HERITAGE ASSESSMENT/STRATEGY
FOR
THE ORIENTAL HOTEL
112 Macquarie Road
SPRINGWOOD NSW 2777

Prepared By
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On Behalf of
John Lewis

JUNE 1995
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INTRODUCTION
1.0 INTRODUCTION

1.01 BRIEF

This heritage assessment/strategy has been prepared to satisfy a condition imposed by Blue Mountains City Council in relation to alterations in progress without the formal consent of Council.

Council's letter dated 24th April, 1995 confirmed the following:-

1. That Council's letter dated 19th April, 1995 which requested a Conservation Plan of the site be modified to a Heritage Assessment/Strategy. This assessment should explore points (a), (b) & (c) as outlined in that letter together with any demolition anticipated within the site.¹

Items (a), (b) & (c) from Council's letter of 19th April, 1995 state as follows:-

The Conservation Plan shall include, but not be limited to:

(a) a statement of significance to identify the significance of the site and the characteristics, components and fabric which contribute to this significance;

(b) a conservation policy to determine what works are required to maintain and/or restore the heritage significance of the site (including options for alterations and adaptive re-use);

(c) strategies to determine the necessary procedures for carrying out the required works (including the formulation of long term goals and prioritisation of works);²

Council's letter of 24th April, 1995 continues

Although some work has already taken place it is considered vital to the merits of the heritage assessment to indicate a break down of the spacial hierarchy within the building and evaluate this against the refurbishment proposed and completed.

This assessment shall be completed by a suitably qualified person to Council's heritage Consultants satisfaction.

1. Blue Mountains City Council letter dated 24th April, 1995 to Mr J Lewis
2. Blue Mountains City Council's letter dated 19th April, 1995 to Mr John Lewis.
Heritage Assessment/Strategy for the Oriental Hotel, Springwood

(i) Point 1. above should also explore the external appearance of the building, and what modifications or changes you anticipate in respect to its rehabilitation.

This report has been prepared at the lessee's request.

1.02 CONTEXT AND METHODOLOGY

This report has been prepared in accordance with the methodology proposed in the "Conservation Plan" by J.S. Kerr, "National Trust of Australia (NSW)" Second (revised) Edition August 1985; and "The Australian Icomos Charter for the Conservation of Places of Cultural Significance (The Burra Charter)", April 1988.

1.03 LIMITATIONS

The extent of historic research was limited to the following:-

a) identification of the development of the hotel,
b) identification of time periods where alterations took place,
c) the changing appearance of the hotel externally and internally from description and/or photographic means.

Historic associations of the hotel to owners, lessees or licensees was not investigated.

The extent of fabric analysis was restricted to satisfy Council's requirements.

1.04 EXTENT OF THE STUDY AREA

This report encompasses the present land area known as the Oriental Hotel, 112 Macquarie Road cnr Raymond Road, Springwood, being Lot 1 DP 533829.

1.05 THE STUDY TEAM

The study team comprised:-

Graham Edds, Chartered & Conservation Architect;
Ms Katrina Proust, Heritage Consultant & Historian.
1.06 ACKNOWLEDGEMENTS

The study team wishes to acknowledge the contributions from the following people:-

John Lowe, local history librarian, Springwood,
Cr Noel Selway, member Springwood Historical Society,
Jyoti Somerville, Blue Mountains City Council Heritage Advisor.

1.07 SECTION 124 ORDERS &

RECENT WORKS UNDERTAKEN IN RESPONSE TO THESE

A number of Orders pursuant to Section 124 of the Local Government Act 1993 have been served upon the owners of the Oriental Hotel dated August 1994.

The reasons state pursuant to Section 136 of the Act are as follows:

1. to prevent fire or the spread of fire within the building;
2. to ensure the safety of persons within the building in the event of fire;
and
3. the use of the premises, without completion of work specified in the orders, constitutes a significant fire hazard.¹

Copies of these orders are within Appendix 1.

We are advised by the lessee, John Lewis, that in complying with these orders he was instructed to remove and/or cover up historically significant fabric. The end result, be it by instruction from Council officers or by the works undertaken by the lessee, has been the despoiling of historic fabric, the introduction of unsympathetic surfaces, compartmentation and the surface running of cabling and piping, all reducing the building's aesthetics and historic character internally.

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¹ Blue Mountains City Council letter dated August 9, 1994, to Mr JR Gardiner & Mrs FJ Robertson - Order Pursuant to Section 124 of the Local Government Act, 1993 - Oriental Hotel, 110-120, lot 1, DP 533829, Macquarie Road, Springwood.
1.08 PROPOSED REFURBISHMENT

The lessee has submitted a building application detailing the proposed refurbishment works. The majority of works proposed are confined to the ground floor rooms and include the following:

Proposed Internal Works

.081 removal of internal partitioning from the main room and insertion of a bistro kitchen with false ceiling;
.082 removal of 1930s and 1960s internal fitments and joinery from the entrance foyer, lounge and bistro rooms;
.083 removal of flanking walls to the entrance foyer;
.084 separation of the entrance foyer from the main stairway by a wall;
.085 provision of additional toilet facilities;
.086 refurbishment of fireplace formations;
.087 installation of lounge bar;
.088 installation of wall panelling as a decoration feature;

Proposed External Works

.089 installation of french doors to patio;
.0810 street beautification including landscaping, garden walling and fencing to create two (2) beer gardens.
.0811 alteration of verandah balustrading;
.0812 removal of 1960s facading and installation of decorative lace panels.
STATEMENT OF SIGNIFICANCE
2.0 STATEMENT OF SIGNIFICANCE

The Oriental Hotel constructed in 1889 replaces an earlier single storey hotel known as the Springwood Hotel (c.1876).

