despite this, the spatial arrangement and volume of the key interconnecting spaces (ballroom, dining room, balcony) remain legible and the rare original parquet flooring to the ballroom is extant. The foyer, lounge, and smoke room retain an Interwar character derived from period features notably the distinctive diamond pattern glazing, brick fireplaces, decorative ceilings and the mosaic tile threshold 'Clarendon', and timber stair, which retain a high degree of integrity. The 2024 unauthorised works have negatively impacted upon the integrity of the interior, notable with the new partition framing to the former theatre/ballroom. However, they are considered reversible with a level of reinstatement of the interior of the primary common rooms to the known earlier condition. Despite alteration, the interiors retain a character evocative of the Interwar period and illustrate the early entertainment uses that were significant in the social history of the building.</p> <p>The accommodation rooms been altered with the addition of ensuite bathrooms, and extension into balcony spaces, however the original plan arrangement at the upper level remains largely intact.</p>
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## HERITAGE LISTINGS

Heritage listing/s	Proposed to list within The Blue Mountains Local Environmental Plan 2015, local ID number: K172.
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## INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Heritage Inventory Sheets	Heritage NSW	Katoomba Guesthouses (35); Lurline Street Guesthouses (17nos); Lurline Street heritage items (39)		Heritage NSW
Heritage Inventory Sheets	Heritage NSW	NSW Study - Guest Houses in NSW 1900-1950 A Thematic Survey of a Building Typology (Stepowski 2001)		Heritage NSW
Heritage Inventory Sheets	Heritage NSW	Victorian study - Holiday Guest Houses 1994: a State-wide typological survey (Gabrielle Moylan and Philipps Watt, 1994)		Heritage NSW
Map	Spatial Services NSW	Historical Aerial Imagery	1958 onwards	Spatial Services NSW
Map	Google	Street View and aerial imagery	Various	Google
Newspaper articles	Trove	Various	Various	Trove
Reports	Blue Mountains Historical Society - Robyne Ridge	Research and Historical Photographs report dated April 2024		Blue Mountains Historical Society

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Based on the NSW Heritage Office State Heritage Inventory sheet

Photographs	Springwood Local Studies Collection	Historic Photographs Online	Various	Springwood Local Studies Collection
Book	Gwen Silvey	Happy Days – Blue Mountains Guesthouses Remembered”,	1996	
Report	Ruth Longdin	The Clarendon History	April 2024	
Heritage Assessment	Architectural Projects Pty Ltd	'The Clarendon' 68 Lurline Street, Katoomba Heritage Assessment	October 2024	

## RECOMMENDATIONS

### Recommend Management

It is recommended that the above cultural values and heritage significance of The Clarendon are retained. Areas of high and moderate significance are considered to include (but are not limited to) the below items/areas, which are to be retained and, where possible, returned to their earlier known state:

#### HIGH

- Interwar character and form of the Lurline Street presentation.
- The prominence of the guesthouse and its three-storey presentation to the streetscape.
- The original materials and fenestration to the Lurline Street façade, including the river stone, face-brick and rough-cast render wall finishes.
- The bracketed gabled roof over the balcony, the semicircular arched opening, the balcony with remnant 1923 balustrading.
- The regular fenestration pattern with hoods, brick sills and diamond pattern window sashes to the primary façade.
- The remnant 1923 wall finishes and fenestration to the side facades and to the interior primary rooms.
- The internal 1923 timber stair and balustrade.
- The spatial arrangement and volume of the 1923 primary interiors - i.e. the foyer, the lounge (former Drawing room) and bar (former Smoke room) and the Theatre/Stage (former Dining and Ballroom).
- The large open-plan Theatre/Stage (former Dining and Ballroom).
- The chequerboard parquetty timber floor finish to the Stage (former Ballroom).

#### MODERATE

- The northern balcony at ground floor level.
- The interior fabric and finishes of the ground floor primary interiors - i.e. the foyer, the lounge (former Drawing room) and bar (former Smoke room) and the Theatre/Stage (former Dining and Ballroom).
- The former Swiss Inn nightclub space in the basement.
- The stairs, hall and common rooms to the upper levels.
- The mature conifers on the eastern boundary.
- The arrangement of the accommodation rooms.

