



# Architectural Projects'

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'The Clarendon'

68 Lurline Street, Katoomba

Heritage Assessment

Prepared by: Architectural Projects

Prepared for: Blue Mountains City Council

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V.02



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# CONTENTS

<b>CONTENTS .....</b>	<b>3</b>
<b>1.0 EXECUTIVE SUMMARY .....</b>	<b>5</b>
<b>2.0 INTRODUCTION .....</b>	<b>6</b>
2.1 Background .....	6
2.2 Objectives of this document.....	6
2.3 Study Area .....	6
2.4 Heritage Listings .....	8
2.5 Methodology .....	8
2.6 Limitations.....	9
2.7 Documentary and Photographic Sources.....	9
2.8 Authorship and Copyright .....	9
2.9 Acknowledgements.....	9
<b>3.0 DOCUMENTARY EVIDENCE.....</b>	<b>10</b>
3.1 Aboriginal History .....	10
3.2 Land Grant and Early Subdivision .....	10
3.3 Hyam's Estate .....	11
3.4 Herbert Augustus Webb, Holyrood.....	12
3.5 Construction of A New Boarding House.....	15
3.6 The Clarendon, W.N. Leslie (1923-1936) .....	15
3.7 Constance and Percy Galwey (1940-1950s) .....	23
3.8 The Swiss Inn, Joseph and Friedl Goddard (1959-1978).....	24
3.9 The Clarendon, Annette and Bob Charter (1978-2003) .....	28
3.10 Reg Livermore AO at The Clarendon (1985-2001) .....	28
3.11 The Clarendon in the 21 <sup>st</sup> Century.....	30
3.12 The Owner – Herbert Augustus Webb .....	31
3.13 The Architect – Henry Neville Brown .....	32
3.14 The Builder – J.W. Inman.....	32
3.15 Historical Analysis .....	33
3.16 European History of the Site-- Timeline.....	35
3.17 Dating of Fabric .....	37
<b>4.0 PHYSICAL EVIDENCE .....</b>	<b>39</b>
4.1 Description of the Site and Setting .....	39
4.2 Landscape Features .....	42
4.3 Views .....	43
4.4 The Built Fabric of The Place.....	45
4.5 Analysis of Style.....	51
4.6 Physical Analysis .....	52
4.7 Condition and Integrity .....	53
4.8 Ability of Fabric to Represent Historic Themes.....	54
<b>5.0 ASSESSMENT OF CULTURAL SIGNIFICANCE .....</b>	<b>56</b>
5.1 Comparative Analysis – Blue Mountains Guesthouses.....	56
5.2 Method Used to Assess & Present Heritage Significance.....	66

5.3	Assessment of Significance .....	67
5.4	Statement of Significance .....	75
5.5	Grading of Significance .....	77
5.6	Schedule of Significant Fabric.....	78
<b>6.0</b>	<b>LIST OF FIGURES .....</b>	<b>81</b>
<b>7.0</b>	<b>BIBLIOGRAPHY .....</b>	<b>83</b>
7.1	Primary Sources – Pictures and Maps .....	83
7.2	Primary Sources – Texts.....	83



## 1.0 EXECUTIVE SUMMARY

This independent Heritage Assessment explores the heritage and cultural significance of 'The Clarendon' at 68 Lurline Street, Katoomba (subject site), and its suitability for listing within Schedule 5 of LEP 2015.

An Interim Heritage Order (IHO) was placed on The Clarendon' at 68 Lurline Street, Katoomba (subject site), further to unauthorised works carried out at the site. The IHO was listed in the NSW Government Gazette, on Friday 2 August 2024 (Listing Number LC-2024-296-9) and will be in place and have effect for twelve (12) months.

This heritage assessment follows the current guidelines: Assessing Heritage Significance, Guidelines for assessing places and objects against the Heritage Council of NSW Criteria, prepared by Environment and Heritage Group, Department of Planning and Environment, NSW Government, in May 2023, and addresses each of the seven assessment criteria for heritage significance. The research that has formed the background to this document has enabled the identification of The Clarendon as a significant place within the Katoomba township.

Built in 1923, The Clarendon is part of a cluster of guesthouses that developed in the vicinity of Waratah and Lurline Street in the period of post WWI prosperity. 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. The Clarendon survives as a rare example of the successful adaption of the Interwar guesthouse to remain viable through the depression and post WWII period.

For over 100 years, the Clarendon has been a social focus in the upper blue mountains, providing tennis tournaments, live music, and dancing from its opening in 1923. Since the late 1950s, 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 music festival and other events attracting local, national and international artists and musicians.

The Clarendon is a landmark within an important historic precinct that was a centre for guesthouses in the 1920s. The 1923 building is a distinctive design solution for a guesthouse that clearly shows the hand of the architect Henry Neville Brown. The original distinctive design solution is well documented and remains legible. The recent unauthorised works have impacted upon integrity of the key features of the building and should be reversed.

The Clarendon is representative of the 1920s hey-day of the Guesthouse in Katoomba and in NSW. It possessed key features of the guesthouse typology with architectural features deriving from the popular Interwar bungalow styles. Despite alteration, the interiors retain a character evocative of the interwar period and the suite of common rooms – the foyer, lounge/drawing room, smoke room, ballroom and dining room illustrate the early entertainment uses that were significant in the social history of the building.

This independent Heritage Assessment finds that the building has historic, associational, aesthetic, social rarity and representative significance at a local level, and as such is suitable for inclusion on the LEP as a local Heritage item.

## 2.0 INTRODUCTION

### 2.1 BACKGROUND

'The Clarendon' at 68 Lurline Street, Katoomba is currently subject to an Interim Heritage Order (IHO) which has been put in place by Blue Mountains City Council. The IHO has been listed in the NSW Government Gazette, on Friday 2 August 2024 (Listing Number LC-2024-296-9). The IHO will be in place and have effect for twelve (12) months.

Architectural Projects were commissioned by the Blue Mountains City Council to prepare this independent Heritage Assessment of 'The Clarendon' to fully assess its significance and determine if a heritage listing of the subject property is warranted.

### 2.2 OBJECTIVES OF THIS DOCUMENT

The purpose of this Heritage Assessment is to assess and examine the significance of 'The Clarendon' at 68 Lurline Street, Katoomba following the placement of the IHO on Friday 2 August 2024, and provide an independent heritage assessment of the subject site to confirm its heritage significance.

### 2.3 STUDY AREA

The study area of this Heritage Assessment is 68 Lurline Street, Katoomba located within the boundaries of the Blue Mountains Local Government Area (LGA). The subject site comprises Lot 1 DP 900750. It is located on the eastern side of Lurline Street between Waratah and Ada Street, on the corner of Lurline Street and Waratah Street. (Figure 2.1 Location Map and Figure 2.2 Aerial Photograph)

The site is rectangular lot, prominently located at the corner of Lurline and Waratah Street, at a shift in alignment. The lot is bound by Waratah Street to the north and Lurline Street to the west. The site is adjoined by a Victorian house "Coolangatta" to the east. To the south, the site is adjoined by an access handle to the Coolangatta site, with the carpark of the RSL beyond. The 1923 three storey guesthouse 'The Clarendon' with various extensions and additions occupies the southern portion of the site. 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.

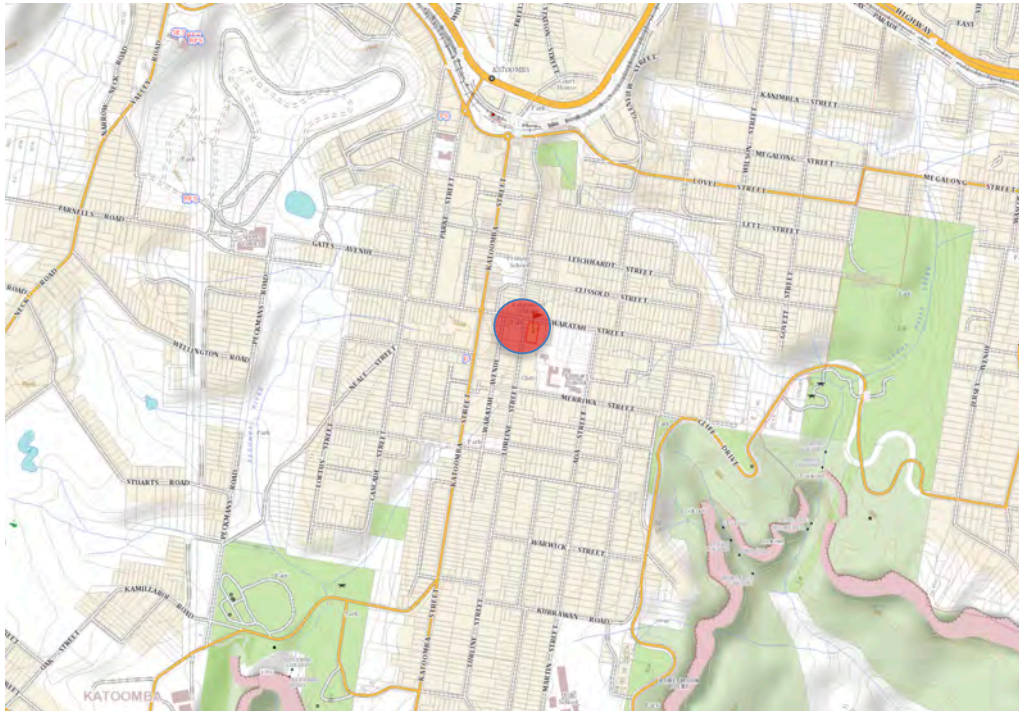


Figure 2.1 Location map of The Clarendon at 68 Lurline Street, Katoomba.  
Source: SIX Maps.



Figure 2.2 Aerial photograph of The Clarendon at 68 Lurline Street, Katoomba.  
Source: SIX Maps.

## 2.4 HERITAGE LISTINGS

### 2.4.1 Statutory Listings

The subject site is not listed as a Heritage Item under Schedule 5 Environmental Heritage of the Blue Mountains Local Environmental Plan 2015 (BMLEP). However, it is located adjacent to the heritage item "Coollangatta and interiors" (Item #K043) immediately to the east, and the Katoomba South Heritage Conservation Area (Item #K168) immediately to the north.



Figure 2.3 Excerpt of Blue Mountains City Council Heritage Map

### 2.4.2 Non-Statutory Listings

#### Register of The National Estate

The subject site is not listed on the Register of The National Estate.

#### Australian Institute of Architects (AIA) Register of Significant Architecture in NSW

The subject site is not listed on the Australian Institute of Architects (AIA) Register of Significant Architecture in NSW.

#### The National Trust of Australia (NSW)

The subject site is not listed on the National Trust of Australia (NSW).

## 2.5 METHODOLOGY

This Heritage Assessment has been prepared in accordance with guidelines outlined in:-

- The Burra Charter: Australia ICOMOS Charter for Places of Cultural Significance, 2013; and
- Assessing Heritage Significance, State of NSW and Department of Planning and Environment, 2023.



## 2.6 LIMITATIONS

This Heritage Assessment documents the European occupation of the site only, and the heritage significance of the place in this context (assessed against the “Assessing Heritage Significance, State of NSW and Department of Planning and Environment, 2023”). This does not 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 would be required, before Aboriginal Cultural Heritage that may be associated with this place can be recorded.

This report does not include a formal community consultation for a Social Significance Assessment.

Archaeological assessment has not been undertaken, and it is beyond the scope of this document.

The first floor and second floor were not accessible for inspection, however recent photographs of these interior were made available to the authors for viewing.

## 2.7 DOCUMENTARY AND PHOTOGRAPHIC SOURCES

Australian Government Geoscience Australia

Blue Mountains Aboriginal Culture and Resource Centre

Blue Mountains City Council

Blue Mountains City Council Library

Blue Mountains Historical Society

Heritage NSW

National Library of Australia Trove

NSW Land Registry Services

SIXMaps

Spatial Services NSW

State Library of NSW

## 2.8 AUTHORSHIP AND COPYRIGHT

This assessment was carried out by Architectural Projects Pty Ltd. This document was written by Elizabeth Gibson, heritage consultant and horticulturalist with the assistance of Evelyne Foston, administration, and reviewed by Jennifer Hill, heritage architect.

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## 2.9 ACKNOWLEDGEMENTS

The authors acknowledge the generous assistance of the following people and organisations in the preparation of this Heritage Assessment:

- Mariah Hart, Blue Mountains City Council, for providing access to the existing documentation and research materials.
- Robyne Ridge, Researcher, Blue Mountains Historical Society, for the extensive research materials for the Clarendon, 68 Lurline Street, Katoomba.
- Christo Aitken, Sara Reilly and Mariah Hart, Blue Mountains City Council, for their input in our meeting.

### 3.0 DOCUMENTARY EVIDENCE

#### 3.1 ABORIGINAL HISTORY

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 Heritage Assessment 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 would be required, before Aboriginal Cultural Heritage that may be associated with this place, can be recorded.

#### 3.2 LAND GRANT AND EARLY SUBDIVISION

The subject site is part of 50 acres of land, being Portion 98 of the Parish of Megalong, granted to James Henry Neale on 17 May 1880. (Figure 3.1) In January 1881, Neale transferred his grant to Frederick Clissold of Ashfield.

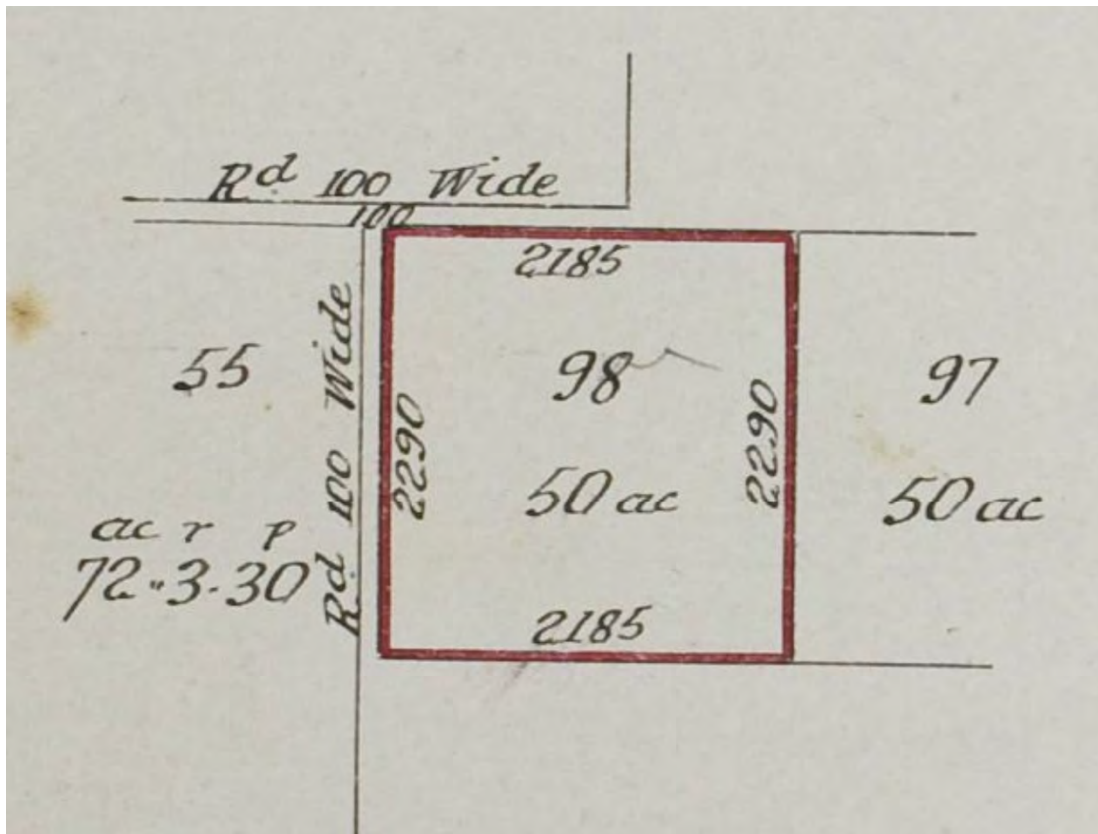


Figure 3.1 50 acres of land granted to J.H. Neale dated 17 May 1880.  
Source: Historical Land Records Viewer

Clissold subdivided Portions 55, 59, 69, 70, 97 and 98 under DP 673. (Figure 3.2) The subject site is part of Lot 108 DP 673.

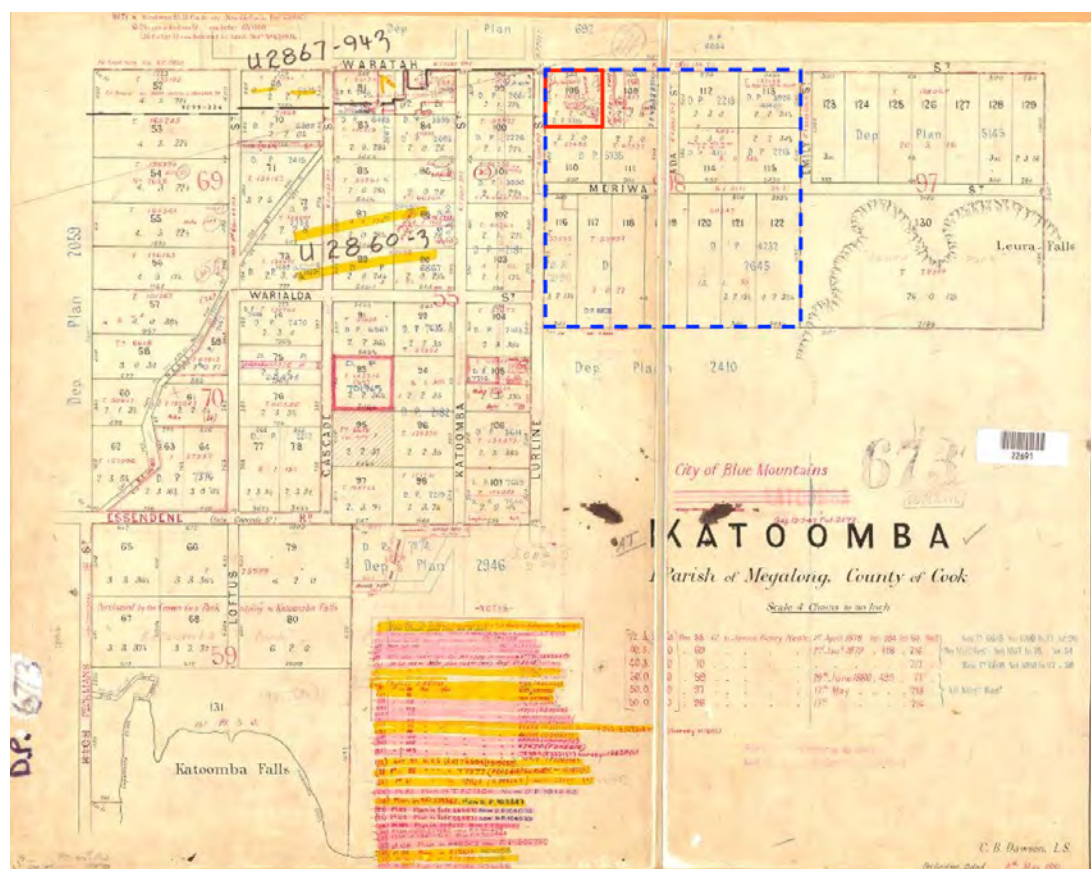


Figure 3.2 DP 673 dated 1881. Lot 108 is outlined in red. Portion 98 is outlined in blue dashed line. The subject site is part of Lot 108 of DP 673.