This building was extended substantially soon after construction (prior to 1899) and is considered its most culturally significant phase of development.

It is a prominent two storey building in the centre of the Springwood township originally with fine High Victorian detailing and ornate verandah decoration, but since the mid 20th century has been architecturally compromised by unsympathetic alterations and additions both externally and internally.

The Hotel has strong associations with James Hunter Lawson, a cabinet maker from Newtown, who developed a number of notable prominent buildings in the Blue Mountains namely "The Hotel Oriental", "Braemar" and his home "Glen Lawson" and was praised as having contributed to the progress of Springwood.

Both "The Hotel Oriental" and "Braemar" together with other prominent buildings in close proximity give Springwood its historical roots and character. It maintains a physical curtilage and visual prominence in Springwood afforded to it by open space to the east and Raymond Road to the west.

It stands as a reminder of the influence a hotel can have on a community in providing a meeting place, function rooms and a place for entertainment contributing to social interaction of the community. The hotel has in the past been considered of high social significance to the Springwood community. Today this significance has been depleted through changing circumstances.

Various alterations throughout the hotel's life have resulted in the removal and/or alteration of historic fabric which has compromised the historical integrity of the building both externally and internally.
ANALYSIS OF DOCUMENTARY EVIDENCE
3.0 ANALYSIS OF DOCUMENTARY EVIDENCE

The following documentary evidence has been compiled by Katrina Proust, Historian and Heritage Consultant.

3.01 THE PROPERTY

The Oriental Hotel on the corner of Macquarie and Raymond Roads, Springwood, is Lot 1 in Deposited Plan 533829, part of original Portion 2 in the Parish of Magdala, County of Cook, at Springwood, and the land in certificate of title volume 10757 folio 217.

3.02 BRIEF HISTORY OF THE HOTEL

In 1876 Frank Raymond built the first hotel on this site which stood on the corner of his Crown Grant of 80 acres, on the main road to Bathurst. It was known at that time as the Springwood Hotel, and was a single-storey building (Figures 1-2). This hotel is not to be confused with the Springwood Inn built in 1845 by Thomas Boland. Raymond used part of his building as a store, post office and newsagency (SHS text with photo SHS 61).

In October 1889 James Lawson (1860-1926) bought part of Raymond’s land including the hotel. On the site of the old building he constructed a much larger two-storey hotel, which he held until his death in 1926 (Figures 3-18). Lawson was born in New South Wales of Scottish parents, and his father had been a publican in Scotland. Originally a cabinet maker, Lawson became the founder of the well-known firm of Sydney auctioneers. However, he was never the licensee of the hotel, but leased it to others who operated it mostly under the name Oriental Hotel.

Lawson first leased the hotel to Frank Brandon and it opened in 1891, renamed the Oriental Hotel. However, in the difficult economic period of the 1890s Brandon became bankrupt, and a long line of licensees followed. (See list of licensees compiled by Springwood Historical Society.)

Anecdotal evidence from the Springwood Historical Society states that Springwood had a population of about 400 in 1891. The Main Western Railway line had opened in 1867, and work continued on the line around Springwood, providing the hotel with regular patrons from the railway work-gangs. The hotel was also a venue for balls, dances and other social events, such as pigeon shooting matches, and for search parties for lost bush walkers.

Major refurbishment of the hotel took place in 1928 which marks the change in ownership following James Lawson’s death in 1926.

Extracts from the "Nepean Times" newspaper provide information about the development of the hotel.

1889 Jan 11 Thomas Vellenouth applied for a publican’s licence for part of the old building which he occupied pending erection of the new building.

1890 Mch 22 Improvements to the Springwood Hotel getting pushed along. The enterprising owner is determined to have plenty of cellar room - 20 feet by 20 feet and about 8 feet high.
The Springwood Hotel is progressing fast towards completion, and will be a feature in the village, and an attraction for the tourist or searcher for health.

Transfer of liquor licence from Vellinouh to Brandon. Change of name from Springwood Hotel to Oriental Hotel. It is to be re-opened about the end of the month. Proposal to build additional rooms and to be furnished throughout.

Road workers near the hotel excavated old turpentine timber logs marking the original road, called Corduroy Road, dating from c.1852.

Sale of some of the furniture from the hotel arising from licensee Brandon's bankruptcy.

Oriental Hotel is still in a dormant condition. There was some hitch between the proposed licensee and the owner. [Reference to Hilderbrandt.]

Oriental Hotel to be re-opened by new licensee [Ref to George Hilderbrandt]. Not a favourable time for a new business, but it could benefit the district if run well.

Remodelling Oriental Hotel at a cost of 4000. Gardens and refreshment room also to be added to bring cost to a total of 6000. [Evidence of Thomas Wall before Glenbrook Hotel Inquiry.]

Interior of Oriental Hotel being renovated thoroughly and modernised by licensee, Mr Hall.

New licensees Mr and Mrs Cooke plan alterations to the hotel and to re-name it the New Oriental Hotel.

Girls from Sydney's Burnside Homes were billetted in the hotel during the war. [A temporary bar named Wally Edwards Oriental Hotel was constructed on the opposite corner during their stay.]

