

90-102 Regent Street Redfern

Statement of Heritage Impact –
Addendum memo

Report to Allen Jack + Cottier

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EXECUTIVE SUMMARY

Background

The Trust Company (Australia) Limited ATF WH Regent Trust are preparing an Environmental Impact Statement (EIS) for the proposed redevelopment of 90-102 Regent Street, Redfern. The project has been identified as a State Significant Development under Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*. The project would be assessed under the *Environmental Planning and Assessment Act 1979*.

Allen Jack + Cottier on behalf of The Trust Company (Australia) Limited ATF WH Regent Trust have engaged Artefact Heritage to prepare a Statement of Heritage Impact (SoHI) to accompany the EIS. The study area is near the locally significant St Luke's Presbyterian Church heritage item and the State significant Redfern Railway Station Group and is adjacent to the Redfern Estate Conservation Area. Other locally significant heritage items have visual connections with the proposal.

The proposal would involve the demolition of existing structures on the site and the construction of an 18-storey building comprising retail, communal spaces and offices at ground floor, and residential units above for use as student housing. During the comments phase of review, the Department of Planning, Industry and Environment received a letter from the City of Sydney (Ref:R/2019/22/A) on 14 December 2020. This letter outlined a range of queries and objections to the proposed development, noting that the City has considered heritage listing several properties marked for demolition, as additions to the Redfern Estate Conservation Area. Within this letter the City highly encouraged a redesign of the development to retain the building at 90 Regent Street and the front façade and front rooms of the three historic buildings at 92-96 Regent Street.

The aim of this addendum memo is to provide further historical and contextual analysis of the study area. It serves as an addition to the evidence and analysis presented by Artefact in our Statement of Heritage Impact for the study area, dated 14 October 2020. This memo outlines an analysis of the historical character of Regent Street, Redfern, including the level of associative significance of 90 Regent Street with noted architect Walter Liberty Vernon. It also incorporates a comparative analysis of 90 Regent Street, Redfern within the historic and physical context of existing and former public houses in the local area, some of which are heritage listed. The memo furthermore provides a comparative analysis of the architectural, amenity and aesthetic aspects of the three buildings at 92-96 Regent Street within the context of the local streetscape and the extant properties within the Redfern Estate Conservation Area.

As a result of further historical, comparative and visual analysis, this memo confirms that:

- The former Bunnerong Hotel at 90 Regent Street, Redfern has limited associative significance in relation to noted architect Walter Liberty Vernon
- The building at 90 Regent Street, Redfern, includes some elements likely to be of local significance, but overall this assessment has identified that the structure does not meet the local significance threshold. This assessment supports the current proposal to demolish the building at 90 Regent Street provided the following recommendations are implemented:
 - Prior to the commencement of works, a Photographic Archival Recording (PAR) report should be prepared to document the exterior and interior of the building and its setting. The recording would be undertaken in accordance with the guidelines for

Photographic Recording of Heritage Items Using Film or Digital Capture, as prepared by the NSW Heritage Office

- Prior to the commencement of works, a salvage strategy should be prepared by qualified heritage professional to identify and recover heritage building fabric to be removed during project works for salvage and reuse at the study area or at another appropriate place. Consideration of the incorporation of contributory elements identified should be considered by the proposal. Contributory fabric not retained for future use should be salvaged where possible and donated or sold to heritage restoration specialists
- A Heritage Interpretation Strategy should be considered for the project
- The buildings at 92-96 Regent Street, Redfern, contain some interior and exterior features that are uncommon in local context. However, a desktop analysis of surviving former shopfronts from a similar period (1890–1914) suggests that sufficient local building stock survives within the Redfern Estate Conservation Area to justify the demolition of these buildings. This assessment supports the current proposal to demolish the buildings at 92-96 Regent Street provided the following recommendations are implemented:
 - Prior to the commencement of works, a PAR report should be prepared of the significant elements of 92-96 Regent Street to be impacted by the proposal. The PAR would document the exterior and interior of the buildings and their setting. The recording would be undertaken in accordance with the guidelines for *Photographic Recording of Heritage Items Using Film or Digital Capture*, as prepared by the NSW Heritage Office
 - Prior to the commencement of works, a salvage strategy should be prepared by qualified heritage professional to identify and recover heritage building fabric to be removed during project works for salvage and reuse at the study area or at another appropriate place. Consideration of the incorporation of contributory elements found within three of the existing buildings (92-96 Regent Street), specifically the pressed metal ceilings located within the first floor of all buildings, should be considered by the proposal. These ceilings could be salvaged and reinstated within the proposed building, or new pressed ceilings of similar designs incorporated into the building. Contributory fabric (pressed metal ceilings, fireplaces) not retained for future use should be salvaged where possible and donated or sold to heritage restoration specialists
 - A Heritage Interpretation Strategy should be considered for the project.