Source: Historical Land Records Viewer.

### 3.3 HYAM'S ESTATE

Lot 108 at the corner of Lurline and Waratah Streets was purchased by Daniel Dean in August 1881. In 1886, following the death of Dean, widow Margaret Dean became the registered proprietor, and the land was sold to Solomon Herbert Hyam<sup>1</sup>. Hyam's wife Sarah purchased Lots 110 and 111 in 1887<sup>2</sup>.

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 named 'Woodlands' with a famed garden, centrally on his block which fronted Merriwa Street. He built another two cottages fronting Waratah Street; No 91 'Coolangatta' (listed as a heritage item) and No 93 'Cambewarra' (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<sup>3</sup>. (Figure 3.3)

<sup>1</sup> Certificate of Title Vol 546 Fol 152, Historical Land Records Viewer, NSW Land Registry Services

<sup>2</sup> Certificate of Title Vol 840 Fol 236, Historical Land Records Viewer, NSW Land Registry Services

<sup>3</sup> Certificate of Title Vol 788 Fol 155, Historical Land Records Viewer, NSW Land Registry Services



Figure 3.3 Portion of land transferred to F.E. Timbrell at the corner of Lurline and Waratah Streets in 1907.  
Source: Historical Land Records Viewer.

### 3.4 HERBERT AUGUSTUS WEBB, HOLYROOD

In 1907, Timbrell transferred this land to Herbert Augustus Webb<sup>4</sup>. Webb requested the formation of footpath in Lurline and Waratah Streets in June 1907<sup>5</sup>.

The Hyam Estate 'Woodlands' was subdivided by the Permanent Trustee Co. under DP 5735 after the death of Sarah Hyam and offered lots for sale in November 1909. (Figure 3.4) The sale plan shows 'Woodlands', and the two cottages built by Hyam 'Winslow' (aka 'Coolangatta') and 'Cambewarra', along with another house fronting Waratah Street 'Holyrood'. By this time the subject land at the corner of Lurline and Waratah Streets which included Holyrood had been sold to Herbert Augustus Webb.

'Holyrood' was built by Webb c1908, and was named after the Balmain residence of his father-in-law, John Goodsir<sup>6</sup>.

In October 1910, Miss Waight operated 'Holyrood' as a guest house from and advertised regularly in the local papers<sup>7</sup>. Holyrood continued to operate as a guest house until c1944<sup>8</sup>. (Figure 3.5)

Prior to WWI, a cluster of guesthouses was developing in the vicinity of Waratah and Lurline Street junction, Holyrood being an early example but preceded by 'Westella' also in Waratah Street which operated from 1880s -1957. Carlton at the corner of Lurline and Waratah Streets opened as a guesthouse in 1912, and continued until 1934. Astor House, opposite the subject site operated as a guesthouse between 1913-1942. 'Gowan Brae' on Waratah Street (site of primary school) was

<sup>4</sup> Certificate of Title Vol 1747 Fol 99, Historical Land Records Viewer, NSW Land Registry Services

<sup>5</sup> Lithgow Mercury 14 Jun 1907 p5 Katoomba

<sup>6</sup> Launceston Examiner (Tas.: 1842 - 1899) Sat 3 Jul 1897 Page 1 Family Notices

<sup>7</sup> Blue Mountain Echo Sat 8 Oct 1910 p9 About People

<sup>8</sup> Gwen Silvey, Happy Days, Blue Mountains Guesthouses Remembered, Kingsclear Books 1996



operating as a guest house from 1915-1933. 'Waincourt' on Waratah Street was advertising as a guesthouse in 1921. 'Redlands' Guest House at 68 Waratah Street operated from 1924-1969<sup>9</sup>.

The site of the future Clarendon adjoined Holyrood and another popular guesthouse 'Villers Bret' on Lurline Street, which was built as a residence in 1913 by builder J.W. Inman, and opened as a guesthouse in 1921<sup>10</sup>. Later in 1934, a cottage on Lurline Street south of 'Villers Bret', thought to have previously been the home of builder JW Inman, was rebuilt and the 'Glamis' Guesthouse (later the Imperial) opened on the site<sup>11</sup>.

In 1920, Webb sold the portion of land fronting Waratah Street upon which 'Holyrood' stood to Ann Elizabeth Hack, wife of builder Charles William Hack<sup>12</sup>. A new certificate of title was issued for the residual L-shaped allotment upon which the Clarendon was to be constructed, Volume 3462- Folio 57. (Figure 3.6)

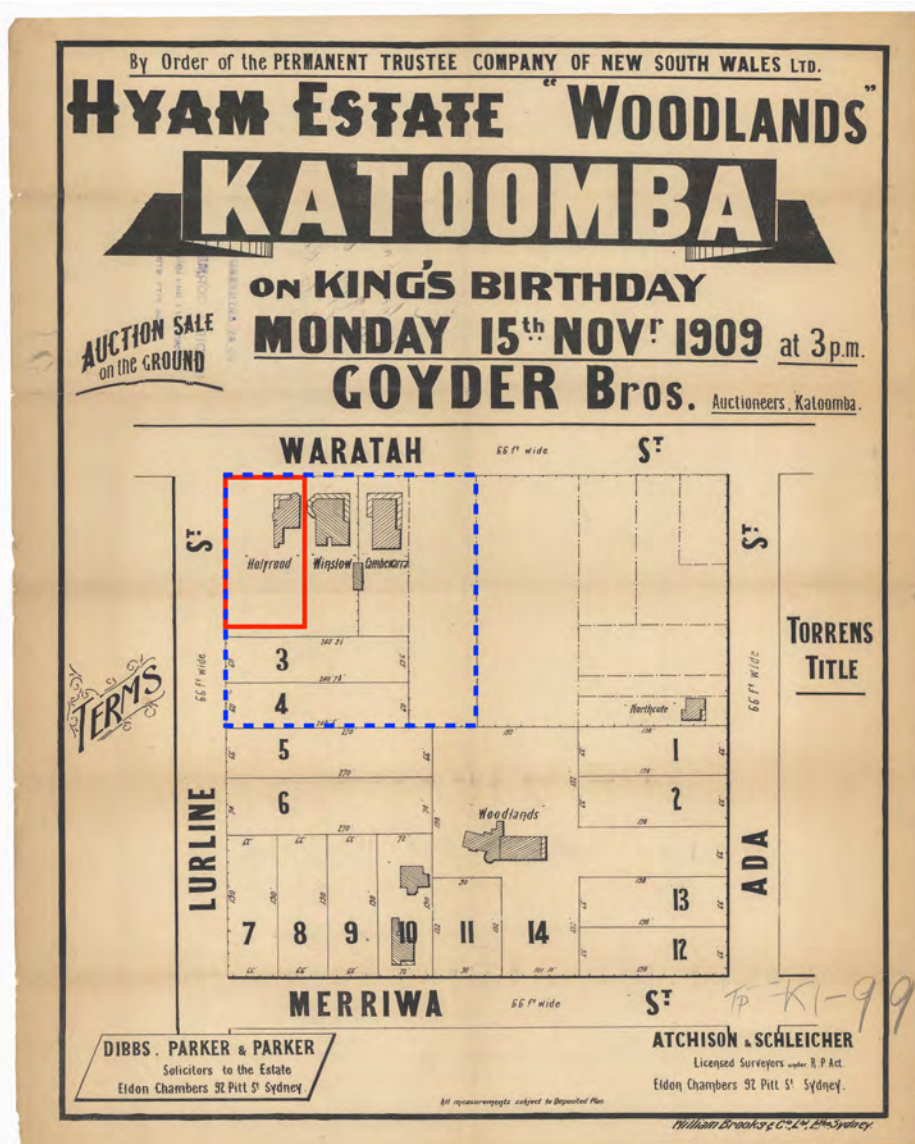


Figure 3.4 1909 Auction sale plan of Hyam Estate, site indicated in red outline. Previous Lot 108 is indicated in blue dashed line.

Source: State Library of NSW

<sup>9</sup> Gwen Silvey, Happy Days, Blue Mountains Guesthouses Remembered, Kingsclear Books 1996

<sup>10</sup> Gwen Silvey, Happy Days, Blue Mountains Guesthouses Remembered, Kingsclear Books 1996

<sup>11</sup> Gwen Silvey, Happy Days, Blue Mountains Guesthouses Remembered, Kingsclear Books 1996

<sup>12</sup> Certificate of Title Vol 1747 Fol 99, Historical Land Records Viewer, NSW Land Registry Services

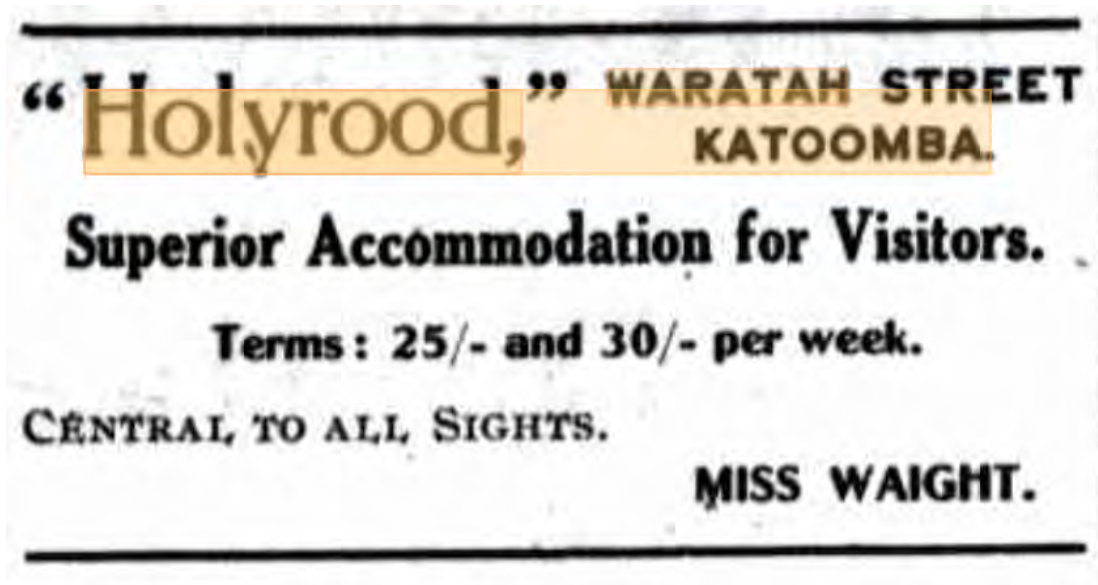


Figure 3.5 “Holyrood” advertisement in October 1910.  
Source: The Blue Mountain Echo, NLA Trove

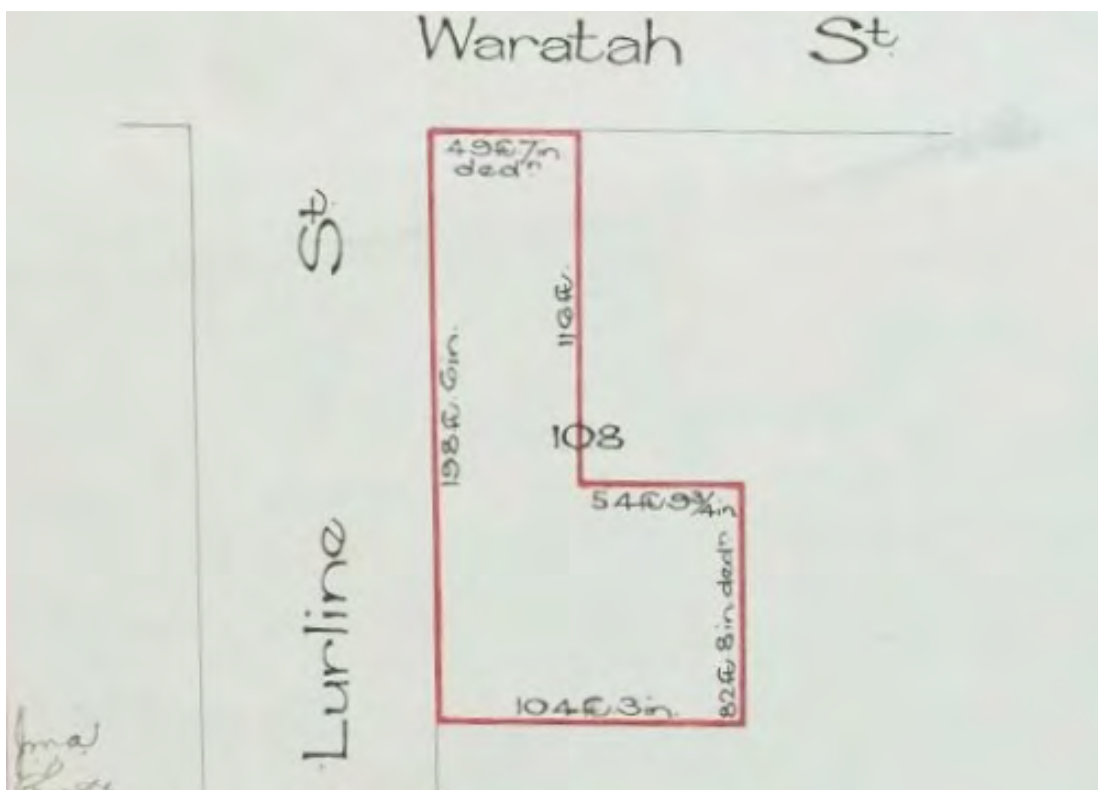


Figure 3.6 Residual L-shaped allotment upon which the Clarendon was to be constructed, Certificate of Title Vol 3462 Fol 57, 1920.

Source: Historical Land Records Viewer

### 3.5 CONSTRUCTION OF A NEW BOARDING HOUSE

On Friday 2 July 1920, page 4, in reporting the proceedings of the Katoomba Town Council, the Blue Mountain Echo recorded that "Mr H. A. Webb applied to erect a hoarding on his property at the corner of Lurline and Waratah streets. (It was) referred to the Works Committee."

In February 1923, the Daily Telegraph reported that a contract had been signed for a large boarding house by H Neville Brown and HA Webb: "Katoomba – large boarding-house, H. Neville Brown; H.A. Webb, Katoomba."<sup>13</sup> Local builder J.W. Inman is reported to have been engaged to erect a new guesthouse in Lurline Street at the intersection of Waratah Street<sup>14</sup>.

In July of that year, Tenders for the lease of the new boarding house were invited:

*"Tenders for Lease. New Large Boarding Establishment in Katoomba in course of completion, corner of Lurline and Waratah Streets, containing 50 rooms, hot and cold water service to each bedroom, separate shower and bathroom, garage (2 cars), tennis court, electric light throughout. There is a fortune in this proposition. Rent, Terms of Lease, etc., can be had from owner, H.A. Webb (on job), H. Neville Brown, Architect, 94 Pitt-street Sydney, Tel. B 4337. Tenders close 1 August 1923. Highest or any tender not necessarily accepted. Ten percent deposit<sup>15</sup>."*

Another advertisement followed shortly after and included a description of the facilities:

*"LARGE BOARDING HOUSE AT KATOOMBA in course of erection LURLINE AND WARATAH STREETS. Cont. 50 rooms, h. and c. water service to each bedroom, sep. shower and bath rms., large dining, drawing, lounge and card rms., billiard rm., ballroom, verandahs, tennis court, el. Light. Garages. Rent, terms of lease, can be had from Owner, W. H. WEBB, Merriwa-street, Katoomba; or H. NEVILLE BROWN, Architect, 94 Pitt-street. B4337. Tenders close Aug 1. Usual ten per cent deposit with Tender<sup>16</sup>."*

In November 1923, The Blue Mountains Echo noted "Mr. and Mrs. Leslie, late of Clarendon House, are back in Katoomba after a good holiday. It is on the cards they will open the big house in Lurline Street, now nearing completion<sup>17</sup>."

### 3.6 THE CLARENDON, W.N. LESLIE (1923-1936)

The new Guesthouse opened over Christmas week 1923<sup>18</sup>.

In January 1924, the new boarding house is advertised:

*"AT KATOOMBA – A NEW MODERN PRIVATE BOARDING ESTABLISHMENT, THE CLARENDON, cont. 50 rms., situated on corner Lurline and Waratah Streets. Opened on December 15th, by Mr and Mrs Leslie. Handy to station. Central to sights, Cadillac cars to all sights at regular rates. Own tennis court in grds. Ballroom, lounge and drawing rooms, 12 bathrooms, hot and cold water to bed. and bath rms. Accommodation available. Gentlemen only. Correspondence answered promptly. Terms on application, old clients cordially welcomed. Apply present address: W. N. Leslie, The Clarendon, Katoomba<sup>19</sup>."*

Mr and Mrs Leslie are identified as the successful tenderer, and the name "The Clarendon" appears. It is also noteworthy that the tennis court existed from the outset, as did the ballroom. The following

<sup>13</sup> The Daily Telegraph of Wednesday 14 February 1923 Page 3, Contracts Signed

<sup>14</sup> Gwen Silvey refers to the "Rotary Book" as her source for identifying Inman as the builder of The Clarendon

<sup>15</sup> Blue Mountain Echo, Friday 13 July 1923 page 5

<sup>16</sup> Blue Mountain Echo, on Wednesday 18 July 1923, page 5

<sup>17</sup> The Blue Mountain Echo Fri 23 Nov 1923 p5 About People

<sup>18</sup> Robyne Ridge, Researcher, Blue Mountains Historical Society 6 May 2024

<sup>19</sup> Sydney Morning Herald, Saturday 12 January 1924, page 22

month, the "gentlemen only" reference has been dropped; the ballroom is still mentioned but now a Jazz band every Saturday night is also mentioned and Moonlight trips can be arranged<sup>20</sup>.