3.03 OWNERS OF THE HOTEL

Frank Raymond was granted 80 acres. Volume 346 folio 120

Raymond sold to James Lawson 53 acres 1 rood 14 perches. Volume 586 folio 88

Lawson's estate sold to James Thomas Wall and Frank Green (tenants in common). Volume 1878 folio 137

Green sold his half share to Ludlow Richard Oswald-Sealy. Volume 4021 folios 226

Oswald-Sealy sold his share to Wallace Douglas Wall. Volume 4021 folios 226
1947 Sept 29  Wall and Wall sold to Agnes Rosa St Clair Boylan. Volume 5787 folio 9
1951 Oct 5  Steen and Steen sold to James Carlaw. Volume 5787 folio 9
1957 July 23  Carlaw sold to Kamer Hotels Pty Limited. Volume 7510 folio 217
1963 Dec 9  Kamer Hotels sold to Apmat Pty Limited. Volume 7510 folio 217
1967 Dec 15  Apmat sold to Joseph Stanislaus McGrath and Eileen May McGrath. Volume 7510 folio 217

The next transfer of ownership of the hotel is recorded in volume 10757 folio 23. Certificates of title in volumes numbered above 10000 were not consulted. These later volumes are not on the shelves but copies of the dealings must be purchased.

3.04 LESSEES OF THE HOTEL

The following leases of the hotel are recorded in the NSW Land Title Office. In some cases the lessee of the property is also the licensee of the hotel, but the licensee may be another person again. See the list of licensees recorded by the Springwood Historical Society included at the end of this report.

c.1880s ?  Raymond to William Martyn of Springwood Hotel (SHS)
1887 May 4  Raymond to Alfred Haynes Ward
1891 Feb 2  Lawson to Frank Brandon of Oriental Hotel
1894 June 25  Lawson to George Hilderbrandt
1897 Feb 25  Lawson to Edmond Choquenot
1900 Jan 30  Lawson to Frederick Kingham
1902 Mch 20  Lawson to Albert Bramhall
1904 May 11  Lawson to William Latimer
1904 Nov 25  Lawson to Henry Houldsworth Grierson Alexander
1906 Nov 1  Lawson to George Gustav Peter Hilderbrandt
1908 July 21  Lawson to Stephen William Bishop
1908 Dec 26  Lawson to Emily Barlow and William Barlow
1913 July 5  Lawson to Francis Edward Barton Smith
1916 Sept 25  Lawson to Stanley Croft Fallick
1922 Jan 13  Lawson to Mary Gleater Taylor
1934 Feb 7 Wall and Wall to Thomas Clarke
1940 Nov 13 Wall and Wall to Norbert Francis Coveny
1952 Oct 10 Carlaw to Alfred Edward Bussell and Adelaide Bushell, and Keith Bedric Bushell and Margaret Helen Bushell
1955 Oct 27 Carlaw to Herbert Walter Mason
1955 to 1967 no other leases recorded
from 1967 leases not consulted, since certificates of title not readily available

3.05 LIST OF MAPS AND PLANS

1 Plan of Raymond's Sub-division: undated (probably pre-1890) showing the Springwood Hotel on Old Bathurst Road (Mitchell Library ZTP: S3/24)
2 Survey plan c.1899 attached to certificate of title volume 1299 folio 111, showing position of the Oriental Hotel.
3 Plan of Smyth's Estate showing Oriental Hotel, no date but probably c.1910s. (Mitchell Library ZTP: S3/99)

3.06 LIST OF HISTORIC PHOTOGRAPHS

1 1876 Springwood Hotel built by Frank Raymond - SHS 61
2 c.1880 Springwood Hotel - SHS 425
3 c.1900 Oriental Hotel with picket fence built by James Lawson - SHS 859
4 n.d. Oriental Hotel with horses and buggies - SHS 220
5 1910 Oriental Hotel during Thackeray's term as licensee - SHS 1047
6 1910 Oriental Hotel showing bar - SHS 49
7 c.1910 Oriental Hotel showing striped roof over bar - SHS 1048
8 c.1915-17 Oriental Hotel during Fallick's term as licensee - source ?
9 1920 Oriental Hotel with telegraph pole - SHS 62
10 c.1920 Oriental Hotel with flags and veteran cars, street not sealed (large photo) - SHS 21
11 1930s Oriental Hotel seen from across the bowling green - SHS 774
12 c.1930 Oriental Hotel with veteran cars on sealed road (small photo) -
Heritage Assessment/Strategy for the Oriental Hotel, Springwood

13 c.1942  Wally Edwards temporary building for the sale of alcohol during World War II when girls from Burnside Homes occupied the Oriental Hotel - SHS 205

14 c.1960s  Oriental Hotel (the corner) - SHS 231
15 c.1960s  Oriental Hotel showing open sign - SHS 386
16 1966  Oriental Hotel - SHS 378
17-18 1990  Oriental Hotel - SHS 662/3 and /4

All of the above photographs can be sourced from the Local History Collection of Springwood Historical Society (SHS).

3.07 BIBLIOGRAPHY

Australian Dictionary of Biography 1891-1939, entry for James Robert Lawson written by Max Kelly, p.22-23

Local History Collection of Springwood Historical Society (SHS)

"Nepean Times" newspaper 1889-1942

KMP June 1995
HISTORIC APPENDIX
<table>
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<tr>
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<tr>
<td>13. 1. 1891</td>
<td>F. Brandon</td>
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<td>June 1894</td>
<td>George Hildebrandt</td>
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<td>3. 7. 1897</td>
<td>Edmond Choquenot</td>
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<td>9. 11. 1901</td>
<td>Mr. Hewitt</td>
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<td>16. 4. 1904</td>
<td>William Latimer</td>
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<td>November</td>
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<td>1904</td>
<td>Mr. Timms</td>
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<td>3. 12. 1904</td>
<td>H. Alexander</td>
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<td>24. 11. 1906</td>
<td>George Hildebrandt</td>
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<td>3. 7. 1909</td>
<td>Colin W. Thackeray</td>
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<td>5. 6. 1913</td>
<td>Francis Smith</td>
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<td>11. 7. 1913</td>
<td>John Smith</td>
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<td>5. 5. 1914</td>
<td>Francis Smith</td>
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<td>4. 8. 1914</td>
<td>Walter Auteweth</td>
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<td>17. 11. 1914</td>
<td>Arthur Windsor</td>
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<td>Stanley Fallick</td>
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<td>George Sydenham</td>
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<td>William Dick</td>
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<td>Mary Taylor</td>
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<td>6. 11. 1922</td>
<td>Maurice Garwood</td>
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<td>14. 4. 1924</td>
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<td>Annie Mears</td>
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<td>Ada Hendy</td>
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<td>Thomas Clarke</td>
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<td>William Sullivan</td>
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<td>Herbert Hall</td>
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<td>Raymond Jeffery</td>
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<td>25. 6. 1970</td>
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Oriental Hotel Licencee's, cont.