1.0 INTRODUCTION

1.1 Background

The Trust Company (Australia) Limited ATF WH Regent Trust are preparing an Environmental Impact Statement (EIS) for the proposed redevelopment of 90-102 Regent Street, Redfern. The project has been identified as a State Significant Development under Schedule 2 of the *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*. The project would be assessed under the *Environmental Planning and Assessment Act 1979*.

Allen Jack + Cottier on behalf of The Trust Company (Australia) Limited ATF WH Regent Trust have engaged Artefact Heritage to prepare a Statement of Heritage Impact (SoHI) to accompany the EIS. The study area is near the locally significant St Luke's Presbyterian Church heritage item and the State significant Redfern Railway Station Group and is adjacent to the Redfern Estate Conservation Area. Other locally significant heritage items have visual connections with the proposal.

The proposal would involve the demolition of existing structures on the site and the construction of an 18-storey building comprising retail, communal spaces and offices at ground floor, and residential units above for use as student housing.

1.2 City of Sydney response

During the comments phase of review, the Department of Planning, Industry and Environment received a letter from the City of Sydney (the City) on 14 December 2020. This letter (Ref:R/2019/22/A) outlined a range of queries and objections to the proposed development, as follows.

It is acknowledged that the site does not contain heritage items or is in a heritage conservation area. The existing warehouse buildings fronting Regent Street are proposed to be demolished as part of the development. The submitted Heritage Impact Statement, prepared by Artefact Heritage, specifies that the building on 90 Regent Street was designed by Walter Liberty Vernon, for use as a pub, just before he became Government Architect. The City considers this to be an important aspect of the heritage significant of the site.

It should be highlighted that as part of a major study and recent strategic review of the Botany Road Corridor, The City is proposing that several buildings on Regent Street be included in an extension of the Redfern Estate Conservation Area (C56). These include the existing warehouses subject to this application.

Therefore, considering that the proposal involves a podium, the City highly encourages that the podium of the proposed development be redesigned to retain the building at 90 Regent Street and at least the front façade and front rooms of the three historic buildings at 92-96 Regent Street. The demolition of one of the last remaining buildings designed by Walter Liberty Vernon would be a loss. The proposal has the opportunity to incorporate the building and emulate the character and expression of the neighbouring student accommodation at 66 Regent Street.

1.3 Summary of considerations

The City of Sydney's letter indicates a requirement for further research and analysis in regard to the following issues:

- a review of the associative significance for the former Captain Cook Hotel/Bunnerong Hotel at 90 Regent Street with noted architect, Walter Liberty Vernon
- an assessment of the intactness of the façade and interior of 90 Regent Street in relation to the original design involvement of Vernon
- the rarity and representativeness of the former shop façades and front rooms of the three premises at 92-96 Regent Street.

1.4 Exclusions

This City's letter proposes that a redesign of the podium structure to incorporate one or more of the nominated buildings may assist in preserving the heritage stock and character in the vicinity of Redfern Estate Conservation Area. This memo does not provide design advice in relation to the City's proposal.

2.0 HISTORY

2.1 Scope

The following historical analysis has been newly prepared as an addendum and should be read in conjunction with the historical section of Artefact's Statement of Heritage Impact (SoHI) dated 14 October 2020. This analysis is the result of additional archival research commissioned in February 2021. In some cases the new material has been integrated into content provided in the SoHI, but the majority of the content in this section is newly presented.