The lease of the newly constructed boarding house was taken out by William Norman Leslie, who is described on the historic title as a Boarding House proprietor of Petersham, despite having operated the 'Clarendon House' Boarding house in Katoomba since 1919.

The name 'Clarendon', recorded in January 1924, reflects the local connections of Mr and Mrs Leslie. The original Clarendon (c1884) was known as 'Clarendon House' and was located adjacent to the Carrington Hotel and the post office. It was purchased by James Joynton Smith and annexed to the Carrington after 1922. In 1919, William Leslie of Bondi, and his wife took over the operation of the Clarendon House boarding establishment<sup>21</sup>. But the venture was short-lived, and by 1923, the complete furnishings of the 'well known boarding establishment "Clarendon House" Katoomba' were offered for auction sale<sup>22</sup>. Newspaper advertisements of the 1920s invite the former tenants of Clarendon House to apply at The Clarendon.

A newspaper photograph from March 1924, and a similar photo from 1927 show The Clarendon in its original condition in views from Lurline Street. (Figures 3.7 and 3.8) The original parapet, the face brick, pebble and roughcast wall finish entry porch, the balcony and porch balustrade and face brick fence are evident. The south elevation is also visible in the 1927 photograph, revealing the balconies at first floor level, 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." (Figures 3.9 to 3.13)

The Daily Telegraph newspaper 11 Sept 1924. "The Clarendon" is Modern and New and is thoroughly up to date in every respect. " The Clarendon " has 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. Hot and Cold Water Is laid on to all bedrooms and 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".

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<sup>20</sup> Sydney Morning Herald, 20 February 1924

<sup>21</sup> The Daily Telegraph Sat 22 Nov, 1919, p7 Advertising

<sup>22</sup> The Blue Mountains Echo, Fri 29 June 1923, p4 Town Talk





Figure 3.7 The Clarendon, 1924.

Source: The Sun, 23 March 1924



Figure 3.8 The Clarendon, 1927.

Source: Blue Mountains Historical Society



Figure 3.9 The Drawing Room at the Clarendon.

Source: The Sun, 23 March 1924



Figure 3.10 The Smoke Room at the Clarendon.

Source: The Sun, 23 March 1924



Figure 3.11 The Dining Room at the Clarendon.

Source: The Sun, 23 March 1924



Figure 3.12 The Ball Room at the Clarendon.

Source: The Sun, 23 March 1924





Figure 3.13 One of the Bedrooms at the Clarendon.

Source: The Sun, 23 March 1924

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 hosted by Mr Leslie drawing a large crowd<sup>23</sup>. Articles in the Katoomba Daily 1935 describe tennis matches held at The Clarendon between various local and further afield teams - attended by large crowds<sup>24</sup>. Red Cross, an important local organisation, held tennis tournaments at the Clarendon court in 1936<sup>25</sup>. In 1937, a tennis match between The Hydro and The Clarendon was played at the Clarendon<sup>26</sup>. (Figure 3.14)



Figure 3.14 Side view of tennis court during W.N. Leslie leasehold, 1930c.

Source: Old Leura and Katoomba

<sup>23</sup> The Katoomba Daily Thu 13 April 1933, p6 Tennis Champions

<sup>24</sup> The Katoomba Daily Th 21 Feb 1935, p2, Bathurst v Manly at Katoomba; 15 August 1935 p2 Tennis

<sup>25</sup> Katoomba Daily Fri 17 Jul 1936 p2 Red Cross Tennis Tournament

<sup>26</sup> Sunday Times, Sun 28 Aug 1927, p14 Tennis



Katoomba I.H. School held socials at the Clarendon in the early 1930s<sup>27</sup>.

The 1932 aerial photograph shows the Clarendon prior to alterations, the tennis court built close to the Lurline St boundary, and Holyrood prior to its demolition. (Figure 3.15)



Figure 3.15 aerial photograph of the Clarendon prior to alterations, 1932.

Source: Australian Government Geoscience Australia, Historical Aerial Photo Collection

A 1933 article notes that Katoomba was renowned for its numerous ballrooms<sup>28</sup>.

In 1936, Leslie defaulted in rent and the lease was cancelled<sup>29</sup>.

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<sup>30</sup>.

A 1938 photograph of Holyrood, Coolangatta and Cambewarra shows the tennis court fencing along the Holyrood boundary. An undated photograph c 1920s shows the rear of The Clarendon behind the

<sup>27</sup> The Blue Mountains Times Wed 23 Dec 1931, p3 Katoomba IH School

<sup>28</sup> The Katoomba Daily Tue 12 Dec 1933, p2 New Ballroom

<sup>29</sup> Certificate of Title Vol 3462 Fol 57, Historical Land Records Viewer, NSW Land Registry Services

<sup>30</sup> Certificate of Title Vol 3462 Fol 57, Historical Land Records Viewer, NSW Land Registry Services

terracotta roof of Holyrood. Another undated photograph c 1930s shows the Clarendon from Lurline Street. (Figures 3.16 to 3.18)



Figure 3.16 View of "Holyrood" in 1920s.  
Source: AA Manning, Blue Mountains Council Library.

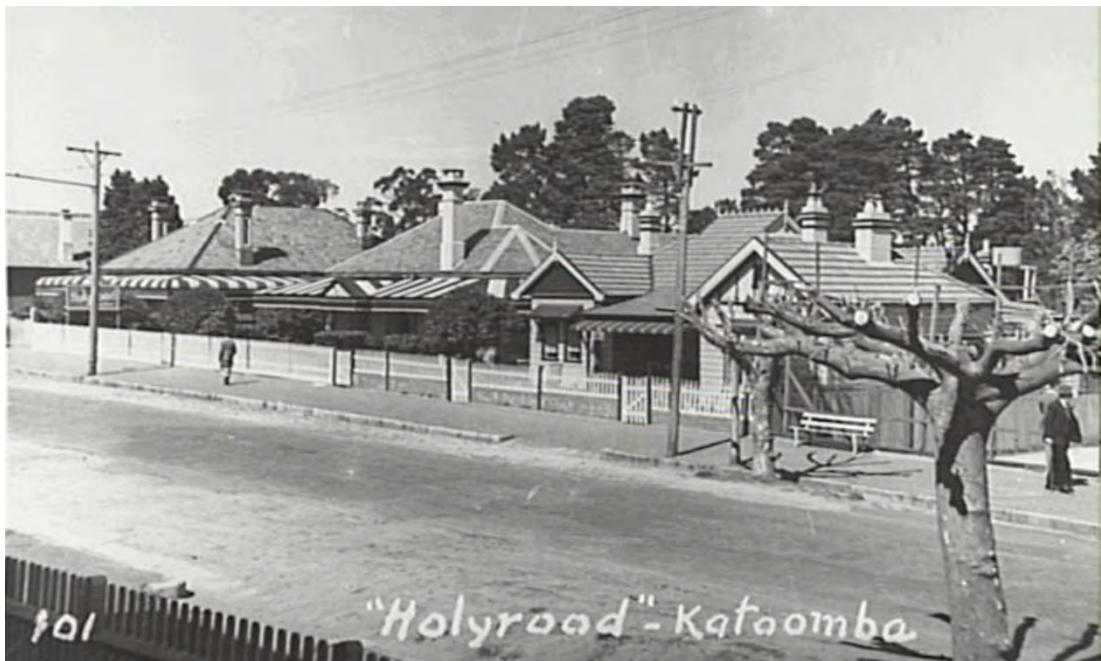


Figure 3.17 View of "Holyrood" Guest House, Katoomba, 1938.  
Source: Wallace Green, Blue Mountains Council Library.





Figure 3.18 The Clarendon, views from Lurline Street, 1930s.

Source: The Rose Series P.6244 Postcard, Blue Mountains Historical Society.

### 3.7 CONSTANCE AND PERCY GALWEY (1940-1950s)

The next lessee was Constance Clare Galwey, wife of Percy Edward Galwey, Tourist Service Manager of Katoomba, who signed a lease in 1940<sup>31</sup>. In 1950, Percy Galwey was elected Mayor of Blue Mountains Council<sup>32</sup>. Figure 3.19 shows the Clarendon around the time of Galwey's leasehold.



Figure 3.19 The Clarendon, views from Lurline Street, 1940s.

Source: Aussie Mobs, Flickr

<sup>31</sup> Certificate of Title Vol 3462 Fol 57, Historical Land Records Viewer, NSW Land Registry Services

<sup>32</sup> Nepean Times, Thu 14 Dec 1950 p1 Ald Galwey is Mayor of BM City

During the Galwey leasehold, the establishment was fined for overcharging board and lodging, along with HC Gates' Homesdale Guest House and Carrington Hotel<sup>33</sup>.

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<sup>34</sup>.

Dinner dances at the Clarendon were hosted by The Mayor and Mayoress during their lease<sup>35</sup>. Charity events such as Games and Cards nights were also hosted at the Clarendon<sup>36</sup>. The Clarendon was also the venue for meetings, with the Mayoress involved in various charities<sup>37</sup>. A sherry party and Musicales was held in September 1953 to raise funds for Baby Health Centre<sup>38</sup>. The Galwey's also hosted birthday parties at the Clarendon with dancing and party games<sup>39</sup>.

In 1956, the site was sold again to Anthony Gabriel Coorey and his wife Adele (Della) Coorey of Katoomba<sup>40</sup>. Born in Lebanon, Anthony and Della were naturalised in 1958 while resident at The Clarendon<sup>41</sup>.

### 3.8 THE SWISS INN, JOSEPH AND FRIEDL GODDARD (1959-1978)

In 1959, the site was sold again, this time to Joseph Goddard and Friedl Goddard as joint tenants<sup>42</sup>. A new certificate of title is issued, Volume 7888-Folio 42. Joseph Goddard is described as a Company Director of Katoomba<sup>43</sup>. Friedl Goddard (nee Seyrl) and Joseph Goddard were two Swiss restaurateurs who met in Lucerne Switzerland studying hotel management<sup>44</sup>. They married in Sydney in 1958, and launched the Swiss Inn Home Café 194 Victoria St Kings Cross, before relocating to Katoomba, transforming the Clarendon into the Swiss Inn. (Figure 3.20)

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 Goddard Swiss Inn period in the 1960s. (Figure 3.21)

During the 1960s, many guesthouses in Katoomba were struggling to survive, with many converting to convalescent homes. The Goddards took a different approach by constructing an alternative form of accommodation on the site of the tennis court.

In 1967, the site of Holyrood fronting Waratah Street was purchased by The Clarendon proprietors, Joseph and Friedl Goddard. The house 'Holyrood' and the Clarendon tennis court were both demolished to make way for the Clarendon motel extensions<sup>45</sup>. A new certificate of title for the combined lot was issued in 1968 - Volume 10781- Folio 180.

<sup>33</sup> The Kyogle Examiner Tue 27 Mar 1945 p7 Overcharged for Board and Lodging

<sup>34</sup> Certificate of Title Vol 3462 Fol 57, Historical Land Records Viewer, NSW Land Registry Services

<sup>35</sup> The Blue Mountains Advertiser Thu 29 Nov 1951 p5 About People

<sup>36</sup> The Blue Mountains Advertiser Thu 26 March 1953 p3 Games and Cards Night

<sup>37</sup> Blue Mountains Advertiser Thu 2 July 1953

<sup>38</sup> The Blue Mountains Advertiser Thu 24 Sep 1953 p1 Sherry and Music

<sup>39</sup> The Blue Mountains Advertiser Thu 25 Jun 1953, p7 Teenage Party at The Clarendon

<sup>40</sup> Certificate of Title Vol 3462 Fol 57, Historical Land Records Viewer, NSW Land Registry Services

<sup>41</sup> Commonwealth of Australia Gazette (National : 1901 - 1973) Thu 29 Jan 1959 [Issue No.7] Page 427 CERTIFICATES OF NATURALIZATION.

<sup>42</sup> Certificate of Title Vol 3462 Fol 57, Historical Land Records Viewer, NSW Land Registry Services

<sup>43</sup> Certificate of Title Vol 7888 Fol 42, Historical Land Records Viewer, NSW Land Registry Services

<sup>44</sup> The Australian Women's Weekly Wed 27 Aug 1958 p49 Swiss Wedding Feast

<sup>45</sup> Certificate of Title Vol 3042 Fol 195, Historical Land Records Viewer, NSW Land Registry Services





Figure 3.20 Swiss Inn Home Café at 194 Victoria Street, Kings Cross undated.  
Source: Postcard-Flickr Kaye, Aussie-mobs.

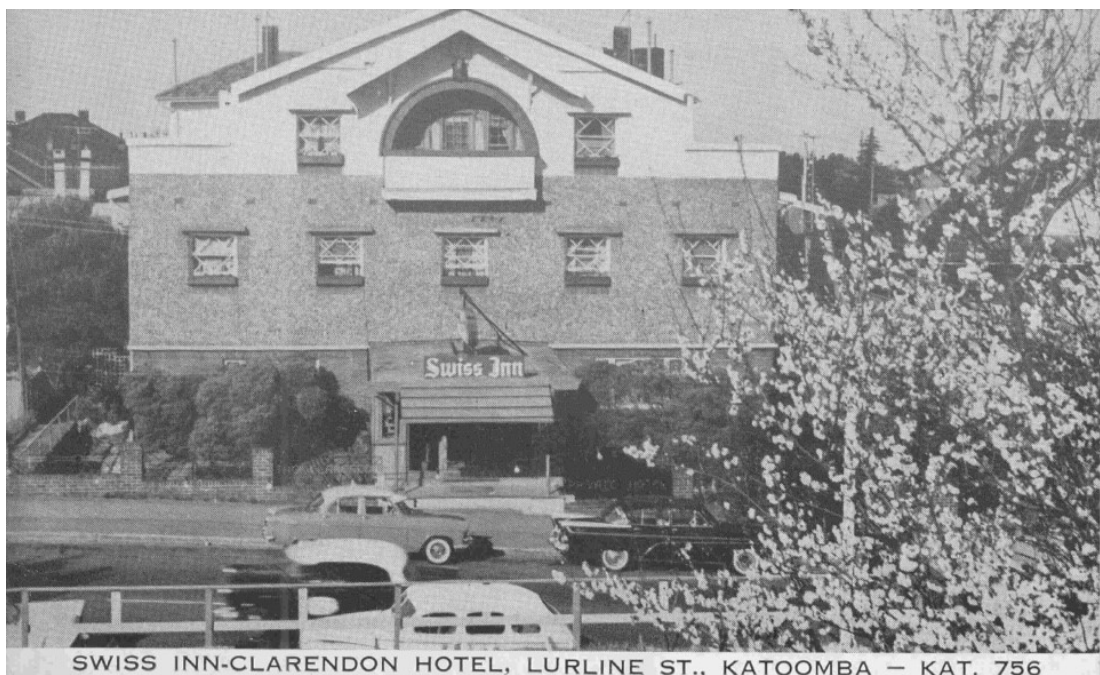


Figure 3.21 Swiss Inn at Clarendon Hotel, 1960s.  
Source: Blue Mountains Historical Society.

On Thursday 21 December 1967, Page 5, The Australian Jewish Times runs a new advertisement for the Swiss Inn:

**"NEWLY BUILT SWISS INN MOTEL**

- ★ Complimentary TV and Radio
- ★ Child Minding Service
- ★ Large Heated Indoor
- ★ Outdoor Swimming Pool

- ★ Sauna Baths and Massages available
- ★ Licensed Restaurant and Nightly Music and Shows
- ★ Espresso Bar

**KATOOMBA NEW SUPER MODERN UNITS**

*We can offer you a terrific holiday, better than anyone, as we have e-v-e-r-y t-h-i-n-g modern and up-to-date to make your stay pleasant and memorable.*

*RING: Katoomba 756 FOR BOOKINGS."*

The 1970 aerial photograph shows the newly constructed motel on the tennis court site, and the site of 'Holyrood' cleared. The conifer plantings to the east and west boundaries are not very evident in this image. The block is densely developed with early 20<sup>th</sup> century housing. (Figure 3.22)



Figure 3.22 aerial photograph of the Clarendon, 1970.

Source: Australian Government Geoscience Australia, Historical Aerial Photo Collection

The Goddards continued to reinforce the European flavour of the Swiss Inn while the pool replaced the tennis court as a major attraction. They expanded further into the motel typology with the Alpine Motor Inn (1971) and the Old Colony Motel on the highway to suit the motorist as this 1973 advertisement notes:

**"THE SWISS INN MOTEL KATOOMBA.**

*For many years now the Swiss Inn has been 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.*

*All motel units have T.V., fridges, central heating, telephones, radio and tea-making facilities.*

*The Swiss Inn RESTAURANT is catered by an Austrian, Mr. Walter Frank – providing all continental dishes.*



*This is not all we have to offer in Katoomba: We have recently built a brand-new motel with magnificent scenery – built in two acres of park, known as the ALPINE MOTOR INN. It is situated in Katoomba and its facilities are complete, as are only found in the most up-to-date motels in the country. We also own the OLD COLONY MOTEL, Katoomba – the ideal establishment for the traveller, with a lovely colonial restaurant, as well as all modern facilities<sup>46</sup>.*

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. Essex, describes his experiences at the Swiss Inn – Clarendon:

*“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!<sup>47</sup>”* (Figure 3.23)



Figure 3.23 Swiss Inn at the Clarendon, 1973.

Source: Blue Mountains Library.

In February 1974, a Building Application was approved for a new hardwood fire escape at the rear of Swiss Inn<sup>48</sup>.