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<td>1. 3.1973</td>
<td>William Mulholland</td>
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<td>21. 7.1978</td>
<td>Ray Alaban</td>
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<td>26. 1.1979</td>
<td>Faye Robertson</td>
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<td>10. 4.1981</td>
<td>Leon Biliicki</td>
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<td>25. 3.1983</td>
<td>Eric Glanville</td>
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<td>29. 1.1987</td>
<td>Robert Taylor</td>
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<td>18. 8.1988</td>
<td>Dennis Stapleton</td>
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Compiled by Springwood Historical Society.
Survey c. 1899
attached to certificate of title
volume 1299 folio 111

Map/Plan No 2
Survey plan c1899 showing position of Oriental Hotel
Attached to Cert of Title
Vol 1299 folio 111
The Springwood Hotel, later demolished to make way for the Oriental Hotel. The tree in this picture was on the approximate site of the new Springwood Civic Centre.

Photograph No 2  Springwood Hotel c1880
SHS425
Photograph No 3  Oriental Hotel c1900 with picket fence
SHS 859
SPRINGWOOD

Has an altitude of 1,200 feet and holds the premier position as a Health Resort. The severe changes which characterise the more elevated mountainous districts are entirely absent.

HOTEL ORIENTAL.

A HIGH CLASS RESIDENTIAL HOTEL
COMMANDING EXTENSIVE VIEWS OF SURROUNDING COUNTRY
MAGNIFICENT DRIVES ATTAINABLE AND
BEING ONLY 17 MILES FROM SYDNEY OFFERS EXCEPTIONAL ATTENTIONS TO MOTORISTS.
EXCELLENT GOLF LINKS ONLY A SHORT DISTANCE FROM HOTEL
ALL INFORMATION FURNISHED ON APPLICATION
TERMS ON APPLICATION.

Colin W. Thackeray.

MISS BURLUM. WALTERS.

Photograph No 5 Oriental Hotel, Springwood, 1910
SHS 1047
HOTEL ORIENTAL, SPRINGWOOD, NSW

First Hotel on the Mountains. First-class Accommodation and Cuisine the best.

All Trains met. Terms on Application. Special Terms for prolonged stay.

S. C. FALLICK, Proprietor.

Photograph No 7  Oriental Hotel, c1915-17

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THE HOTEL "ORIENTAL"
SPRINGWOOD.

D. G. BOURKE, Proprietor

Photograph No 8  Hotel Oriental, c1917
SHS 1048
Photograph No 11 Oriental Hotel, Springwood seen from across the bowling green, 1930
SHS 774
Photograph No 12  Oriental Hotel, Springwood, c1930
SHS 938

Photograph No 13  Wally Edwards temporary building for the sale of alcohol during World War II when girls from Burnside Homes occupied the Oriental Hotel, Springwood, c1942
SHS 205
Photograph No 15

Oriental Hotel, Sringwood, c1960s
SHS 386
Photograph No 16  
Oriental Hotel, Springwood, with new extension, 1966
SHS 378
Photograph Nos 17-18  Oriental Hotel, Springwood, 1990
SHS 662/3 & /4
ANALYSIS OF PHYSICAL EVIDENCE
0 ANALYSIS OF PHYSICAL EVIDENCE

0.1 SITE DEVELOPMENT/SEQUENCE OF CONSTRUCTION

The building complex comprises a progression of development which can be split into four (4) main phases of construction.

Phase 1 (1889)

The earliest configuration is not clearly evident, however it is thought to contain the two storey section, (cnr Macquarie Road and Raymond Road), roughly square in shape and an attached service wing along Raymond Road (either single or two storey).

The square section probably contained four main rooms, two each side of a central hallway, a cellar beneath the front room, accommodation rooms above accessed by the stair and service rooms within the rear wing (kitchen toilets etc). A two storey verandah encircled the main rooms on three sides. (Refer to Figure No 2 "Sequence of Construction" p12a).

Phase 2 (c1899)

Early additions to the east providing service rooms and an enlarged kitchen on the ground floor and accommodation rooms above linked to the earlier building by the verandah.

It is not clear if the second floor to the service wing was constructed here or already extant.

From photographs sourced and included within "Analysis of Documentary Evidence" it is clear that minimal alteration occurred to the hotel until the change in ownership c1927-8.
Phase 1 (1889)
Phase 2 (pre 1899)
Phase 2 (later additions)
Phase 4 (c1960-66)

Early additions during Phase 1 & 2 now removed

Note:- Phase 3 included facade upgrading - not shown

Figure No 2
Sequence of Construction

Drawn by Graham Edds
Graham Edds & Associates
June 1995
Phase 1  c1889 Hotel at corner of Macquarie & Raymond Roads

Phase 2  Pre 1899 hotel addition (in centre of photo) placed perpendicular to earlier hotel
Original cellar beneath Room 3

c1889 wing with covered verandah - construction date not certain but probably c1900
Phase 2  Hotel addition viewed from carpark at rear

Phase 2  Laundry and store room constructed prior to 1926 and within the significant phase of development
Historic photographs 3-7 inclusive indicate that the hotel had two main entrances, one from Macquarie Road to the main stair lobby, the other via Raymond Road into the Bar. A single storey verandah projected toward Macquarie Road from the Bar Room was then removed and replaced with an Edwardian room c1920 (historic photographs 9 and 10).