#### REINSTATEMENT:

Reinstatement of the original front parapet form is likely achievable with a rationalisation of the location of the 1960s higher gable end and ensuite setback from the front façade.

Reinstatement of aspects of the original entry could be readily achieved together with the reinstatement of the original low brick front walls.

Reinstatement of the exposed brick finish with tuck-pointing to the ground and subfloor brickwork could be readily achieved.

## SOURCE OF THIS INFORMATION

To be completed if this form is part of a heritage study or report

# ***Blue Mountains 2024*** *heritage inventory*

Based on the NSW Heritage Office State Heritage Inventory sheet

Inspected by			
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Blue Mountains City Council Heritage Team	Date November 2024	

DRAFT



# Blue Mountains 2024 heritage inventory

Based on the NSW Heritage Office State Heritage Inventory sheet

## IMAGES - 1 per page

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

Image caption	1950s view of The Clarendon				
Image year	1950s	Image by		Image copyright holder	Flickr via Aussie_mobs



Figure 3.14 | 1950s view of The Clarendon, SE corner of Lurline and Waratah Streets. [Flickr via user Aussie~mobs]

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Image caption	The Clarendon 1927				
Image year	1927	Image by		Image copyright holder	Blue Mountains Historical Society



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<b>Image caption</b>	View of "Holyrood" in Waratah Street, with The Clarendon in the background				
<b>Image year</b>	1920s	<b>Image by</b>	AA Manning	<b>Image copyright holder</b>	Blue Mountains Historical Society



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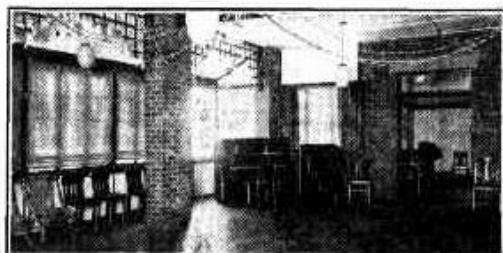
Image caption	The Clarendon				
Image year	1924	Image by	Bebarfalds?	Image copyright holder	(1924, March 23). <i>The Sun</i> (Sydney, NSW : 1910 - 1954), p. 12. from <a href="http://nla.gov.au/nla.news-page24447328">http://nla.gov.au/nla.news-page24447328</a>



**The DRAWING ROOM** Visitors at "The Clarendon" are well pleased for as to comfort, as this photograph of the drawing room clearly proves. Dark, plush chairs and sofas, and window curtains all in harmony, combine to make this room one of the most pleasant retreats in the establishment.



**The SMOKE ROOM** showing portion of Reception Hall through door. Every convenience for men is to be found in this comfortable room. Convenient tables for card players; easy chairs for those who prefer a quiet smoke; and a sitting table for those who wish to remember friends. The bill room adjoins this smoke room, and many pleasant hours may be spent playing in the music which flows in from the Ball Room.



**The BALL ROOM** Spacious and cheerful, permitting of free movement and dancing. This room, which has a stage, is a most desirable place for a dance. A jazz band provides delightful music every Saturday Night. The door is the last word, and ample space is allowed for "Bliss" - "Out" - You've got to stand until you have done so in this ball room.

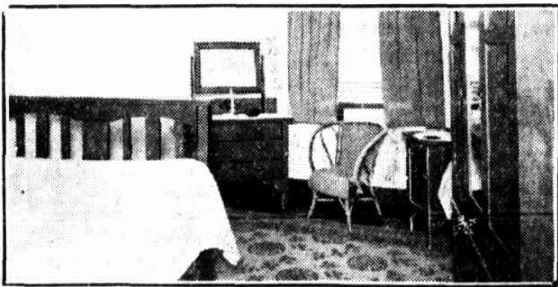
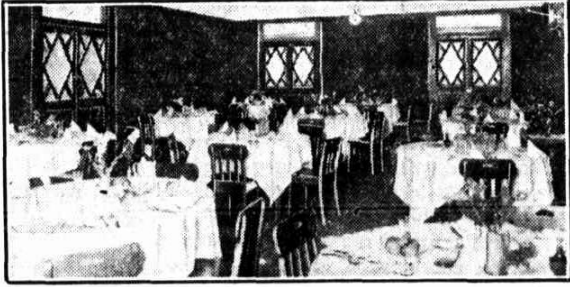