By 1974, the Goddards had leased the property to L. Soryl and C. Moore<sup>49</sup> and they sold it in 1978.

<sup>46</sup> Australian Jewish Times, Thursday 15 March 1973, p14, Advertisements

<sup>47</sup> 11 February 1987, Blue Mountains Gazette "Looking Back". Comments

<sup>48</sup> Building Application, B73/788, Blue Mountains City Council Archives collection

<sup>49</sup> The 1974 Valuation notice

### 3.9 THE CLARENDON, ANNETTE AND BOB CHARTER (1978-2003)

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<sup>50</sup>.

The 1982 valuation identifies the new owners as Bon Jour Holiday Resort Co. Pty. Ltd. Principal Annette Charter and her husband Bob Charter, who ran the Blue Mountains Music Festival for 27 years, retained ownership of The Clarendon for three decades. A theatre restaurant is said to have been established in 1979, although there is evidence of entertainment with Jazz bands, and dancing being provided alongside dining since 1924.

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 NE 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<sup>51</sup>.

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 (sic) staged by our resident theatre company who guarantee you a memorable evening<sup>52</sup>."

### 3.10 REG LIVERMORE AO AT THE CLARENDON (1985-2001)

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: 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).

Livermore describes the first of these shows at The Clarendon in his website:

*The Clarendon is a guesthouse and dinner theatre in Katoomba, not exactly salubrious, but quaint; of the few performance venues in the Blue Mountains the Clarendon is best known and the most significant. During my self-imposed layoff, Bob and Annette Charter the owners several times tried to persuade me to do something there but for a man given to large gestures it's not an ideal situation. What could I do in a space the size of a postage stamp? I eventually came up with an idea I thought might work there; ...Described as a 'postcard from the mountains', set as it was in the Katoomba-Leura environs, in one of it's Arts and Craft Shops; in a Nursing Home; and at a bus stop, all of which locations abound in the Blue Mountains. I called it Wish You Were Here.*

*My first appearance on stage in five years was a real coup; public interest had been aroused from the first press announcements. Wish You Were Here proved a bonanza, our box office was overrun; the opportunity to catch me doing anything after so long an absence was sufficient inducement I suppose, but doing it in the mountains became even more of an incentive since it's a popular weekend destination for Sydney folk. That the show was deemed almost my best work to date, 'a masterpiece' some said, and that its content was Blue Mountains specific meant even the locals bothered to get off their bums to have a look at it. The show played five shows a week for five months. Praise was heaped on born-again-me from all quarters. Over the next couple of years, we took the production to the*

<sup>50</sup> S & R Franklin's "Tourist Guide to the Blue Mountains," 3rd edition, 1979

<sup>51</sup> Building Application B87/1441, Blue Mountains City Council Archives collection

<sup>52</sup> Canberra Times, Sunday 23 September 1984, page 12



*Ensemble Theatre in Sydney, to the Melbourne International Festival, dates throughout regional Victoria and New South Wales, and an extended season was later mounted at the Playhouse of the Victorian Arts Centre.*

*Wish You Were Here was truly a gem and paved the way for several other entertainments conceived for the Clarendon: Santa on the Planet of the Apes; Mother Goose; Red Riding Hood, the Speed Hump and the Wolf; Home Sweet Home (Leonard's Last Hurrah); and The Thank You Dinner.*

[https://www.reglivernore.com/regshows\\_wishyouwerehere.html](https://www.reglivernore.com/regshows_wishyouwerehere.html)

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, was honoured with the Helpmann Awards, JC Williamson Centenary Medal from Live Performance Australia.



Figure 3.24 Reg Livermore in his first show at the Clarendon in 1985.

Source: reglivernore.com, Blue Mountains Gazette, 30 April 2024

During the 1990s The Blue Mountains Theatre Company also performed regularly at the Clarendon Dinner Theatre and Cabaret<sup>53</sup>.

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<sup>54</sup>.

<sup>53</sup> Robyne Ridge, Researcher, Blue Mountains Historical Society 6 May 2024

<sup>54</sup> <https://treelinelurline.org/portfolio-items/a-short-history/>

The 1990 aerial photo shows conifer plantings to the east and west boundaries, and a landscaped setting to the pool. The broader view shows the extensive demolition of the early 20thC residential development of Hyams Estate for the expansion of the public school and RSL club. The houses 'Coolangatta' and 'Woodlands' remain as survivors of the late 19<sup>th</sup>C development of Hyams Estate. (Figure 3.25)



Figure 3.25 Aerial photograph of the Clarendon, 1990.

Source: Spatial NSW

In August 1999, an application was approved for construction of a new conservatory linking into the Bar/Lounge with 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<sup>55</sup>. The DA was amended in February 2000 with the pitched roof lowered to a minimum and a planter added<sup>56</sup>. The conservatory obscured the original façade of the building.

### 3.11 THE CLARENDON IN THE 21<sup>ST</sup> CENTURY

In November 2002 the Clarendon was on market. Clarendon was described as having 37 rooms, conference facilities, a bar and theatre room<sup>57</sup>.

In June 2003, the Clarendon is again 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<sup>58</sup>."

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, Jezabels, Jim Conway, Katie Noonan, Tim Rogers,

<sup>55</sup> Development Application 514/99, Blue Mountains City Council

<sup>56</sup> Development Application 514A/99, Blue Mountains City Council

<sup>57</sup> Sydney Morning Herald, 2 November 2002, real estate

<sup>58</sup> Focus on Property

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.

When The Clarendon was again advertised for sale in 2013, It is described as a guesthouse and “iconic music venue<sup>59</sup>”. The facilities included “restaurant, theatre, bar, guest lounge, pool and parking”. The property sold on 26 September 2013<sup>60</sup>.



Figure 3.26 Ed Kuepper and Mark Dawson performing at The Clarendon, 19 January 2013.

Source: FourSquare.com

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 Guesthouse and Theatre, following community and council concerns with unauthorised works.

### 3.12 THE OWNER – HERBERT AUGUSTUS WEBB

Herbert Augustus Webb purchased the subject site in 1907, first building the guesthouse ‘Holyrood’, and later The Clarendon. Webb is not recorded as operating either of these establishments, but he retained ownership of the land until 1948. In 1920, Webb is described as a draper and was resident of Temora. The 1923 tender notes the owner of the Clarendon as ‘WA(sic) Webb of Merriwa Street’. Later his address is C/- GA Raves & Poole, 113 Pitt St Sydney. In the late 1920s, Webb is recorded as living at Manly.

The research to date does not suggest that Herbert Augustus Webb was an important or influential developer of the period, or an important figure in Katoomba.

<sup>59</sup> Blue Mountains Gazette’s “Domain Real Estate” page on 5 June 2013

<sup>60</sup> <https://www.realcommercial.com.au/sold/property-68-lurline-street-katoomba-nsw-2780-500731175>

### 3.13 THE ARCHITECT – HENRY NEVILLE BROWN

Little is known of the architect of the 1923 Clarendon, Henry Neville Brown, who according to the tender notices was active in Sydney and the Central Coast from 1915 through to 1936. He had offices in Pitt Street Sydney and was responsible for a wide range of work- domestic and commercial.

Projects included large California Bungalow at Waverley 1915; residence for M Louis Bradleys Head 1915; two bungalows at Cremorne 1915; large block of shops Mosman 1916; cottage at North Sydney 1916; brick residence Bundarra Rd 1917; four cottages Ashfield 1921; pair of cottages Ashfield 1921; racing stables at Randwick 1921; erection of a reinforced concrete hotel at Woy Woy for Phil Brophy 1923; Two shops and residences and bungalow at Woy Woy 1922; Hall/ Cinema at Ettalong; New Picture Theatre at Woy Woy 1922; Reinforced concrete cottages at Ettalong 1922; Deer Lodge Hotel, Wallacia 1936.

The Woy Woy Cinema 1923 is later attributed to engineers John P. Tate, but tenders for the building were called by architect Neville Brown. There are strong similarities between this building, the Ettalong Hall designed by Neville Brown, and The Clarendon, all of which were built within a short time frame (1922-1923). The symmetrical composition with dominant bracketed central gable, flanked by horizontal eaves/parapet, the square fenestration pattern with criss cross/diamond motif, the use of concrete/masonry to the street and return with lightweight construction beyond, are common features. (Figures 3.27 and 3.28)

A magazine search of the period has not identified Neville Brown's work. The research to date does not suggest that Neville Brown was an important or influential architect of the period.

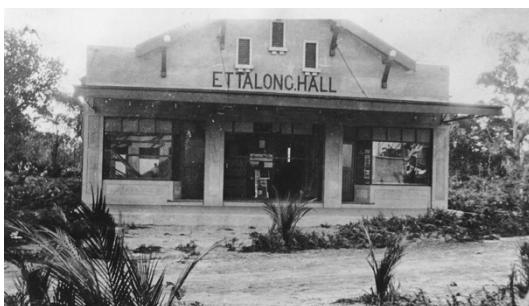


Figure 3.27 Ettalong Hall by H.N. Brown, 1922.  
Source: Central Coast Library.



Figure 3.28 Woy Woy Cinema Theatre by H.N. Brown, 1922.  
Source: Cinema Treasures.

### 3.14 THE BUILDER – J.W. INMAN

John William Inman was a well-known figure in Katoomba since 1901. He was involved in St Hilda's Church of England, Katoomba School of Arts, Katoomba Druids, Katoomba Cycling Club, The Katoomba Progress Association, and ran for Council on several occasions<sup>61</sup>.

Inman is noted as the builder of two house-turned- guesthouses in Katoomba including The Carlton, 1912; Villers Bret 1913<sup>62</sup>.

In 1919, his firm Inman & Johnstone builders and contractors, Katoomba was registered<sup>63</sup>. The firm appears to have been short-lived as the following year, J.W. Inman Builder and Contractor of Lurline

<sup>61</sup> Lithgow Mercury (NSW : 1898 - 1954) Tue 26 Jan 1904 Page 3 KATOOMBA

<sup>62</sup> Gwen Silvey

<sup>63</sup> Dun's gazette for New South Wales. Vol. 21 No. 19 (May 12, 1919



Street advertised in the Blue Mountain Echo, noting fencing was his specialty<sup>64</sup>. In 1921, he was offering estimates for general repairs. In 1924, Inman was selling lots in the Railway Station Estate, Medlow Bath<sup>65</sup>.

Also in 1924, Inman advertised as:

*"THE OLDEST ESTABLISHED BUILDER AND CONTRACTOR Estimates Given for General Repairs\_Address : Lurline Street, Katoomba<sup>66</sup>."*

By 1929, Inman had moved to Barton St Katoomba. J.W. Inman died at Anzac Memorial Hospital in Katoomba in 1943, aged 73.

The research to date suggests that J.W. Inman was a well-known community member and local builder of the period, however his reported link to the Clarendon has not been confirmed.

### 3.15 HISTORICAL ANALYSIS

#### The Clarendon as a guesthouse

- Guesthouses play a significant role in Katoomba's development
- The 1920s was the hey day of guesthouses in Katoomba
- The Clarendon was built within a precinct of guesthouses clustered around the junction of Waratah and Lurline St. This group included Villers Bret, Holyrood, Coolangatta, The Carlton, Astor House, The Clarendon, and Glamis.
- The earliest records describe The Clarendon as a 'Boarding Establishment', and briefly 'Gentleman Only'. This reflects the pattern of longer term accommodation of the period.
- The Clarendon was a superior guesthouse in the Interwar period. 12 bathrooms with hot and cold water to bedrooms reflected the quality of this 'modern establishment'. The illustrated 'Bebarfalds' advertisement supports this. The superior experience was enhanced with entertainment and sporting activities offered on site.
- From the 1960s, when many guesthouses were closing due to the popularity of the day trip, The Clarendon expanded to offer both motel and guesthouse accommodation, still well supported by a range of updated on site entertainment and activities.

#### The development of The Clarendon as a social hub and important performance venue

- An important part of Guesthouse management was the organization of entertainments for the visitors.
- The earliest advertisements for The Clarendon describe provisions for social activities, noting: *drawing, lounge and card rms., billiard rm., ballroom, tennis court*<sup>67</sup>
- In 1924, there was a Jazz Band performing every weekend, and dancing in the Ballroom.<sup>68</sup> The Ballroom was an important feature of the larger guesthouses of the period.<sup>69</sup>
- Tennis matches held at The Clarendon between various local and further afield teams - attended by large crowds, were part of weekends of sporting and social activities hosted by Mr Leslie at the Clarendon through the 1930s.
- In the 1940s, 1950s, newspaper articles describe Dinner dances, Charity events, Games and Cards nights, meetings, parties and dancing at the Clarendon hosted by The Mayor and Mayoress Galwey during their lease<sup>70,71</sup>.

<sup>64</sup> The Blue Mountain Echo (NSW : 1909 - 1928) Fri 4 Jun 1920 Page 7 Advertising

<sup>65</sup> The Blue Mountain Echo (NSW : 1909 - 1928) Fri 18 Jul 1924 Page 8 Advertising

<sup>66</sup> The Katoomba Daily (NSW : 1920 - 1939) Mon 6 Oct 1924 Page 2 Advertising

<sup>67</sup> Blue Mountain Echo, on Wednesday 18 July 1923, page 5

<sup>68</sup> The Sun, 23 March 1924

<sup>69</sup> Katoomba Daily Tue 12 Dec 1933 p2 New Ballroom

<sup>70</sup> The Blue Mountains Advertiser Thu 25 Jun 1953, p7 Teenage Party at The Clarendon

<sup>71</sup> The Blue Mountains Advertiser Thu 29 Nov 1951 p5 About People

- The Swiss Inn, established in the late 1950s became a popular and sophisticated social destination in Katoomba with the development of the nightclub. 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!*<sup>72</sup>
- 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<sup>73</sup>.
- Reg Livermore AO wrote, directed and performed the following shows at the Clarendon: 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). He describes The Clarendon in his website: *The Clarendon is a guesthouse and dinner theatre in Katoomba, not exactly salubrious, but quaint; of the few performance venues in the Blue Mountains the Clarendon is best known and the most significant.*
- During the 1990s The Blue Mountains Theatre Company also performed regularly at the Clarendon Dinner Theatre and Cabaret<sup>74</sup>.
- Bob Charter established the Blue Mountains Music Festival in 1996- which continues with line-ups of local, national and international performers. The event has been staged at the Clarendon from 1996-2023
- 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. An advertisement of 2013 states the building enjoys a reputation as one of Australia's best live entertainment venues.<sup>75</sup>

<sup>72</sup> 11 February 1987, Blue Mountains Gazette "Looking Back". Comments

<sup>73</sup> S & R Franklin's "Tourist Guide to the Blue Mountains," 3rd edition, 1979

<sup>74</sup> Robyne Ridge, Researcher, Blue Mountains Historical Society 6 May 2024

<sup>75</sup> Focus on Property

**3.16 EUROPEAN HISTORY OF THE SITE-- TIMELINE**

<b>YEAR</b>	<b>MONTH/DATE</b>	<b>EVENT DESCRIPTION</b>
1880	17 May	50 acres of land, Portion 98 of the Parish of Megalong, granted to James Henry Neale.
1881	January	Neale transferred his grant to Frederick Clissold of Ashfield.
1881	August	was purchased by Daniel Dean.
1886		the land was sold to Solomon Herbert Hyam.
1887		Sarah Hyam purchased Lots 110 and 111.
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.
1907		Timbrell transferred this land to Herbert Augustus Webb
1909	November	Sale plan shows fronting Waratah Street 'Holyrood'
c1908		'Holyrood' built by Webb
1910		Miss Waight operated 'Holyrood' as a guest house
1920		Webb sold 'Holyrood' to Ann Elizabeth Hack. A new certificate of title was issued for the residual L-shaped allotment upon which the Clarendon was to be constructed
1923	February	contract signed for a large boarding house by H Neville Brown and HA Webb
1923	July	Tenders for the lease of the new boarding house were invited
1923	November	Mr. and Mrs. Leslie will open the big house in Lurline Street
1923	15 December	The new Guesthouse opened over Christmas week by Mr and Mrs Leslie
1924	January	the new boarding house is advertised "AT KATOOMBA – A NEW MODERN PRIVATE BOARDING ESTABLISHMENT, THE CLARENDON... own tennis court, Ballroom, lounge and drawing rooms...Accommodation available"
1936		Leslie defaulted in rent and the lease was cancelled
1936	July	new lease with Alexander Ferrier-Watson and Florence Esme McLaughlin.  this lease was also cancelled due to default of payment of rent in 1941.
1940		Constance Clare Galwey, wife of Percy Edward Galwey signed a lease

YEAR	MONTH/DATE	EVENT DESCRIPTION
1948		Webb sold the land to Horace Charles Gates
1950		Percy Galwey was elected Mayor of Blue Mountains Council. Dinner dances at the Clarendon were hosted by The Mayor and Mayoress during their lease.
1956		the site was sold again to Anthony Gabriel Coorey and his wife Adele (Della) Coorey
1959		the site was sold to Joseph Goddard and Friedl Goddard transforming the Clarendon into the Swiss Inn
1967		the site of Holyrood fronting Waratah Street was purchased by Joseph and Friedl Goddard. 'Holyrood' and the Clarendon tennis court were both demolished to make way for the Clarendon motel extensions.
1960s 1970s	-	Swiss Inn Nightclub
1974		the Goddards had leased the property to L. Soryl and C. Moore
1978		It was sold to Annette and Bob Charter
1979		A theatre restaurant established
1987		Alterations for fire regulations. The arched canopy added.
1980s		Live theatre and music flourished through the 1980s
1985		Reg Livermore came out of retirement to put on a show at The Clarendon. Livermore wrote, directed and performed 6 shows at the Clarendon
1990s		The Blue Mountains Theatre Company also performed regularly at the Clarendon Dinner Theatre and Cabaret
1996		Bob Charter established the Blue Mountains Music Festival, staged at the Clarendon
1999		Application was approved for construction of a new conservatory
2000s		A greater focus on music. The Clarendon gained a reputation as an important live music venue.
2013	26 September	The Clarendon was sold
2024	August	Interim Heritage Order