Although the original configuration of the 1889 building would have been four rooms with a central hallway it is believed that by 1899 two rooms had been altered into one large room (Room 3). The dominant pressed metal ceiling extant reflects this as well as the former fireplace position being offset. (Refer to Figure Nos 3 & 4 "Floor Plan Layouts" pp35-36).

It is possible that with the alterations the main entry to the Bar transferred to Macquarie Road through this Edwardian addition. An Edwardian style picket fence also delineated the streetscape boundary and maintained the vehicle/coach entrance to the property at the position shown in historic photographs 9 & 10.

A detached laundry and store room was constructed at the rear of the property, and also a single storey addition to the rear of the wing (Room 10(a)). (Refer to Figure No 2 "Sequence of Construction" p12a).

Phase 3 (c1927-30)
Frequent changes of ownership from 1927-30 resulted in dramatic facade treatment alteration to a Californian Bungalow style. ie Removal of the fine Victorian verandah detailing and installation of heavy looking masonry columns and timber posts above to support the verandah roof. Remnants of this detail remain within the rear verandah. Balustrading was also clad in flat sheeting ribbed with vertical battens. (Refer to historic photographs 11 and 12). It was not ascertained which ownership/lessee was responsible for these alterations.
Phase 3

c1930s verandah structure
California bungalow style with later infill of panelling & windows
Phase 4 (c1960-66)

Again changes of ownership during the period 1957-1967 saw dramatic additions within the Macquarie Road forecourt which substantially altered the streetscape appearance of the hotel with simplistic horizontal facading and 1960s detailing. Externally the heavy verandah columns of the 1930s were extended higher, the remaining Victorian windows and detailing along the Macquarie Road façade were removed extending the "modern" look for the entire building length.

Through all phases of development/change it is evident that the Macquarie Road facade took the brunt of modernisation during the 20th century. The Raymond Road facade still retains the majority of its Victorian detailing. Similarly internal alteration has been confined to the four main ground floor rooms and entrance hallway to unify these with the 1960s modernisation.

Room 3 was divided into smaller rooms as part of a private flat and office for the hotel. (Refer to Figure Nos 3 & 4 "Floor Plan Layouts" pp35-36).

Apart from bathrooms and provision of sinks in most accommodation rooms, necessitating unsightly exposed plumbing, the first floor rooms retain the Victorian flavour with panelled doors, moulded architraves, skirtings etc.
Phase 4  Construction of unsympathetic addition and alteration of earlier facades facing Macquarie Road

1960s addition infilled the "L" shape formed by the earlier hotel
Unsightly exposed plumbing with the introduction of water reticulation and waste systems c 1930s

Garage additions - date not identified but probably 1930-40 with later alteration of door types
4.02 SIGNIFICANCE OF THE BUILDING FABRIC

4.02.01 Generally

The property, when determining significance, can be separated into two main sections, reflecting the perceived culturally significant phases of development.

It has been established that the most culturally significant phases in the development of the Oriental Hotel were from 1889-1926 during Lawson's ownership, containing the Victorian style of architecture and detailing. Since that time historic fabric has been compromised culminating in the addition of unsympathetic accretions during the 1960s and substantially altering the Victorian character along the Macquarie Road facade.

The following sections seek to highlight and differentiate existing fabric into four (4) main grades of significance.

A Fabric of exceptional significance
B Fabric of considerable significance
C Fabric of some significance
D Fabric that detracts from significance.

4.02.02 Graded Areas of Significance

(Refer to Figure Nos 3 & 4 for Room Positions pp35-36)

A Fabric of Exceptional Significance
- 1889 hotel configuration containing Rooms 1-17 at minimum, 1-24 maximum, associated verandahs, balconies and cellar beneath Room 3 (Room 10(a) not included);
- 1899 hotel addition containing Rooms 25-37 minimum, 18-37 maximum;
Significant External Fabric

Masonry walls with smooth rendered surface

Projecting window mouldings and coursings

8 pane window

Hipped roof formation, slate roof cladding, profile chimneys and rectangular slender windows (2 pane and 8 pane)
External detail and finishes

- Masonry wall fabric with smooth rendered surface ashlared marked, projecting window mouldings and profiled coursings. Chimneys of similar appearance;
- slender rectangular 2 & 8 pane windows (single and 4 paned sashes);
- four panelled timber doors, ledged and braced plank doors;
- French doors opening to verandahs (1/3 panelled, 2/3 glazed with highlight window;
- hipped roof formation with slate cladding and lead ridge, barge rolled cappings, chimney penetrations;
- sloping verandah roof with framework expressed supported on slender verandah posts with decoration, decorative balustrading (removed c1930s).