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Image caption	The Clarendon				
Image year	1924	Image by	Bebarfalds?	Image copyright holder	(1924, March 23). <i>The Sun</i> (Sydney, NSW : 1910 - 1954), p. 12. from <a href="http://nla.gov.au/nla.news-page24447328">http://nla.gov.au/nla.news-page24447328</a>
<div>  <p><i>One of the BEDROOMS</i> Furnished completely with attractive, comfortable Bebarfald furniture, thoroughly up-to-date and modern in every respect. Hot and cold water is installed in EVERY bedroom. Everything new. Truly a home away from home.</p> </div> <div>  <p><i>The DINING-ROOM</i> A cheerful environment provides half the sauce to a laded appetite. This is true in the case of "The Clarendon's" dining room. The Dining Tables are conveniently large enough to seat six or seven without overcrowding. Service is quick and atmosphere comfortable.</p> </div>					

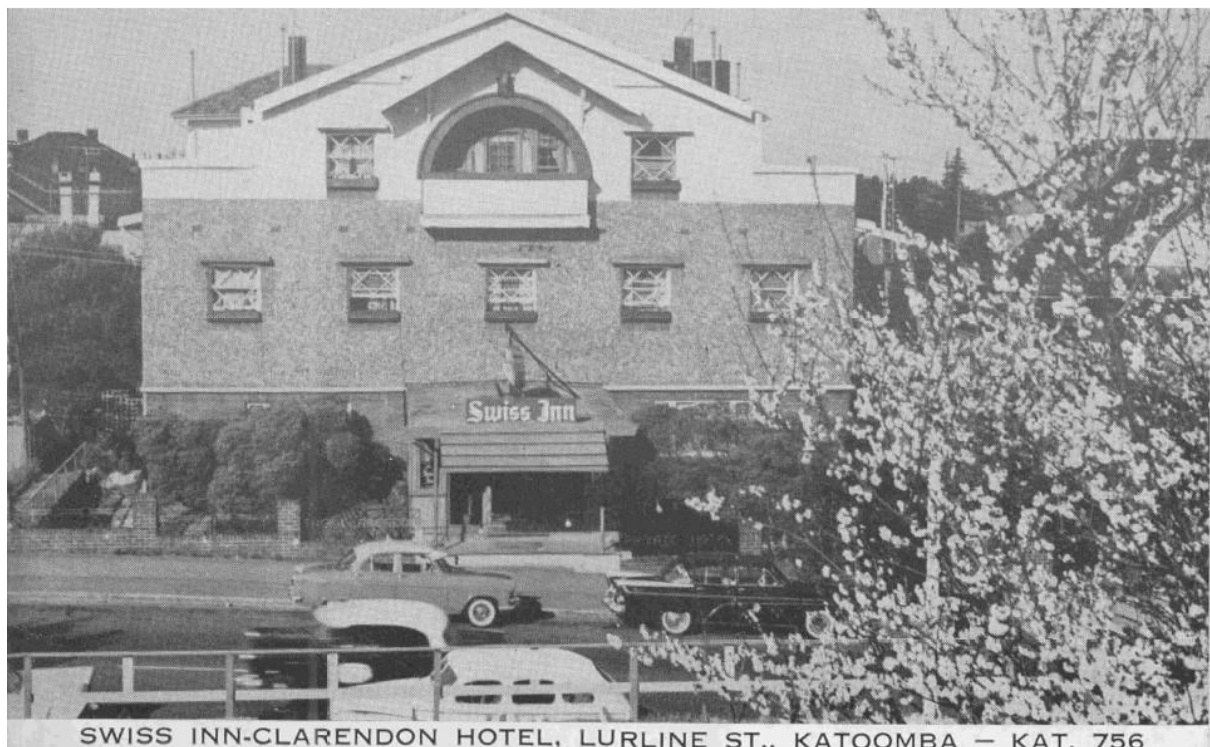
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<b>Image caption</b>	Swiss Inn - Clarendon Hotel				
<b>Image year</b>	Late 1960s	<b>Image by</b>		<b>Image copyright holder</b>	Blue Mountain Historical Society



SWISS INN-CLARENDON HOTEL, LURLINE ST., KATOOMBA — KAT. 756