### 3.17 DATING OF FABRIC

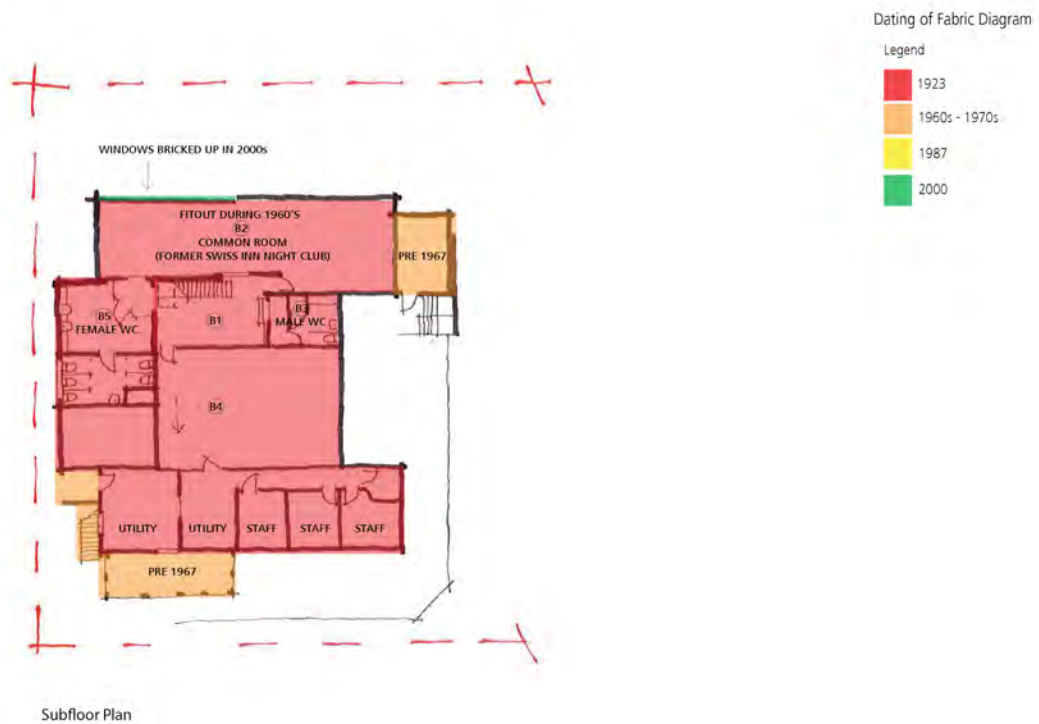


Figure 3.29 - Dating of Fabric Diagram - Subfloor Plan

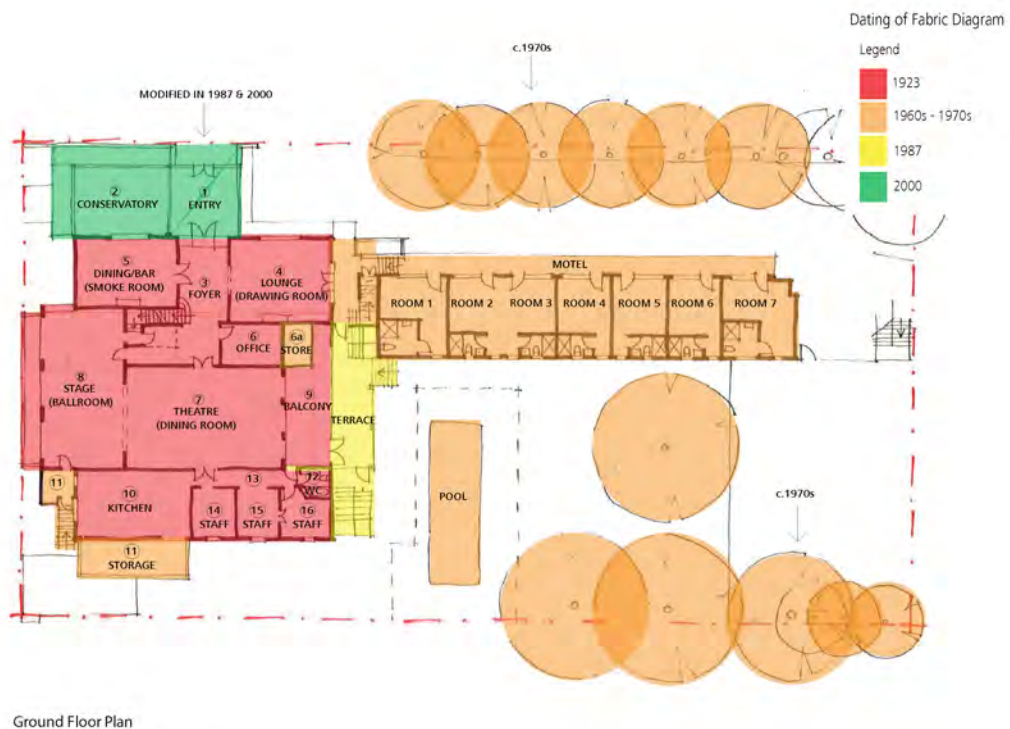


Figure 3.30 Dating of Fabric Diagram - Ground Floor Plan



Figure 3.31 Dating of Fabric Diagram – First Floor Plan

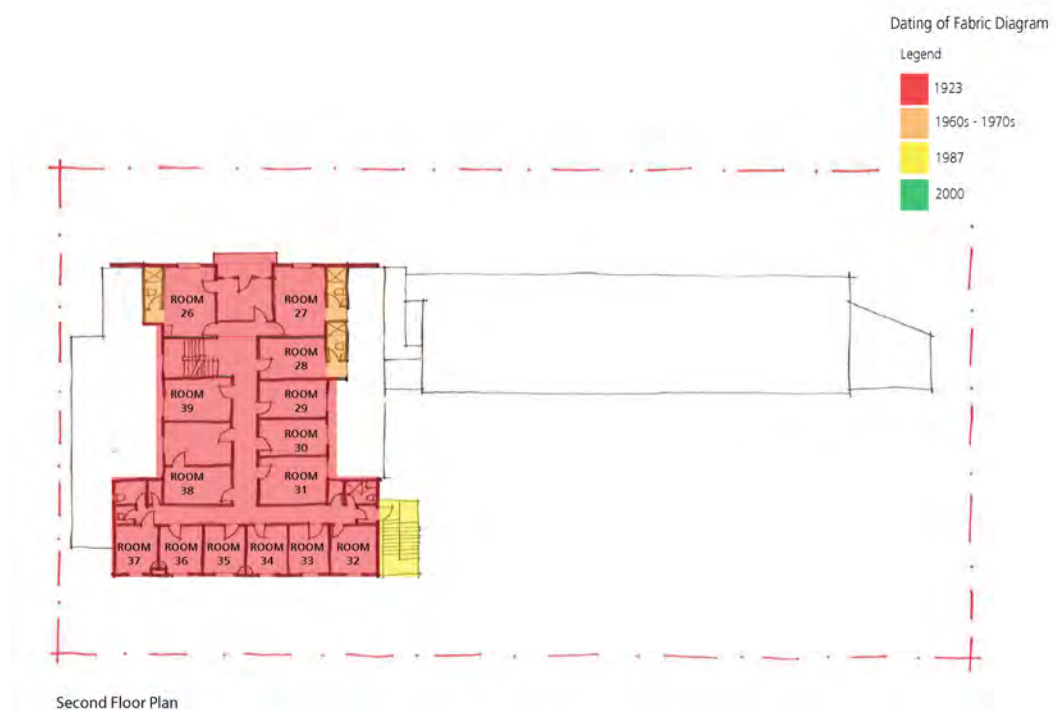


Figure 3.32 Dating of Fabric Diagram – Second Floor Plan



## 4.0 PHYSICAL EVIDENCE

This section describes the subject site in its current form.

### 4.1 DESCRIPTION OF THE SITE AND SETTING

The site is rectangular lot, prominently located at the corner of Lurline and Waratah Street, at a shift in alignment. The lot is bound by Waratah Street to the north and Lurline Street to the west. The site is adjoined by a Victorian house "Coolangatta" to the east. To the south, the site is adjoined by an access handle to the Coolangatta site, with the carpark of the RSL beyond. The 1923 three storey guesthouse 'The Clarendon' with various extensions and additions occupies the southern portion of the site. 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.



Figure 4.1 Heritage Item "Coolangatta" to the east of the subject site.



Figure 4.2 View to the Clarendon from Waratah Street.





Figure 4.3 Motel wing, from Lurline Street.



Figure 4.4 1923 wing, from Lurline Street.





Figure 4.5 Motel from courtyard.



Figure 4.6 RSL carpark, south façade.



## 4.2 LANDSCAPE FEATURES

The site features a hedge of golden cypress to the western boundary (Lurline Street) which screens the Motel block. The hedge has been drastically pruned and will not recover. To the north there are substantial street trees on Waratah Street (Plane trees) which provide an appropriate setting for the building and frame views. There is a mature planting of conifers along the eastern boundary, adjoining the Coolangatta site which also contribute to the setting of the building. The courtyard features a single central conifer which has also been lopped and is in very poor condition. There is a photinia hedge planted on the Waratah Street boundary.



Figure 4.7 Courtyard.



Figure 4.8 Trees, east boundary.





Figure 4.9 Lurline Street planting.

#### 4.3 VIEWS

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 screened by mature street trees.

The Clarendon is prominent in views from Lurline Street South, with both the primary street facade and the south elevation highly visible. The Clarendon is also prominent in views from Lurline Street north where the roof and northern elevation can be seen. The planting on Lurline Street has effectively screened the lower motel wing however following recent lopping, this planting requires replacement.

Views are enhanced by the landscape elements including the Bunya Pine opposite, the street trees at the corner of Waratah Street, the cypress hedges along the eastern boundary alignment north and south of the 1923 building.



Figure 4.10 View to the Clarendon from south.



Figure 4.11 View to the Clarendon at Waratah Street from east.



Figure 4.12 View to the Clarendon at corner Waratah and Lurline Streets.



Figure 4.13 View to the Clarendon at corner Waratah and Lurline Streets.



Figure 4.14 View from Lurline Street, south.



Figure 4.15 View from Lurline Street, south.



Figure 4.16 View from Lurline Street, north.



Figure 4.17 View from Waratah Street.



## 4.4 THE BUILT FABRIC OF THE PLACE

The original H-shaped form of the building has been infilled to create a rectangular block. The guesthouse comprises a basement, a ground level and two levels of accommodation. The terracotta tile gabled roof is T-shaped and dates from c1960s. There are simple brick chimneys. The original rectangular parapet to the front facade is extended in part to form a gable which sits awkwardly with the original projecting gable over the upper-level verandah. The new gable end is clad in vertical boarding.

### 4.4.1 Exterior

The original wall finishes survive with a base treatment in tuckpointed face brick which has been painted in part. Above the brick there is a distinctive exposed river stone finish, and above that roughcast. Brick soldier courses (now painted) separate the different finishes. The original fenestration with diamond motif survives to the ground floor but has been recently removed (unauthorised works) at the upper level. Original square window openings that feature brick sills and concrete hoods survive. The arched balcony opening at the upper level is expressed in face brick. The river stone is punctuated by regular terracotta vents. The original diagonal timber balustrade to the balcony survives behind later vertical boarded cladding.

The face brick and river stone finishes return around the north and south facades for a full bay, then change to lightweight cladding on 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 which occurred c 1960.

The north façade is dominated by the steel fire stair. The south and east façades are currently obscured by scaffolding.

The arched entry canopy which dates from 1987 mimics the original arched balcony. The entry canopy has been infilled (Room 1) and extended with a conservatory (Room 2) which was built c.2000.

Summary of exterior features:

- tuckpointed face brick (now painted);
- distinctive exposed river stone finish;
- roughcast render finish;
- brick soldier courses (now painted);
- original fenestration with diamond motif;
- the river stone is punctuated by regular terracotta vents;
- the bracketed gable roof over arched balcony;
- the original diagonal timber balustrade to the balcony;
- battened cement sheet cladding to side elevations.

### 4.4.2 Interior

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 (Room 3), The Lounge-former Drawing Room (Room 4), The Bar- former Smoke Room (Room 5), the Theatre - former Dining Room (Room 7), the Stage - former Ball Room (Room 8) and the office. (Refer plan) The spatial arrangement, proportions and relationships of these room to each other remains substantially intact.

The Foyer (Room 3) features the name 'Clarendon' in mosaic tile set into the terrazzo threshold, decorative panelled ceilings and cornice a fine timber stair with timber balustrade that reflects the squat proportions of the bungalow style, a rough textured wall finish and sets of glazed French doors with

bevelled glazing, which are not original. The original 1923 diamond pattern glazing survives in windows and sidelights to the lounge (Room 4). The lounge (Room 4) and bar (Room 5) feature decorative panelled ceilings and cornices, and unusual fireplaces which combine brick, texture render mantle supported on over scaled rounded attached piers with a textured render finish. There are original simple picture rails in the bar Room 5 (Smoke Room) but these are removed in Room 4. The shelving and bar are later additions. The original timber flooring is evident in Room 5, but elsewhere the finish is carpet.

The Office (Room 5) and Store (Room 6) have been altered with new partition walls, new openings and surface mounted services. The original character of these rooms was utilitarian. The office retains its direct relationship to the foyer, stair and dining/ballroom.

The original volume of the Theatre/Stage as a sequence of interconnected spaces – ballroom, dining room and balcony – is legible despite unauthorised partially constructed timber framing now subdividing the space. The timber strip flooring in the Theatre (former Dining Room 7) and the rare original parquetry chequerboard timber floor finish in the Stage (Former ballroom Room 8) have survived. The wall finishes evidence the alterations over the years. The original tuck-pointed face brick wall finishes are evident in places but are 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 skirting and picture rail have been removed but are evident in shadows on the wall. A terrazzo threshold to enclosed verandah (Room 9) survives. The tile floor finish and face brick wall finish to the former verandah have been painted.

The kitchen and storerooms (Rooms 10-12) have been modified to suit the ongoing use as a commercial kitchen. The battened sheet ceilings, coved cornice, timber shelving, retain aspects of their original utilitarian character. The staff rooms (Room 14-16) are also utilitarian and feature simple timber architraves.

The basement also evidences a series of changes associated with changing use. The stair is utilitarian with simple timber handrail. The foyer is lined with a range of sheet cladding and marble look floor tiles. In the Common room, -former Swiss Inn Nightclub (Room B2) there is a timber panelled partition wall with amber glass adjoining the stair foyer. The brick walls were partially rendered and finished below the dado with a paint finish. Remnants of the c1970 Swiss Inn nightclub interior is evident in the dado with faux timber finish with cross motif. The ceiling is painted slab divided by deep steel beams. The floor is finished in timber strip flooring at the former dance floor, and marble tile elsewhere of a later date. The bathrooms (B3) have been stripped and wall and floor tiles removed. Simple gyprock cornices and ceilings survive.

The bedrooms were not inspected, however recent photographs reveal the interiors to be altered with new ensuite bathrooms, and extended into the former balconies. Early detail includes strip timber flooring, plaster wall finishes, ceilings and cornices. Joinery has generally been removed.

#### Summary of interior features:

- 'Clarendon' in mosaic tile set into the terrazzo threshold;
- decorative panelled ceilings and cornice;
- fine timber stair with timber balustrade that reflects the squat proportions of the bungalow style;
- 1923 diamond pattern glazing;
- rough textured wall finish;
- sets of glazed French doors with bevelled glazing, which are not original;
- Room 5 – decorative panelled ceilings and cornices, and unusual fireplaces;
- original simple picture rails in Room 5, but removed in Room 4;

- timber strip flooring in the Theatre (former Dining Room 7);
- chequerboard parquetry timber floor finish in the Stage (former Ballroom Room 8);
- original tuck-pointed face brick mostly painted;
- plaster wall finish with reeded profile detail;
- expressed beams create a panelled ceiling in the Theatre;
- skirting and picture rail evident in shadows.