Internal detail and finishes

- Basement cellar, masonry brick walling, timber ceiling/floor structure above decorated with lime wash;
- decorative pressed metal and plaster ceilings of the Victorian period;
- main hallway painted dado decoration of imitation marbleised tile finish;
- arched hallway formation with corbels;
- brass chandelier pendant light fitting;
- high profiled skirtings (evident beneath staircase);
- turned timber staircase;
- plastered wall surfaces with paint finish;
- timber boarded floor surfaces;
- four panelled timber doors, profiled architraves and skirtings;
- original timber and/or marble fireplace mantles and surrounds;
- original kitchen fireplace;
- subsequent kitchen fireplace with large cast iron stove.
Significant Internal Fabric

Entrance hallway
- decorative ceiling and cornice
- chandelier
- arched opening to staircase behind

Hallway & staircase room at arch
- Original dado decoration
Significant Internal Fabric

Staircase lobby

- Decorative ceiling,
- timber stair,
- Edwardian window,
- early paint finish to wall dados,
- also line of dado beneath wallpaper evident (stair walling)
Significant Internal Fabric

Staircase mid landing
- Edwardian window

Arched hallway
- Victorian style door entrances to accommodation rooms
Significant Internal Fabric
Phase 2  1899 addition

Kitchen with cast iron stove
Significant External Fabric

Ground floor rooms 1889 wing facing courtyard

- 4 panelled door

Note: unrendered masonry walling with arched head

1889 1st floor balcony

- French doors with glazed highlight
B  Fabric of Considerable Significance

- Former laundry and store room (Rooms 38 & 39). Laundry building containing brick walling with "English garden wall bond", skillion roof formation, beaded fascia/barge with barge roll and scotia mouldings.
- single storey verandah at rear courtyard (timber posts with lattice);
- Room 10(a) addition;
- Rooms 25, 29, 30 & 31;
- driveway access from Macquarie Road
- Macquarie Road frontage delineation of property boundary;
- turpentine trees adjacent to Room 41.

C  Fabric of Some Significance

- 1930s alterations including masonry and timber post verandah structure at rear verandah (adjacent to Room 11);
- bathrooms of Rooms 19 & 20;
- exposed service pipings surface fixed to walls externally (facing Raymond Road and rear of Room 26);
- Garage building containing Rooms 40 & 41.

D  Fabric That Detracts From Significance

- 1960s addition;
- 1960s detailing along the Macquarie Road building frontage including tiled finishes;
- large windows within Room 3 and awnings;
- verandah and balcony enclosures of fibro and glass;
- ribbed roof sheeting over Rooms 18-24;
- illuminated signage attached to building elements;
- steel fire stair;
Fabric That Detracts from Significance

randah and balcony enclosures of fibro and glass.

toof of 1960s addition with butterfly roof and central box gutter
1995 REFURBISHMENT NOW IN PROGRESS

The works today are yet another phase in the development of the Oriental Hotel. It is unfortunate, however, that the works required by Council to satisfy fire safety orders and additional refurbishment by the lessee have compromised historic fabric from the most culturally significant phase in the hotel's development as well as remodelling fabric of lesser significance. ie

1. Provision of flat plasterboard ceilings to provide statutory fire ratings at the expense of covering and/or removal of decorative ceilings.
2. Surface conduiting to early warning smoke and heat detectors.
3. Placement of fire hose reels and fire control panels with surface run cabling and piping within the main entrance hallway.
4. Placement of fire doors for compartmentation and fire rated egress.
5. Covering of panelled doors to provide required fire rating within accommodation rooms.

Other works currently in progress involve the refurbishment of the main rooms, Rooms 1, 2 & 3 and entrance/hallway of the original hotel. These works are probably 60% complete but have been halted pending the recommendations of this report.

Rooms 1 & 2

Works in progress have included the removal of unsympathetic 1930s and 1960s brick fireplace mantle and surrounds, skirtings together with other unsympathetic finishes.

The recent timber fireplace keeps the intent of the original and replaces those unsympathetic formations of brick construction from the 1950s-1960s.

The wall openings between these rooms flanking the fireplace were already extant with joinery detailing evident from that 1960s period. These openings are to be retained.

A prefabricated bar counter and back of bar have been installed together with matching panelled timber dado approximately 1200mm high (this work is deemed reversible).
Assessment/Strategy for the Oriental Hotel, Springwood
by Graham Edds & Associates, June 1995

Placement of unsightly fire hose reel and fire control panel within main entrance hallway.

Exposed pipework and electrical cabling.

1995 refurbishment in progress
Unsympathetic flat ceilings beneath verandahs (previously without ceiling claddings)
Unsympathetic surface run cabling within the 1899 main room (Room 3)

Former and recent exposed cabling and piping
Unsympathetic new fabric for Bistro kitchen within Room 3 - ceiling bulkhead and false ceiling, cool room and other walling (new false ceiling is not attached to the pressed metal ceiling)

Reversible prefabricated units located in Lounge Room (Room 1)
Figure No 4
First floor plan layout c1983
Provided by owner from
Blue Mountains City Council files
June 1995
Figure No 3
Ground floor plan layout c1983
Provided by owner from
Blue Mountains City Council files
June 1995

36
The works, as described above, within these rooms has altered again the unsympathetic works of the 1960s and do not unduly compromised historic fabric.

**Rooms 3 & 4**

Recent works have removed the previously described unsympathetic wall partitions, in a positive way, to restore the room grandeur but with the insertion of a bistro kitchen with heavy looking ceiling bulkhead severing the historic ceiling alignment has compromised the wholeness of the room.

We note that the bulkhead does not harm the metal ceiling, is not attached to it, and is reversible but is visually intrusive and unsympathetic.

**Entrance hallway**

Further alteration to walls within the hallway has occurred by removing 1960s glass walling to the former office and substantially removing more masonry walling to create an open planned bistro space. Although historic wall fabric has been removed, the formation of the hallway has been retained by maintaining a wall bulkhead on each side of the hallway together with the decorative ceiling, cornice and chandelier. The infilling of the arch within the hallway, as partially constructed, will severely compromise the space and sever the view of the staircase and access to it.

**External Landscaping**

External works along the Macquarie Road frontage have provided beer garden spaces on the former driveway surface by enclosing these areas with picket fencing and shrub plantings.

Although this recent work has softened the streetscape appearance, its presence does not in any way unify the building's perceived historic character and its presentation to the street. It adds more confusion to the mixed building character which now exists.
04 SIGNIFICANCE OF RECENT WORK

The recent fabric introduced into the main ground floor rooms (Rooms 1, 2 & 3) with the exception of the kitchen bulkhead, is considered acceptable as it replaces and/or alters unsympathetic fabric introduced within Phase 4 of the hotel's development.

The following recently introduced fabric is therefore assessed in regard to significance as fabric of some significance and fabric that detracts from significance ie

Fabric of Some Significance:
- timber wall panelling within ground floor rooms;
- bi-fold doors, flush doors, modern panelled doors;
- bar counter and back of bar furniture;
- fireplace mantles and surrounds.

Fabric That Detracts From Significance
- arched enclosure of main hallway to stair;
- surface conduiting and piping for early warning fire detection, hose reels etc;
- ceiling bulkhead in Room 3 (as part of kitchen bistro);
- male toilet formation within Room 7;
- sandstone paved garden edge and recent timber picket fencing to the Macquarie Road frontage.

4.05 REPAIR WORKS TO 1960s ADDITION

These repair works principally to the lounge floor and internal refurbishment have not formed part of this study as these rooms are not considered of cultural significance. However it would be of benefit to the overall project to remodel the 1960s decor and continue the theme already in progress throughout other ground floor rooms.

The street facade would benefit from the removal of external horizontal facading and tiling and reconstruction of same to provide a more unified architectural character to the streetscape. Refer to "6.0 Conservation Policy" p42.
CONTRAINTS & REQUIREMENTS
CON CONSTRAINTS AND REQUIREMENTS

STATUTORY CONSTRAINTS

The property is currently zoned 3(a) General Business and also listed as an Heritage Building under Blue Mountains City Council current Local Environmental Plan (Item SP 29).

This LEP places constraints on development of historic sites, particularly Clause 25.3 where "in respect to any development on historic sites Council requires the applicant to assess the effect that such development application would have on the heritage significance of the heritage item or sites".

It is understood that a "Town Centre Study" is presently in progress which deals with traffic issues of Raymond/Macquarie Roads intersection and landscaping of the main street. We understand from Council's staff that this study is in a preliminary form only and that information is not yet available.

REQUIREMENTS TO SATISFY SECTION 124 ORDERS & FIRE UPGRADE WORKS RECENTLY UNDERTAKEN

The works required by Section 124 Orders to prevent the spread of fire and ensure safety to occupants is described within Appendix No 1 and accompanying drawing documents within Council's files.

The fire upgrade work completed involved:-

- the removal and/or covering up of historic fabric within particular "fire source" rooms;
- compartmentation of the building by addition of wall surfaces and doors;
- application of fire resisting surfaces to panelled doors;
- insertion of early warning smoke detection and/or heat sensing devices.

These works required to meet Section 124 Orders resulted in the loss and harm to historic fabric.
We believe the works have been instigated in a piecemeal manner without the overall effect on the historic building being sufficiently considered.

In hindsight it may have been less traumatic on historic fabric and less expensive to the lessee to install an active fire system (ie fast response sprinkler system) negating the need for much of the above. Although sprinklers are not required within a two storey building of this use classification, considering the historic nature of the building it may well be argued that it may have been a prudent course of action.

CLIENT'S BRIEF REQUIREMENTS

Client's brief although not formally presented is as set out in the Development Application documents titled "Existing site plan and floor plans for proposed refurbishment to "The Oriental Hotel" dated February 1995". The ground floor plan although not descriptive indicates the following:

Immediate Requirements

.3.1 New bistro kitchen in Room 3 to service inside and outside (to meet the perceived community needs and hence profitability of the hotel);
.3.2 removal of main entrance hallway side walls to provide large open planned floor area for patrons in response to .3.1;
.3.3 new Lounge Bar counter and back of bar (provide a quality image to patrons and "new fresh look" for the hotel);
.3.4 remodelling of fireplace (more in keeping with building character);
.3.5 enclosure of arched opening to staircase (to separate accommodation patrons from bistro and hotel users, also for after hours security);
.3.6 demolition of wall between staircase and Lounge (now not required).
.3.7 installation of new external doors to Bistro and Lounge (to unify character of alterations and permit inside/outside movement).
(Bi-fold and swing doors) to open to beer garden;
3.8 construction of new male and female toilets within ground floor rooms (to provide better quality facilities associated with Bistro);

3.9 creation of beer garden paved areas outside from Bistro and Bar 1 including fence delineation and landscaping (to provide a more pleasant atmosphere for patrons outside);

3.10 installation of planter boxes adjacent to rear entry (for beautification);

3.11 demolition of garages (Rooms 40 & 41), laundry/store (Rooms 38 & 39) and Room 10(a).

Future Requirements:

3.12 Provision of entry from carpark through rear courtyard to the hotel as well as from Macquarie Road, possibly a landscaped courtyard entry or roof covered;

3.13 provision of a function room within the existing kitchen (Room 26) and associated spatial requirements;

3.14 construction of an air lock entry to Room 42 from the carpark;

3.15 construction of roof shelter over beer garden area.

**CONSTRAINTS PROVIDED BY STATEMENT OF SIGNIFICANCE**

4.1 Retention of the Victorian character of the hotel both externally and internally;

4.2 Maintain use of the hotel in providing a meeting/gathering place and function rooms for the local community and travellers;

4.3 Maintain the hotel's prominence within the township;

4.4 Maintain vehicular and pedestrian access to the property and hotel via Macquarie Road.
6.0

CONSERVATION POLICY
CONSERVATION POLICY

THE INTENT OF THIS POLICY is to retain and where possible enhance the cultural significance of the hotel. This can be achieved by acceptance of the following conservation policy in respect to the present and any future/proposed works.