Figure 4.18



Figure 4.19 Room 1



Figure 4.20 Room 1



Figure 4.21 Room 2



Figure 4.22 Room 3



Figure 4.23 Room 3





Figure 4.24 Room 3



Figure 4.25 Room 4



Figure 4.26 Room 4



Figure 4.27 Room 4



Figure 4.28 Room 5



Figure 4.29 Room 5

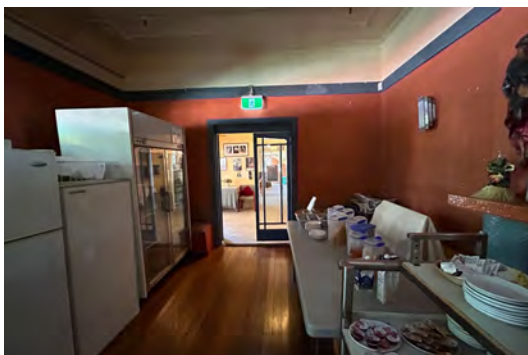


Figure 4.30 Room 5



Figure 4.31 Room 6



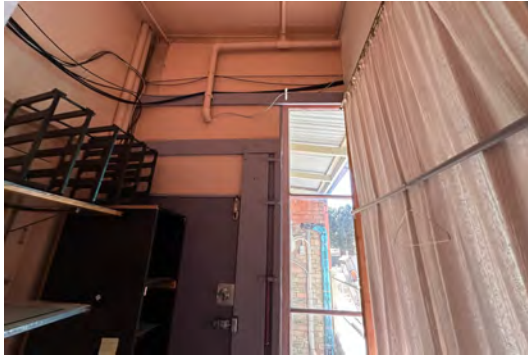


Figure 4.32 Room 6A



Figure 4.33 Room 7



Figure 4.34 Room 7



Figure 4.35 Room 7



Figure 4.36 Room 8

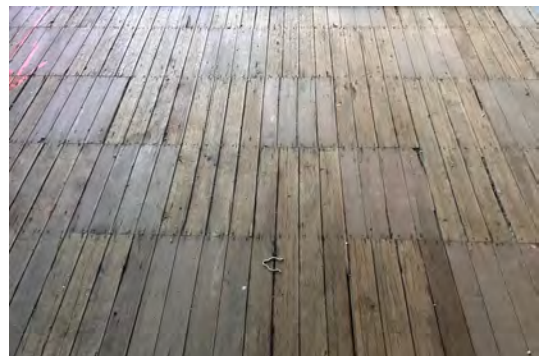


Figure 4.37 Room 8

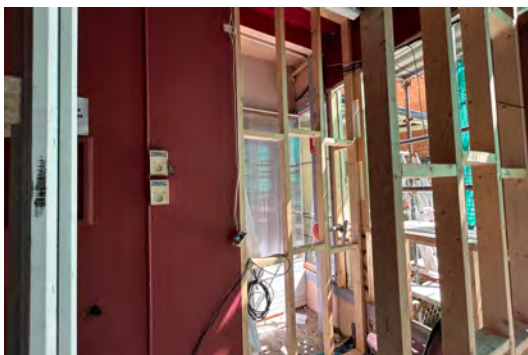


Figure 4.38 Room 9

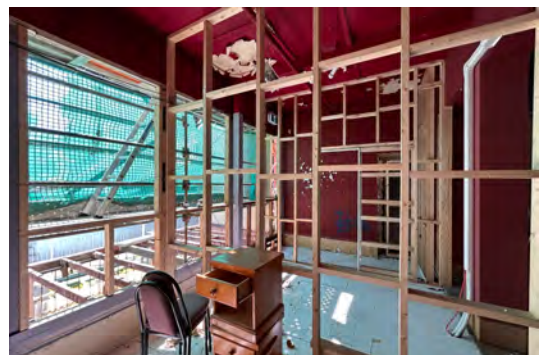


Figure 4.39 Room 9

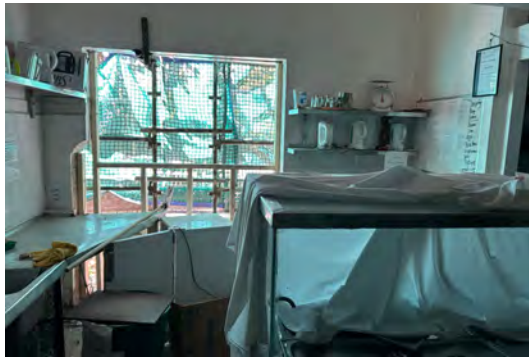


Figure 4.40 Room 10



Figure 4.41 Room 10



Figure 4.42 Room 11



Figure 4.43 Room 12



Figure 4.44 Room 13



Figure 4.45 Room B1

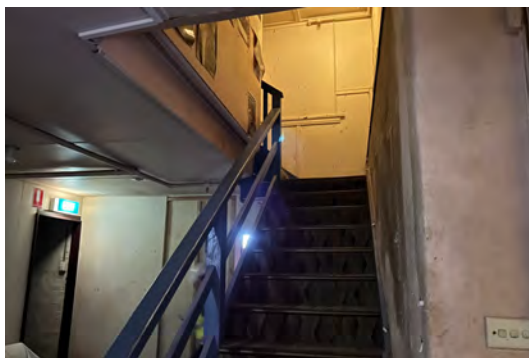


Figure 4.46 Room B1

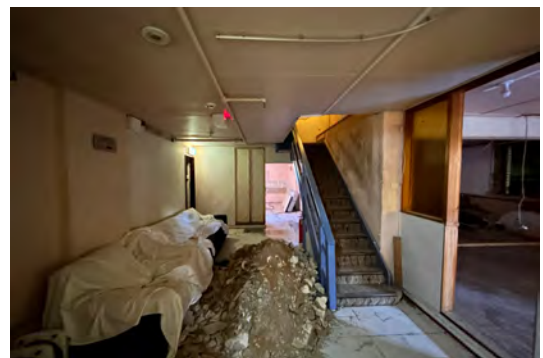


Figure 4.47 Room B1





Figure 4.48 Room B2



Figure 4.49 Room B2

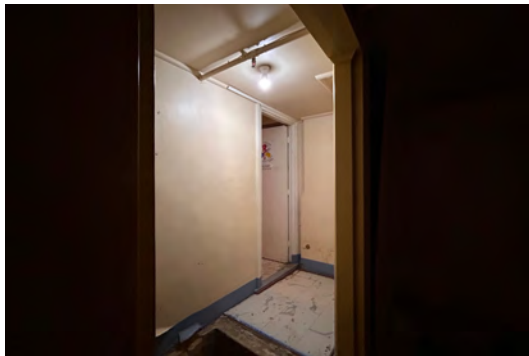


Figure 4.50 Room B3



Figure 4.51 Room B4

## 4.5 ANALYSIS OF STYLE

The exterior of the Clarendon retains architectural features loosely relating to the Interwar bungalow styles.

Deriving from the Arts and Crafts movement in England, the California Bungalow became popular in the United States with the houses of Greene and Greene in Pasadena. While the bungalow style was typically expressed as the free-standing single storey house, the style was also popular for holiday homes and was translated into the larger scale Interwar period guest houses. The homely, earthy character, embracing natural materials and finishes, was suited to sites of natural beauty where holiday homes and guest houses were often located.

Key elements of the bungalow are evident at the Clarendon guesthouse include- a dominant central gable with broad overhanging and bracketed eaves; earthy wall finishes including river stone, roughcast, and tuck-pointed face brick; and cement sheet wall cladding with timber strapping to the rear.

The use of exposed river stones in the wall finish is a feature of the style, popularised in the rustic bungalows of SG Thorp (*The Cobbles*, 1919) and is reminiscent of the work of Alexander Stewart Jolly. (Figure 4.52)

The interior of the Foyer, Lounge and Dining/Bar which was described as “palatial” in 1923, reflect the character that is typical of the interwar guesthouse.

A nostalgia for European architectural styles was later superimposed on the Clarendon in the Swiss Inn period, with the addition of the broad gable to the street. This gable, while not original is compatible with the interwar bungalow style. The rustic Swiss Inn nightclub interior survives only in remnant form.



Figure 4.52 The Cobbles, Neutral Bay, 1919.  
Source: SG Thorpe.

## 4.6 PHYSICAL ANALYSIS

The Clarendon retains its prominence in the streetscape and in primary views from Waratah Street west and from Lurline Street despite later additions. This is because of the low scale of the motel and the screening of the motel on Lurline Street. The south elevation of the 1923 building is more prominent than it was because of the current use of the adjoining site as carparking (formerly 'Villers Bret' a substantial gabled roof guesthouse c1913).

The hedge planting on Lurline Street is not historic, yet performs an important screening function. This planting has not been maintained and has outgrown its location. The cypress hedges along the western boundary alignment enhance the setting of the building.

The façade facing Lurline Street retains a moderately high degree of integrity in its scale, form and composition with the distinctive finishes and fenestration. The façade allows the building to read as an Interwar period guesthouse, and has the ability to recover this aspect of significance with removal of additions to the façade and reinstatement of the original distinctive detail to the balustrades, fenestration and entry porch. The original face brick finish which has been painted would benefit from being stripped or painted a brick colour.

The primary interiors comprising the foyer, former smoke room, lounge/drawing room, dining room, ballroom and office, generally retain their original volumes and spatial arrangement, and provide an understanding of both the operation of the guesthouse and the importance of common spaces and entertainment as part of the guesthouse experience. The original ballroom, dining room and balcony were key interconnected spaces which have evolved to meet the changing requirements of entertainment uses since 1923, but remain legible. Despite the alterations to finishes, the interior retains key elements including the rare chequerboard parquet flooring, the timber stair, mosaic tile threshold, and fireplaces, and provide an appropriate interwar character and should be retained.



## 4.7 CONDITION AND INTEGRITY

At the time of inspection, the exterior was largely behind scaffold, and the upper accommodation levels were not accessible due to the unauthorised works.

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 render survive with a base treatment in and trim in tuckpointed face brick which has 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 survive. The characteristic timber sash windows with diamond pattern were only removed as part of the unauthorised works and could be reinstated/reconstructed.

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.

Integrity of the street façade was reduced in 1987, with the arched entrance canopy replacing the original 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 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 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 interpreting the original battened sheet finishes, characteristic of guesthouses of the period.

The pin wheel plan 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, balcony) remain legible and the rare original parquet flooring to the ballroom remains intact. 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 retains a high degree of integrity. The 2024 unauthorised works have negatively impacted upon integrity of the interior, notable with the new partition framing to the former theatre/ballroom, however they are considered reversible with reinstatement of the interior of the primary common rooms to the known earlier condition.

The accommodation rooms are known to have 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.

The condition of the primary common spaces (foyer, lounge, bar) was generally assessed as fair to good. The Theatre space and Basement were subject to unauthorised construction works.

#### 4.8 ABILITY OF FABRIC TO REPRESENT HISTORIC THEMES

The site has been assessed in comparison to the Historic Themes devised by the former Office of Environment and Heritage, now Heritage NSW, Department of Premier and Cabinet.

NATIONAL	STATE	LOCAL
Building, Settlements, Towns and Cities	Accommodation  Activities associated with the provision of accommodation, and particular types of accommodation	Boarding house accommodation /Guest house accommodation /Motel accommodation

Ability to demonstrate theme:

The 1923 building evidences the heyday of guesthouse accommodation in the heart of Katoomba in the 1920s through its form, its two storey presentation to the street, its original materials, fenestration and its primary interiors- ie the hall, the lounge and bar and the former ballroom- which were key elements of the guest house typology. The accommodation rooms have been upgraded and altered to provide ensuites and no longer represent the Interwar period well.

The motel wing evidences the change in accommodation requirements in the 1960s.

Developing Australia's cultural life	Creative Endeavour  Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.	Theatre, Cabaret, Live Music
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Ability to demonstrate theme:

The large open spaces of the ballroom and stage area provides important evidence of the theatre, live music and cabaret activities that are a key component of the history of the building since 1923.

Developing Australia's cultural life	Leisure  Activities associated with recreation and relaxation	Tourist Accommodation/Resort  Tennis Court, Ballroom, Cabaret, Night Club, Bar, Sauna
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Ability to demonstrate theme:

The ability to understand the key period of the building as an Interwar tourist guest house is evident in the Interwar character and form of the Lurline Street presentation, the key public interiors – the hall, lounge, bar and ballroom. The former Swiss Inn night club in the basement is difficult to interpret and the space is not habitable. The Tennis court and Sauna have been demolished.

NATIONAL	STATE	LOCAL
Developing Australia's cultural life	Social institutions Activities and organisational arrangements for the provision of social activities	The Blue Mountains Theatre Company Blue Mountains Music Festival

Ability to demonstrate theme:

The performance space which comprises the large open plan former ball room, accessed from the hallway provides evidence of these social institutions, however the use of the space has ceased and this primary space is impacted by the partial erection of partitions (unauthorised works).

Developing Australia's cultural life	Sport Activities associated with organised recreational and health promotional activities	Tennis competitions
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Ability to demonstrate theme:

The tennis court has been demolished, this aspect can be interpreted by historic photographs and newspaper reports.



## 5.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

### 5.1 COMPARATIVE ANALYSIS – BLUE MOUNTAINS GUESTHOUSES

#### 5.1.1 History of the Blue Mountains Guesthouse Typology

Tourism to the Blue Mountains developed in the late nineteenth century, when the fresh mountain air and scenic views were promoted as a healthy retreat for consumptives and *"business people seeking rest and change from the stifling atmosphere and nose and bustle of town nights"*<sup>76</sup>.

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<sup>77</sup>, 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.

Stepowski (from Silvey) provides the following summary of the development of the Guesthouse typology in the Blue Mountains:

*"Guesthouses began to appear in the Blue Mountains following the financial depression of 1890s. The tourist industry was assisted by the middle class residents of Sydney who began to follow the example of their wealthier neighbours by holidaying in picturesque, natural and healthy locations.*

*When motor cars became more readily available after the 1914-1918 World War, 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.*

*It was during this period of post First World War prosperity that the tourism industry grew. The more popular Guesthouses made extensive additions to their premises. A number of proprietors of modest establishments could now afford large houses in more prestigious positions, often with better views. The same Guesthouse name was often relocated to the new building in order to maintain the contact with regular guests."*

Both The Clarendon and San Souci in Katoomba exemplify this.

*"From around 1920s the number of individual Guesthouses were reduced, but many of the successful houses increased their accommodation, maintaining the overall number of beds being advertised. As a result, some of the large Guesthouses crammed in their guests during the holiday seasons. Tiny rooms, sleep-outs or covered-in verandahs provided shelter for those whose finances were limited. Such circumstances however did not detract from the fine service offered in most of the establishments where clean, comfortable rooms were available and the dining rooms sparkled with polished silver set out on white damask covered tables.*

*The 1920s saw the hey-day of the Guesthouses. With the onset of the 1930 Depression, many people could no longer afford holidays. The ripple on effect was that less staff were required and suppliers were not as busy. As the general wages and prices increased as the Depression receded, the relatively high tariffs charged during the boom times could not be maintained. In an effort to induce visitors, lower tariffs were retained, profits dropped and many establishments went out of business. The number of Guesthouses which regularly advertised in Katoomba dropped from nearly 90 in 1925 to less than 70 in 1934.*

<sup>76</sup> Tourists' Guide. 1887: 4

<sup>77</sup> Spriggs. 1962: 56-67

Before the effects of the Depression lifted, the Second World War (1939-1945) intervened. Shortages of imported goods and maintenance materials occurred; employees joined the Forces or called up to work in essential industries. As the war dragged on some of the larger establishment 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.

Things were never the same after the Second World War. Some Guesthouses gradually resumed their normal roles, in many cases after much refurbishment. Great changes occurred in the 1940s, including the return of thousands of service personnel, the deplorable lack of housing and the continuing shortages of many items, all made worse by serious drought, dust storms and strikes. Later crises, such as the coal strikes lead to power blackouts and shortages due to industrial action, combined to hastened the demise of Guesthouses. Many of the remaining Guesthouses, in Katoomba numbering less than half of the 100 advertised during the hey-day in 1921, were in a state of disrepair.

Another reasons for reduced accommodation in the mountains in the 1950s was the introduction of the Holden motor car. Available to all, a car enabled families to travel up and down from Sydney in a single day and bring a picnic lunch. Holiday makers tended to drive further afield from Sydney. Surfer's Paradise and other coastal areas became the mecca of thousands of tourists and more people were able to afford overseas tours.

During the 1950s regulations were introduced requiring accommodation houses to register and maintain standards enforced by law. This initiated the new style motel which provided en suite rooms with bed and breakfast service, plus car parking space. The 1950s saw many old Guesthouses converted to motels. Other types of holiday accommodation were provided in cabins and caravan parks to suit car owners.

The number of older, smaller Guesthouses, especially those in the central business areas were demolished to allow sites for modern commercial buildings and car parks. Many other Guesthouses were converted into flats, nursing homes or hostels for disadvantaged people.

In response to the post war 'baby boom' during the 1950s, a number of accommodation houses for children were operating in the mountains and by the sea. Mount Allen at Wentworth Falls was advertised in conjunction with the Children's Seaside Hotel at Narrabeen with 'mothercare provided by trained nurses who have made a study of modern child psychology'.

By the 1960s only a few substantial and well known Guesthouses remained open in the Blue Mountains. At Katoomba in 1968 only 20 establishments advertised, seven of which had been converted into motels and another three to hotels.

The 1980s saw a resurgence in the Guesthouses of the Blue Mountains with the building of several major resorts and conference centres. Old Guesthouse building were restored and re-opened in 'traditional style'."

Stepowski summarises:

"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. And so the majority of Guesthouses tended to be in picturesque and scenic locations."

Stepowski notes:

"Guesthouses have been marginalized or overlooked in heritage surveys, partly due to their modest forms, use of building materials, a general lack of recognition of 20<sup>th</sup> century buildings.

An important part of Guesthouse management was the organization of entertainments for the visitors."

### 5.1.2 Architectural Style of Guest Houses

Stepowski provides the following summary, acknowledging her source as Moylan, Gabrielle & Watt, *Holiday guest houses, a State-wide (Victoria) typological survey 1994* pp47-49).

"Guest houses of the federation periods were typically timber, featuring picturesque hipped and gabled roof forms, timber strapping to roughcast rendered gable ends, bay and casement windows, and wide returning verandahs with timber fretted friezes and balustrades. There were all features commonly incorporated in domestic architecture of the period. A nostalgia for European architectural styles was common. Many guest houses were reminiscent of the chalet architecture of northern Europe, with their steeply pitched roofs and half timbering to walls and gable ends. This nostalgia for Europe continued well into the century, especially with the increasing numbers of Continental Europeans immigrating to Australia.

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."

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<sup>78</sup>."