This policy is based upon recognised conservation practice in implementing principles of the Burra Charter.

SPECIFIC CONSERVATION POLICY CLAUSES

The conservation policy for the Oriental Hotel shall be to:-

a) Recognise and adopt the graded areas of significance as set out in Clause 4.02.02 p21.

b) Recognise and adopt that existing refurbishment and proposed future works should conserve the existing historic fabric itemised within:-

   "A Fabric of Exceptional Significance" and 
   "B Fabric of Considerable Significance".

c) Recognise and adopt that fabric itemised within:-

   "C Fabric of Some Significance" and 
   "D Fabric That Detracts From Significance"

is of lesser cultural significance and can with Council's consent be removed, demolished and/or adapted.

d) Adopt that new construction and/or alterations may be acceptable providing that it does not compromise or reduce the significance of the hotel and that it maintains an appropriate visual setting, building form and overall character.

e) Recognise that these conservation policy clauses may be altered with changing circumstances (ownership, lessee and/or licensee) and at minimum should be revised within five years.
f) Documentation for present and future works be prepared by experienced Conservation Architect or at minimum advice be sought by lessees, owners etc from experienced Conservation Architects to guide the preparation of documents and the execution of the works.

SPECIFIC POLICY PERTAINING TO WORKS IN PROGRESS

6.3.1 That Council agree to the following use for specific rooms, viz

Room 1:-
- Lounge with bar counter, wall panelling and fireplace mantle as constructed

Room 2:-
- Bistro with wall panelling and fireplace mantle as constructed.

6.3.2 That Council consider the following use for specific rooms with modifications to building works as follows:-

Room 3:-
- Bistro with kitchen facility as constructed but amended by removal of the false ceiling over the kitchen area,
- provision of a one hour fire rated ceiling to the entire room by carefully removing the pressed metal tile ceiling and cornice, installation of the fire rated boarding and refixing of the pressed metal tile ceiling and cornice beneath,
- removal of the prefabricated cool rooms to within Rooms 4 and 5,
- provision of a lightly constructed visual screen above the servery counter to provide room character at Bistro alignment (supported from servery counter),
provision of an exhaust hood above cooking appliances and flue to project vertically through the ceiling and rooms above and discharge above roof line on the courtyard side. Flue to have installed a fire damper at ceiling level. (Refer to diagram within Appendix 2).

**Entry Hallway:**
- Permit the enlarged openings in side walls as constructed but alter the right hand side wall intersection with bistro kitchen to follow left hand side formation,
- remove the arched infill panelling and door from hallway arch and permit the construction of a laminated or toughened glass infill (to maintain hallway view to staircase but disallow through access).

**Staircase:**
- Existing wall formation surrounding the main staircase be preserved in its present form.

6.3.3 That the owner should conceal unsightly exposed services cabling and piping during future refurbishment particularly within main rooms.

6.3.4 That the owner be encouraged to unify the Macquarie Road building facade by adapting the 1960s building externally to reflect the character of the hotel's identified significant period. eg
- construct a hipped roof over the single storey rooms with verandahs or porches to provide weather protection to patrons,
- adapt the masonry facade and window proportions in character (as above) and provide access to beer gardens. (Refer to sketch plans),
- remove glazed and fibro balcony infills,
reconstruct slender post supports for verandahs and balconies in lieu of existing heavy masonry columns. Fit 1995 decorative detail to verandahs,

reconstruct Victorian window decoration to exterior of Room 3 removed in the 1930s (based upon historic photographs),

courage the owner to re-landscape the Macquarie Road forecourt to continue the unified architectural character of the hotel and with consideration of Council's future town centre recommendations of streetscape plantings and traffic circulation,

recognise that the "plane trees" recently planted are too close to the building and should be replaced with smaller plantings or be managed and maintained both below and above ground so as not to visually or physically impact on the hotel.

6.3.5 Permit adaptive reuse of Rooms 4, 5, 6 & 7 for new cool room, kitchen dry store, staff toilets, patrons male and female toilets. (Refer to diagram within Appendix 2).

6.3.6 A colour scheme for exterior and interior painting of fabric be investigated and chosen based upon the colour palette from the identified culturally significant period, 1899-1926. (A colour scheme has been investigated and recommended colour scheme is within Appendix 3).

6.3.7 That agreement be reached between Blue Mountains City Council and the lessee on the work schedule outlined in these conservation policies and prioritise each task.
6.3.8 Permit the client's future requirements (Items 5.3.12-.3.15 p41) to be constructed provided that he respects the historic nature of the property, do not compromise historic fabric, add to the visual and aesthetic character of the Macquarie Road streetscape, and is in accordance with Council's statutory requirements for such usages.
7.0

CONCLUSION
7.0 CONCLUSION

Considerable time, effort and expense by the current lessee has been afforded to this "run down" hotel to meet fire safety orders and provide a future for increased patronage at the hotel but in so doing internal historic fabric has been compromised to varying extents.

The purpose of this document is not to hinder the future life of the hotel, its viable use by the lessee, but to guide its conservation and adaptation of spaces to meet owners, lessees and the committees needs now and into the future.

Most importantly the conservation policies outlined will provide for the future of the hotel as a most prominent and valued item of Springwood's heritage.

These policies should be reviewed with changing circumstances and amended as necessary.

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GRAHAM EDDS
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PROUST, Katrina; Historical Background The Oriental Hotel, Macquarie Road, Springwood, New South Wales, June 1995
Smyth's Estate

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For more information contact:
Percy W. Nelson,
Licensed Surveyor with A.P.A.
121 Pitt St. Sydney.

Map/Plan No 3
Smyth's Estate showing Oriental Hotel, n.d. (probably c1910s)
Mitchell Library