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<sup>78</sup> Stepowski, *Survey of NSW Guesthouses 1900-1950*






### 5.1.3 Comparative Examples of Katoomba Guesthouses of the Interwar Period



Name/Location/ Date/Image	Current Status/ Significance
<p>'The California' (Mountain Heritage, Gawler)</p> <p>2-10 Apex Street</p> <p>1908, 1913, 1924</p>  <p>Federation style, large scale, conglomerate of forms, gabled elements, face brick and battened sheet finishes, pergola style entry</p>	<p>LEP #K051</p> <p>one of the longest-running and most significant accommodation establishments in Katoomba.</p> <p>dates from a key period of development of the Katoomba town centre as a popular tourist destination.</p> <p>one of the most substantial guesthouses remaining in Katoomba,</p> <p>landmark location with superb views of surrounding escarpments.</p> <p>scale and form dominate the eastern approach to the Katoomba town centre,</p> <p>continuity of use and its ongoing economic, social and tourism contributions to the life of Katoomba.</p> <p>historic role as an entertainment and recreation venue</p>
<p>'The Carlton'</p> <p>Corner Lurline and Waratah Streets</p> <p>1912-1934</p> <p>Later a restaurant, Youth Hostel</p>  <p>Arts and Crafts/Bungalow style, domestic scale, simple gabled form, semicircular opening to balcony</p>	<p>Demolished</p>




Name/Location/ Date/Image	Current Status/Significance
<p>'Craigilee'</p> <p>near station 1930</p>  <p>Bungalow style, squat 2 storey scale, conglomerate of forms, pergola style porch, balcony, gabled roof, battened sheet</p>	<p>Demolished</p>
<p>'Eldon' Guest House, 1923-1969</p> <p>9 Lurline Street</p> <p>Hostel</p> <p>Ballroom, lounges tennis court added 1927</p>  <p>Bungalow/Arts and Crafts style features, large scale, 3 storey, conglomerate of forms, gabled roof forms, semicircular arched opening, face brick finish, ballroom, tennis court</p>	<p>LEP #K103</p> <p>fine example of an inter-war guesthouse in a prominent position views.</p> <p>many characteristics of inter-war guesthouses in the upper Blue Mountains including the fine sandstone retaining wall, face brick walls, and large balconies with infill windows.</p> <p>representative of the character of inter-war guesthouses in the upper Blue Mountains.</p> <p>representative of the growth of tourism in the area during the inter-war period.</p>
<p>'Felton Woods'</p> <p>88 Lurline Street cnr Merriwa Street 1924</p> <p>Hotel and Conference Centre</p>  <p>Eclectic Mediterranean style features, quat, 2 storey form, central gable with semicircular arched opening, render finish</p>	<p>Not listed</p>

Name/Location/ Date/Image	Current Status/Significance
<p>'Glamis' (Imperial)</p> <p>72 Lurline Street</p> <p>House rebuilt as Glamis 1923.</p> <p>Later the Imperial 1940-1969</p>  <p>Bungalow style features, simple symmetrical two storey form, central gable, face brick and battened sheet finish, pergola entry porch</p>	<p>Demolished</p>
<p>'Homesdale'</p> <p>207 Katoomba Street</p> <p>1918</p>  <p>Mediterranean style features, expansive horizontal two storey form, face brick finishes, cabaret.</p>	<p>LEP #K118</p> <p>a capacious guesthouse with an investment in motor transport for visitors, serving the tourist industry for half a century.</p> <p>a substantial and intact inter-war guesthouse. Although modestly detailed, it is well proportioned and its scale gives it an important presence in the streetscape.</p> <p>typical of the size and scale of the guesthouses built in Katoomba in the tourist boom of the inter-war period.</p>
<p>Katoomba Mountain Lodge (new Belfast Guest House)</p> <p>31 Lurline Street</p> <p>1925-6</p>  <p>Bungalow style features, 3 storey scale, gabled roof bracketed projecting bays</p>	<p>LEP #104</p> <p>The upsurge of building substantial tourist accommodation with fine views encouraged a substantial investment between the wars, both by local people and Sydney business people.</p> <p>part of the group of surviving accommodation houses on the west side of Lurline Street.</p> <p>a representative example of an inter-war guesthouse in the California bungalow style.</p>



Name/Location/ Date/Image	Current Status/Significance
<p>'The Metropole'</p> <p>7-9 Gang Gang, Lurline Street</p> <p>1933</p>  <p>Functional style features, large scale 3-4 storey, horizontal emphasis, cubic form, face brick, projecting bays, window hoods</p>	<p>LEP #K110</p> <p>a representative guesthouse with significance as a major addition to the tourist facilities of Katoomba despite the Depression of the 1930s.</p> <p>a representative example of an inter-war guesthouse in the Katoomba Leura area and retains many of its interior public spaces including the dining room, stair hall and first floor sitting room.</p> <p>some archaeological potential</p>
<p>'The Palais Royale'</p> <p>228-232 Katoomba Street</p> <p>Reimagined c1930</p>  <p>Federation/classical style features, domestic scale, conglomerate of forms, render wall finishes, semicircular arched openings, projecting balconies, ballroom</p>	<p>LEP #K058</p> <p>a major guesthouse with a spectacular ballroom for over 50 years.</p> <p>a social focus in the area, first as a convent school, and then as a guesthouse and dancehall, then as a Bible college, and now again as a luxury hotel.</p> <p>a fine representative example of a substantial c.1930 guesthouse and has an imposing presence on Katoomba Street, close to the town centre.</p> <p>evolved from a pair of matching houses, the present building is unusual as a design which has clearly been intended for use as a quality guesthouse.</p> <p>The building has a high level of detailing including the use of bevelled glass, leadlight and unusually fine terrazzo paving.</p> <p>a fine example of the work of the local architect H.L. Blackwood.</p>
<p>Sans Souci Tourist Est. (Anita Villa Nursing Home)</p> <p>2-10 Gang Gang, High point of Lurline St</p> <p>1917 building extended 1924 and 1927</p>  <p>Bungalow style features, large scale, 3 storey, conglomerate of forms, gabled roof forms, face brick and battened sheet finishes, tennis court</p>	<p>LEP #K052</p> <p>forty years as a leading guest house and a further forty years as a nursing home.</p> <p>The garden and grounds of the former Sans Souci guesthouse are of aesthetic significance at a local level for their demonstration of characteristic elements of a garden designed in the 1920s rustic rock walling and seating, pond, grotto and sundial remains and mature Japanese maples in the ornamental part of the garden; paved walks, viewing platforms and tennis court. The combined elements of the garden and outstanding views from it form a unit which is indicative of a substantial 1920s garden designed for leisure and recreation</p>

Name/Location/ Date/Image	Current Status/Significance
	Although once common on steep sites, examples of gardens which retain this combination of characteristic elements from gardens of the 1920s-30s are now unusual, particularly in the greater Sydney area.
<p>'Villers Bret'</p> <p>70 Lurline Street</p> <p>1913/1919-1942</p>  <p>Federation arts and crafts style features, domestic scale, dominant gabled roof form, wrap around verandah.</p>	<p>Demolished</p>
<p>'Waincourt'</p> <p>Waratah Street</p> <p>1921</p>  <p>Bungalow style features, domestic scale, conglomerate of forms, gabled roof forms, render and battened sheet finishes</p>	<p>Demolished</p>
<p>'Wangunyah' / 'Abbotsford' / 'Crystal Lodge'</p> <p>19 Abbotsford Road</p> <p>1890s house, hospital, guesthouse, aged care, Health Resort</p> <p>Guest house 1921-1929</p>	<p>Commercial</p>

Name/Location/ Date/Image	Current Status/Significance
 <p>Spanish Mission style, render finish 2 storey scale, conglomerate of forms, gabled parapet, entry porch, render finishes</p>	
<p>'Westella'</p> <p>Waratah Street</p> <p>1880s-1957</p> 	<p>Demolished</p> <p>- Garden listed</p>
<p>'Wykehurst'</p> <p>Katoomba Street, 1930s</p> 	<p>Demolished</p>



#### 5.1.4 Conclusion

The Clarendon is representative of the 1920s hey-day 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, riverstone, 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.

The provision of organised communal activities and entertainment in the form of Jazz bands, dancing, tennis, billiards rooms 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.

The Clarendon reflects the growth of the tourism industry in the period of post First World War prosperity, and demonstrates the social pattern of holidaying in picturesque, natural and healthy locations.

Clarendon was a key element in the development of Lurline Street/Waratah Street 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.

The Clarendon is an example of successful adaption of the Interwar guesthouse to remain viable through the tough times following the depression and WWII. The continental character of the Swiss Inn, the health spa and the development of the Motel wing drew new clients. In the later 20<sup>th</sup> century and into the 21<sup>st</sup> century, the theatre, cabaret and music saw the Clarendon develop as an important venue and home of the arts in the mountains.

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). Key features that have been demolished but represented the typology are the original pergola style porch (recoverable) and the tennis court (unrecoverable). Windows and doors removed.

## 5.2 METHOD USED TO ASSESS & PRESENT HERITAGE SIGNIFICANCE

This Assessment has been assessed in accordance with the guidelines outlined by the Heritage Council of NSW (Heritage NSW), published in the *Assessing heritage significance, Guidelines for assessing places and objects against the Heritage Council of NSW criteria* by Environment and Heritage Group, Department of Planning and Environment, May 2023. This methodology is generally accepted for evaluation of heritage significance. These guidelines assist in determining, by using thresholds and examples, whether a place or object is of heritage significance.

*The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* provides guidance for the conservation and management of heritage listed places in NSW. It is the overarching guide to assessing heritage significance in Australia. These guidelines are aligned with the Burra Charter.

- |              |  |
|--------------|--|
| Criterion a) | <p>Historic significance</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>   |
| Criterion b) | <p>Historical association</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>                                     |
| Criterion c) | <p>Aesthetic/creative/technical achievement</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>   |
| Criterion d) | <p>Social, cultural, and spiritual</p> <p>an item has strong or special association with a community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons;</p>  |
| Criterion e) | <p>Research potential</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>  |
| Criterion f) | <p>Rare</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>  |
| Criterion g) | <p>Representative</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> |

### 5.3 ASSESSMENT OF SIGNIFICANCE

Criteria	Significance assessment
<b>Criterion (a) Historic Significance</b> <i>An item is important in the course, pattern of NSW's or the local area's cultural or natural history.</i>	
<u>Significance indicator</u> <i>Demonstration of important periods or phases in history</i> <u>Local significance thresholds</u> <i>Demonstrates the influence on the local area of a prominent period of economic prosperity or decline</i>	<p>The Clarendon reflects the growth of the tourism industry in the Blue Mountains in the period of post WWI prosperity. 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 Waratah and Lurline Street junction from the 1910s as a centre of guest house accommodation- with views to the escarpment and close to sights.</p>
<u>Significance indicator</u> <i>Demonstration of important periods or phases in history</i> <u>Local significance thresholds</u> <i>Demonstrates an important period or phase in the history of the local area</i>	<p>Dating from a key period of development of the Katoomba town centre as a tourist destination, 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 20<sup>th</sup> century.</p> <p>The Clarendon is one of the longest-running guesthouses in Katoomba, having operated continually, now over 100 years.</p>
<u>Significance indicator</u> <i>Association with important cultural phases or movements</i> <u>Local significance thresholds</u> <i>Notable association with an important phase or social development in the local area</i>	<p>The Clarendon reflects the social pattern of holidaying in picturesque, natural and healthy locations.</p> <p>The Clarendon has been a social focus in the upper blue mountains, providing tennis tournaments, live music, dancing, nightclub, theatre and cabaret for 100 years.</p>

Significance indicator

*Association with important cultural phases or movements*

Local significance thresholds

*Notable association with changing demographic factors in the local area*

The Clarendon is an example of the successful adaption of the Interwar guesthouse to remain viable through the tough times following the depression and WWII. The continental character of the Swiss Inn, the nightclub, the health spa and the development of the Motel wing drew new clients.

In the late 20<sup>th</sup> century and early 21<sup>st</sup> century, the Clarendon provided entertainment in the form of music and theatre developing a reputation as an iconic and important performance venue.

Significance indicator

*Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement*

Local significance thresholds

*The place or activity had a notable influence on physical or social outcomes in the local area*

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 20<sup>th</sup> 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.

The Clarendon has **historic significance** at a local level.

**Criterion (b) Associational Significance**

*An item has strong or special association with the life or works of a person or group of persons, of importance in NSW's or the local area's cultural or natural history.*

Significance indicator

*A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation.*

Local significance thresholds

*The person(s) or organisation has made an important contribution to the history of the local community and has a direct association with the place over an extended period*

The Clarendon has strong historic 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.

The association with H.A. Webb, the owner, who built the Clarendon is established, however, Webb is not identified as an important and influential developer in the Blue Mountains, and was not resident of Katoomba.

The Clarendon is an example of the work of the Sydney architect H Neville Brown, however the research to date does not suggest that Neville



Brown was an important or influential architect of the period.

The association with well-known local builder JW Inman has not been confirmed by the research.

The Clarendon has strong historic associations with Swiss restaurateurs Joseph Goddard and Friedl Goddard, who owned and operated guesthouse from 1959-1978. The Goddards relied on both their accommodation and dining and entertainment facilities to remain viable while many other guesthouses closed. The Goddards oversaw the transformation of the 1923 guesthouse into the sophisticated Clarendon-Swiss Inn, 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. Patrons recall the *"atmosphere and sophistication ... Many television and other personalities were regular patrons of Swiss Inn nightlife Offered a champagne weekend with meals, cabarets and wine...quite an innovation in those days!"*

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 and remains prominent.

#### Significance indicator

*An event or series of events of historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation*

#### Local significance threshold

*The person(s) or organisation has made an important contribution to the history of the local community and has a direct association with the place over an extended period*

The Clarendon has long associations with the Blue Mountains Music Festival from 1996-2023. The 3-day festival was established in 1996 with Bob Charter and local musician Al Ward curating the best in folk, roots, blues and indie from both Australian favourites to Overseas names in this popular sector of the music industry. The inaugural festival was staged at The Clarendon. The venue at the Clarendon continued as an integral part of the festival until 2023. Recent advertising captures the appeal of the festival *"Take in the performances of world-class artists in various Katoomba venues, creating an intimate and laid-back atmosphere praised by both performers and attendees"*.

Significance indicator

One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object

Local significance threshold

The person(s) or organisation has made an important contribution to the history of the local community and has a direct association with the place over an extended period

The Clarendon has strong associations with the work of performer Reg Livermore AO, who from 1985-2001 performed regularly at The Clarendon. He wrote, directed and performed the following shows at the Clarendon: 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). Livermore was awarded the AO for outstanding achievement and service.

The Clarendon has **associational significance** at a local level.

**Criterion (c) Aesthetic Significance**

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area

Significance indicator

Recognition as a landmark or distinctive aesthetic natural environment

Local significance threshold

Distinctive in its formation, qualities, nature, size, or application within a local context or otherwise of particular interest in a local comparison of similar places

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 Clarendon compares favourably with other listed guesthouses of the interwar period in Katoomba, and can be considered a fine example of a Katoomba inter-war 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.

Significance indicator

Distinctiveness as a design solution, treatment or use of technology

Local significance threshold

Unusual in its nature, size, or application within such a local context or otherwise of particular interest in a local comparison of similar places

The 1923 building is a distinctive design solution for a guesthouse that clearly shows the hand of an architect. The façade has an unusual composition combining three bold bands of external finishes with the use of brickwork at ground level including boundary walls, piers and entry, the wider first floor facade finished with a composition of embedded smooth, rounded stones which is also applied to the side return walls and the upper parapet level is a painted render. The extent and use of river stone at the first floor level is unusual. The building has some fine detailing including diamond pattern glazing echoed in the balustrade and the unusual river stone wall finish.

The unauthorised works have impacted upon integrity of these key features and the significance of the building under this criterion, and should be reversed. The original distinctive design solution is well documented and remains legible.

The façade unusually drew from a commercial urban character as opposed to the earlier more residential, domestic character common in Katoomba guesthouses of the period. The pitched roofs were originally concealed by the prominent parapeted front facade with its relatively bold geometry. The 1960s Swiss Inn modification has seen the pitched roofs expressed in the facade with a broad gable above the 1923 gabled balcony. This modification is harmonious with the building.

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 & 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" The business established branches throughout Australia and were arguably a household name in the early-mid 20th century.

While the interiors have undergone substantial change the spatial configuration and volumes of the primary common spaces remain intact and legible.

The Clarendon is of **aesthetic significance** at a local level.

#### Criterion (d) Social Significance

*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.*

##### Significance indicator

*Important as a place of public socialisation*

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.

##### Local significance threshold

The Clarendon has been recognized locally as a small entertainment venue, theatre and popular

<p><i>A place in which a local community or cultural group regularly gathers for social or recreational interaction</i></p>	<p>place for live music and other performances, and enjoys a reputation as an iconic music venue and theatre space, to include the regionally important 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><u>Significance indicator</u></p> <p><i>Important as a place of community service</i></p> <p><u>Local significance threshold</u></p> <p><i>Public places that form the hub of local community services and cultural institutions</i></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>
<p><u>Significance indicator</u></p> <p><i>Important in linking the past affectionately to the present</i></p> <p><u>Local significance threshold</u></p> <p><i>A place that is known, used and valued as a link between the past and present by the local community</i></p>	<p>The Clarendon is known, used and valued by the local community as a longstanding guesthouse and entertainment venue. The attachment of the Blue Mountains community to the site has been demonstrated at various stages including the sale of the building in 2003 and 2013, and following recent unauthorised works 2024 which threaten the continuation of the Clarendon as a live music/theatre venue.</p>
<p>The Clarendon has <b>social significance</b> at a local level.</p>	
<p><b>Criterion (e) Research/Technical Significance</b></p> <p><i>An item has potential to yield information that will contribute to an understanding of NSW's or the local area's cultural or natural history.</i></p>	
<p><u>Significance indicator</u></p> <p><i>Potential to yield site-specific information that would contribute to an understanding of significance against other criteria</i></p> <p><u>Local significance threshold</u></p> <p><i>Archaeological, environmental or fabric remains may have particular associations with individuals, groups and events that may transform mundane places or objects into significant items through the association with historical occurrences important to the local area.</i></p>	<p>The context of The Clarendon has been so disturbed that it is unlikely to yield meaningful or important information. Information that can be derived from the place is already reasonably known and readily available from other resources, including other heritage listed guesthouses in Katoomba.</p>
<p>No significance under this criterion has been identified</p>	



**Criterion (f) Rarity**

*An item possesses uncommon, rare or endangered aspects of NSW's or the local area's cultural or natural history.*

Significance indicator

*Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised*

Local significance threshold

*One of few comparable places in the local area that demonstrates any evidence of this event, etc., a place that is unusually extensive, intact or undisturbed that demonstrates evidence of this event, etc., or the movement, custom or way of life is of particular interest to a community group*

The Clarendon is one of the few surviving examples of Interwar Guesthouses in Katoomba that has continued to operate as such.

The Clarendon is one of the only known examples of an Interwar Guesthouse in the Upper Blue Mountains with continuity of the entertainment function through the years.

Significance indicator

*Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred*

Local significance threshold

*One of few comparable places in the local area that is associated with or demonstrates an activity that was distinctive for what it achieved, or was so unusual in its nature it is now of particular interest to a group or community in the local area*

The Swiss Inn nightclub brought continental sophistication to the dining and dancing experience and was unusual for its time. The Reg Livermore productions of 1985-2001 were strongly associated with the Clarendon Ballroom, and was 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.

Significance indicator

*Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest*

Local significance threshold

*Demonstrates a distinctive attribute that is rare within the local area*

The Clarendon is a rare performing arts venue located within a guesthouse that has provided entertainment for guests, locals and tourists almost continually since its construction in 1923. The provision of entertainment within the guesthouse was common in the Interwar period in the Blue Mountains, but has become rare.

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.

The chequerboard parquet flooring in the original Ballroom is a rare and distinctive feature of the interior.

The Clarendon has **rarity significance** at a local level.

### Criterion (g) Representativeness

*An item is important in demonstrating the principal characteristics of a class of NSW's or the local area's cultural or natural places, or cultural or natural environments.*

#### Significance indicator

*Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance*

The Clarendon is a fine representative example of an inter-war period guesthouse, with associated entertainment facilities that is moderately intact.

#### Local significance threshold

*A fine, intact or pivotal example in the local area*

The Clarendon is representative of the 1920s hey-day of the Guesthouse in Katoomba and in NSW. It possessed key features of the typology with architectural features deriving from the popular Interwar bungalow styles - a dominant bracketed gable, projecting balcony, render and tuck-pointed 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 provision of organised communal activities and entertainment in the form of Jazz bands, dancing, tennis, billiards rooms was integral to the establishment of The Clarendon and this remains evident in the fabric of the Theatre/Ballroom. The 1923 building incorporates many of the characteristic facilities of inter-war guesthouses in the upper Blue Mountains including common areas and entertainment areas including the smoke room, drawing room, dining room and 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 early entertainment uses that were significant in the social history of the building.

The Clarendon has **representative significance** at a local level.

## 5.4 STATEMENT OF SIGNIFICANCE

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. The upsurge of building substantial tourist accommodation in 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 Waratah and Lurline Street junction from the 1910s as a centre of guest house accommodation in Katoomba- with many offering views to the escarpment and a close proximity to the sights. The Clarendon has been a social focus in the upper blue mountains, providing tennis tournaments, live music, dancing, nightclub, theatre and cabaret for over 100 years.

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 20<sup>th</sup> century. 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 20<sup>th</sup> 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.

The Clarendon is a rare example of the successful adaption of the Interwar guesthouse to remain viable through the tough times following the depression and WWII. The continental character of the Swiss Inn, the health spa and the development of the Motel wing drew new clients at a time when many guesthouses were closing. In the late 20<sup>th</sup> century and early 21<sup>st</sup> 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 Goddard and Friedl Goddard, who owned and operated guesthouse from 1959-1978. The Goddards relied on both their accommodation and dining and entertainment facilities to remain viable while many other guesthouses closed. The Goddards oversaw the innovative transformation of the 1923 guesthouse into the sophisticated Clarendon-Swiss Inn, developing a continental dining experience, and the popular basement nightclub with live music and dancing.

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. 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. He wrote, directed and performed six shows at the Clarendon and was awarded the AO for outstanding achievement and service.

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 Clarendon compares favourably with other listed guesthouses of the interwar period in Katoomba, and can be considered a fine example of a Katoomba inter-war 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 1923 building is distinctive design solution for a guesthouse that clearly shows the hand of an architect. The façade drew from a commercial urban character as opposed to the earlier more residential, domestic character common in Katoomba guesthouses of the period. The façade has an unusual composition combining three bands of external finishes - brickwork at ground level, river stone to the first floor facade and the upper parapet level is a painted render. The extent and use of river stone at the first floor level is unusual. 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. The building has some fine detailing including diamond pattern glazing echoed in the balustrade and the unusual river stone wall finish. The unauthorised works have impacted upon integrity of these key features and the significance of the building under this criterion, and should be reversed. The original distinctive design solution is well documented and remains legible, and the chequerboard parquet flooring in the original Ballroom is a rare and distinctive feature of the interior.

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 in Lurline Street. While the interiors have undergone substantial change the primary common spaces remain intact and legible.

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.

The Clarendon has been recognized 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, to include the regionally important 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.

The Clarendon is a rare performing arts venue located within a guesthouse that has provided entertainment for guests, locals and tourists almost continually since its construction in 1923. The provision of entertainment within the guesthouse was common in the Interwar period in the Blue Mountains, but has become rare.

The Swiss Inn nightclub brought continental sophistication to the dining and dancing experience and was unusual for its time. The Reg Livermore productions of 1985-2001 were strongly associated with the Clarendon Ballroom, and was 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.

The Clarendon is representative of the 1920s hey-day of the Guesthouse in Katoomba and in NSW. It possessed key features of the typology with architectural features deriving from the popular Interwar bungalow styles - a dominant bracketed gable, projecting balcony, render and tuck-pointed 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 provision of organised communal activities and entertainment in the form of Jazz bands, dancing, tennis, billiards rooms was integral to the establishment of The Clarendon and this remains evident in the fabric of the Theatre/Ballroom. The 1923 building incorporates many of the characteristic facilities of inter-war guesthouses in the upper Blue Mountains including common areas and entertainment areas including the smoke room, drawing room, dining room and 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 early entertainment uses that were significant in the social history of the building.



## 5.5 GRADING OF SIGNIFICANCE

	GRADING	JUSTIFICATION	STATUS
A	EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfil criteria for local or State listing
B	HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfil criteria for local or State listing.
C	MODERATE	Elements of typical representative quality. Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfil criteria for local or State listing.
D	LITTLE	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
E	INTRUSIVE	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

## 5.6 SCHEDULE OF SIGNIFICANT FABRIC

This section specifically deals with existing fabric. For significant key periods, refer to Section 6.1.

A	EXCEPTIONAL	-
B	HIGH	<p>Interwar character and form of the Lurline Street presentation, its form, its dominance in the street, its three-storey presentation to the street, the bracketed gabled roof over balcony, the semicircular arched opening, the balcony with remnant 1923 balustrading.</p> <p>The original materials and fenestration to Lurline Street facade including the riverstone, face-brick and render wall finishes.</p> <p>The regular fenestration pattern with hoods, brick sills and diamond pattern window sashes to the primary façade.</p> <p>The remnant 1923 wall finishes and fenestration to the side facades and primary rooms.</p> <p>The 1923 timber stair and balustrade.</p> <p>The spatial arrangement and volume of the 1923 primary interiors - i.e. the foyer, the lounge (Drawing room) and bar (Smoke room) and the Theatre/Stage (Dining and Ballroom).</p> <p>The large open plan Theatre/Stage (Dining and Ballroom).</p> <p>The chequerboard parquetry timber floor finish to the Stage (Ballroom).</p>
C	MODERATE	<p>The northern balcony at ground floor level.</p> <p>The interior fabric and finishes of the ground floor primary interiors - the foyer, the lounge (Drawing room) and bar (Smoke room) and the Theatre/Stage (Dining and Ballroom).</p> <p>The former Swiss Inn night club in the basement.</p> <p>The stair, hall and common rooms to upper levels.</p> <p>The mature conifers on the eastern boundary.</p> <p>The accommodation rooms.</p>
D	LITTLE	<p>The c1960 gabled roof form.</p> <p>The arched entry canopy.</p> <p>The utility rooms: the office, the kitchen, store rooms.</p> <p>The bathroom/ensuite fitouts.</p> <p>The bar within Dining/Bar (Smoke Room).</p> <p>The c1967 motel wing.</p> <p>The swimming pool.</p> <p>The lopped cypress hedge to Lurline Street.</p> <p>The render fence to Lurline Street.</p>
E	INTRUSIVE	<p>The c2000 conservatory.</p> <p>The external fire stair.</p> <p>The unauthorised partitioning of the ballroom.</p> <p>The unauthorised modification of the primary façade.</p>

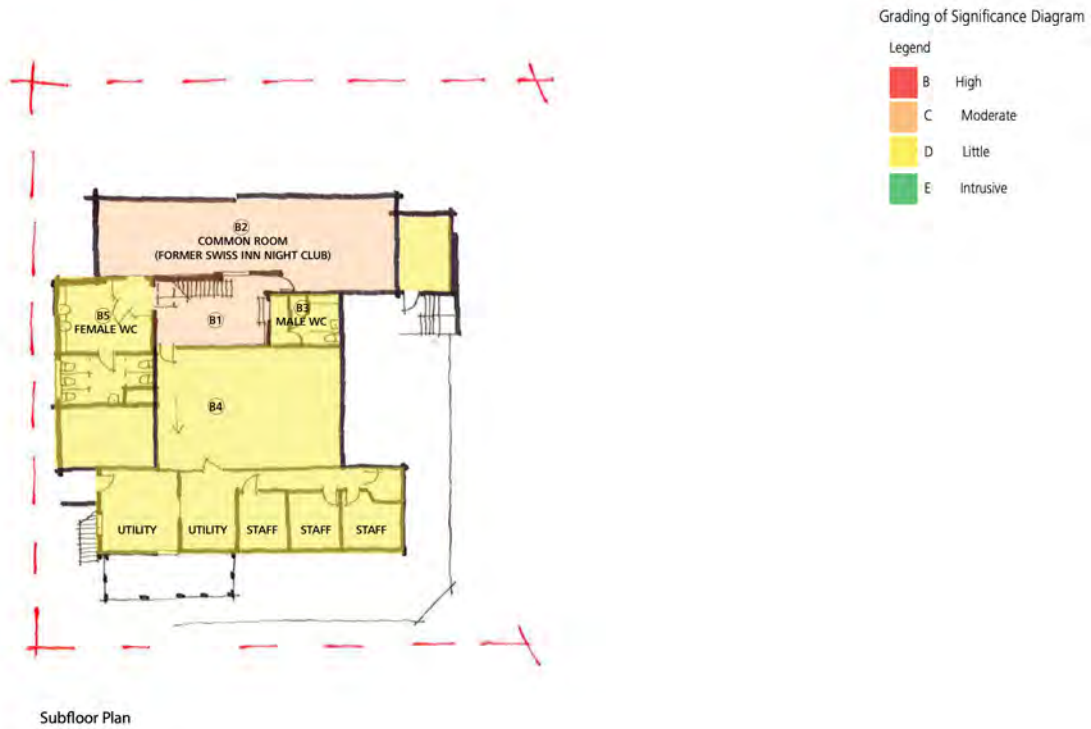


Figure 5.1 Grading of Significance Diagram – Subfloor Plan

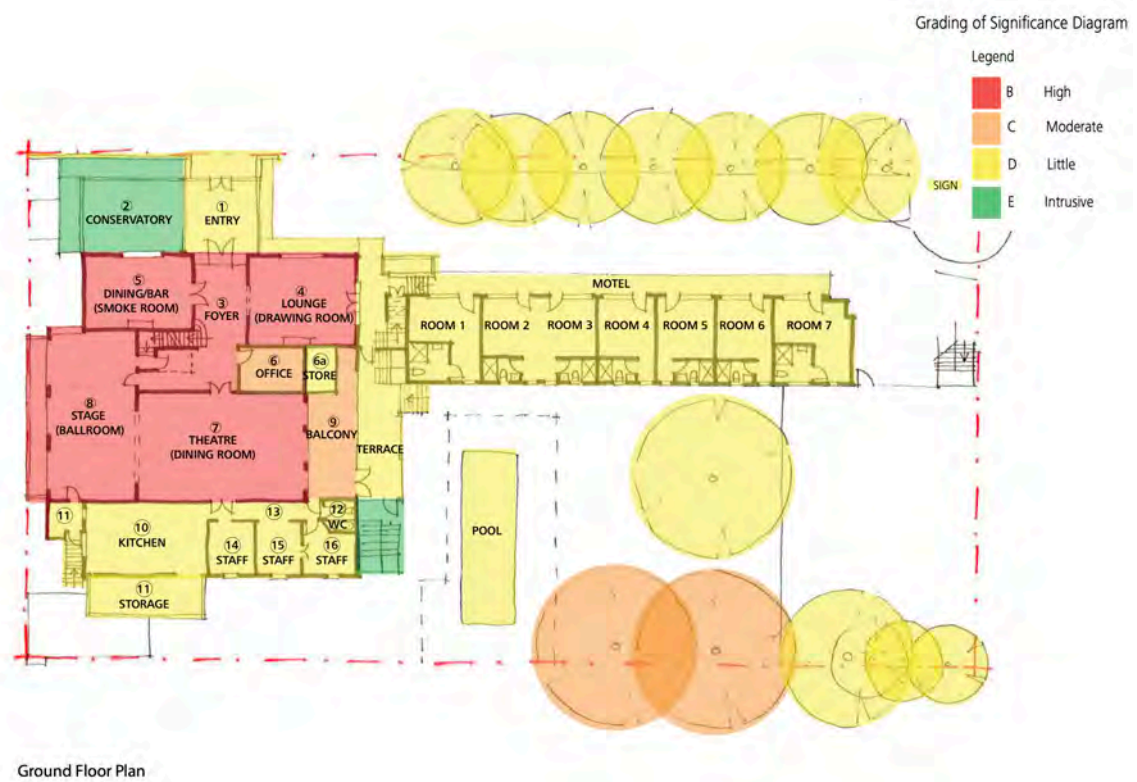


Figure 5.2 Grading of Significance Diagram – Ground Floor Plan



Figure 5.3 Grading of Significance Diagram – First Floor Plan



Figure 5.4 Grading of Significance Diagram – Second Floor Plan



## 6.0 LIST OF FIGURES

Figure 2.1 Location map of The Clarendon at 68 Lurline Street, Katoomba.	7
Figure 2.2 Aerial photograph of The Clarendon at 68 Lurline Street, Katoomba.	7
Figure 2.3 Excerpt of Blue Mountains City Council Heritage Map	8
Figure 3.1 50 acres of land granted to J.H. Neale dated 17 May 1880.	10
Figure 3.2 DP 673 dated 1881. Lot 108 is outlined in red. Portion 98 is outlined in blue dashed line. The subject site is part of Lot 108 of DP 673.	11
Figure 3.3 Portion of land transferred to F.E. Timbrell at the corner of Lurline and Waratah Streets in 1907.	12
Figure 3.4 1909 Auction sale plan of Hyam Estate, site indicated in red outline. Previous Lot 108 is indicated in blue dashed line.	13
Figure 3.5 "Holyrood" advertisement in October 1910.	14
Figure 3.6 Residual L-shaped allotment upon which the Clarendon was to be constructed, Certificate of Title Vol 3462 Fol 57, 1920.	14
Figure 3.7 The Clarendon, 1924.	17
Figure 3.8 The Clarendon, 1927.	17
Figure 3.9 The Drawing Room at the Clarendon.	18
Figure 3.10 The Smoke Room at the Clarendon.	18
Figure 3.11 The Dining Room at the Clarendon.	19
Figure 3.12 The Ball Room at the Clarendon.	19
Figure 3.13 One of the Bedrooms at the Clarendon.	20
Figure 3.14 Side view of tennis court during W.N. Leslie leasehold, 1930c.	20
Figure 3.15 aerial photograph of the Clarendon prior to alterations, 1932.	21
Figure 3.16 View of "Holyrood" in 1920s.	22
Figure 3.17 View of "Holyrood" Guest House, Katoomba, 1938.	22
Figure 3.18 The Clarendon, views from Lurline Street, 1930s.	23
Figure 3.19 The Clarendon, views from Lurline Street, 1940s.	23
Figure 3.20 Swiss Inn Home Café at 194 Victoria Street, Kings Cross undated.	25
Figure 3.21 Swiss Inn at Clarendon Hotel, 1960s.	25
Figure 3.22 aerial photograph of the Clarendon, 1970.	26
Figure 3.23 Swiss Inn at the Clarendon, 1973.	27
Figure 3.24 Reg Livermore in his first show at the Clarendon in 1985.	29
Figure 3.25 Aerial photograph of the Clarendon, 1990.	30
Figure 3.26 Ed Kuepper and Mark Dawson performing at The Clarendon, 19 January 2013.	31
Figure 3.27 Ettalong Hall by H.N. Brown, 1922.	32
Figure 3.28 Woy Woy Cinema Theatre by H.N. Brown, 1922.	32
Figure 3.29 – Dating of Fabric Diagram – Subfloor Plan	37
Figure 3.30 Dating of Fabric Diagram – Ground Floor Plan	37
Figure 3.31 Dating of Fabric Diagram – First Floor Plan	38
Figure 3.32 Dating of Fabric Diagram – Second Floor Plan	38
Figure 4.1 Heritage Item "Coolangatta" to the east of the subject site.	39
Figure 4.2 View to the Clarendon from Waratah Street.	39
Figure 4.3 Motel wing, from Lurline Street.	40
Figure 4.4 1923 wing, from Lurline Street.	40
Figure 4.5 Motel from courtyard.	41
Figure 4.6 RSL carpark, south façade.	41
Figure 4.7 Courtyard.	42
Figure 4.8 Trees, east boundary.	42
Figure 4.9 Lurline Street planting.	43
Figure 4.10 View to the Clarendon from south.	44
Figure 4.11 View to the Clarendon at Waratah Street from east.	44
Figure 4.12 View to the Clarendon at corner Waratah and Lurline Streets.	44
Figure 4.13 View to the Clarendon at corner Waratah and Lurline Streets.	44

Figure 4.14 View from Lurline Street, south.	44
Figure 4.15 View from Lurline Street, south.	44
Figure 4.16 View from Lurline Street, north.	44
Figure 4.17 View from Waratah Street.	44
Figure 4.18	47
Figure 4.19 Room 1	47
Figure 4.20 Room 1	47
Figure 4.21 Room 2	47
Figure 4.22 Room 3	47
Figure 4.23 Room 3	47
Figure 4.24 Room 3	48
Figure 4.25 Room 4	48
Figure 4.26 Room 4	48
Figure 4.27 Room 4	48
Figure 4.28 Room 5	48
Figure 4.29 Room 5	48
Figure 4.30 Room 5	48
Figure 4.31 Room 6	48
Figure 4.32 Room 6A	49
Figure 4.33 Room 7	49
Figure 4.34 Room 7	49
Figure 4.35 Room 7	49
Figure 4.36 Room 8	49
Figure 4.37 Room 8	49
Figure 4.38 Room 9	49
Figure 4.39 Room 9	49
Figure 4.40 Room 10	50
Figure 4.41 Room 10	50
Figure 4.42 Room 11	50
Figure 4.43 Room 12	50
Figure 4.44 Room 13	50
Figure 4.45 Room B1	50
Figure 4.46 Room B1	50
Figure 4.47 Room B1	50
Figure 4.48 Room B2	51
Figure 4.49 Room B2	51
Figure 4.50 Room B3	51
Figure 4.51 Room B4	51
Figure 4.52 The Cobbles, Neutral Bay, 1919.	52
Figure 5.1 Grading of Significance Diagram – Subfloor Plan	79
Figure 5.2 Grading of Significance Diagram – Ground Floor Plan	79
Figure 5.3 Grading of Significance Diagram – First Floor Plan	80
Figure 5.4 Grading of Significance Diagram – Second Floor Plan	80

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