2.2 Historical analysis

2.2.1 Contribution of the Captain Cook Hotel / Bunnerong Hotel to Redfern's pub culture

"They are not a nation of snobs like the English or of extravagant boasters like the Americans or of reckless profligates like the French, they are simply a nation of drunkards." – A description of post-colonised Australia, attributed to novelist Marcus Clarke.¹

The development of public houses within New South Wales was a key element in the expansion of the colony after 1788. Western commerce and social interactions depended upon the sale and distribution of alcohol in the early days of the British colony, just as they do in the 21st century.² Although the early public houses in the new colony stemmed from their British and Irish counterparts, the Australia pub would redefine itself through time, not only in architectural design but also in social standing and their utilisation within the local community.³ Today, public houses (or more informally, pubs) are socially significant due to their inherent ability to continue, if not build, the communal values and cultural heritage of our suburbs and towns.⁴

Throughout the late eighteenth and well into the nineteenth century, pubs were often the first structures to be built when new areas of NSW were colonised, with the towns developing around the alcohol fuelled watering holes.⁵ The buildings would also be utilised for multiple daily functions, simultaneously providing beverages as well as restaurants, sleeping accommodation, postal needs, meeting places for community groups and as a meeting place for local political and social group and coronial inquests.⁶

Liquor license policies were relatively relaxed during the early years of the colony, however the distribution of alcohol combined with a growing population saw the growth of conservative Christian groups such as the Temperance league who advocated for tighter liquor sale policies.⁷

Architecturally, many of the early public houses were designed for the British and Irish patrons, although few pubs constructed before the mid-nineteenth century have survived. Late Victorian hotels in the Sydney area, particularly by the Rocks have retained their original English pub atmosphere

¹ Milton James Lewis, *A Rum State: Alcohol and State Policy in Australia, 1788–1988* (Canberra: AGPS Press, Canberra, 1991).

² *ibid*

³ Kirkby, Diane & Luckins, Tanja & McConville, Chris (2010). *The Australian Pub*. University of New South Wales (UNSW) Press

⁴ Muir, Rick. (2nd ed, 2012). *Pubs and places: The social value of community pubs* IPPR.

⁵ Kirkby, Diane & Luckins, Tanja & McConville, Chris (2010). *The Australian Pub*. University of New South Wales (UNSW) Press

⁶ Kirkby, Diane & Luckins, Tanja & McConville, Chris (2010). *The Australian Pub*. University of New South Wales (UNSW) Press

⁷ *ibid*

while late nineteenth and early twentieth-century public houses in regional areas were built to stand out as local landmarks with expansive awnings to protect patrons from the Australian heat. Balconies were often decorated with elaborate (and mass produced) cast iron filigree detailing. Internally, pressed metal ceilings of intricate designs were installed in the bar, with the most impressive feature of a hotel being the size of the serving bars.

Erected in 1890–91, the Captain Cook Hotel (renamed the Bunnerong Hotel in 1895) was constructed in the aftermath of a major investigation into alcohol consumption in New South Wales. Presenting its findings in 1887, the Intoxicating Drink Inquiry Commission noted that in 1885 alone, the colony manufactured 15 gallons (68 litres) of beer, nearly 2 quarts (1.5 litres) of wine and 6 gills (0.7 litres) of spirits per head of the (male) population.⁸ These figures did not include substantial imports of beer and spirits from the other colonies and overseas.

The Commission's findings led to a reorganisation of licensing, such that one licence to sell alcohol was permitted per 80 voters in Sydney. This proportion gives some indication of the extraordinary popularity of drinking establishments across the metropolis. It is therefore little wonder that Resch's brewery invested £150,000 in the late 1890s to build an extensive brewery on Dowling Street, in the eastern part of Redfern (Figure 1). Indicating the increasing consolidation and centralising of alcohol supply over the ensuing century, this factory was taken over by Tooth and Co. in 1929.

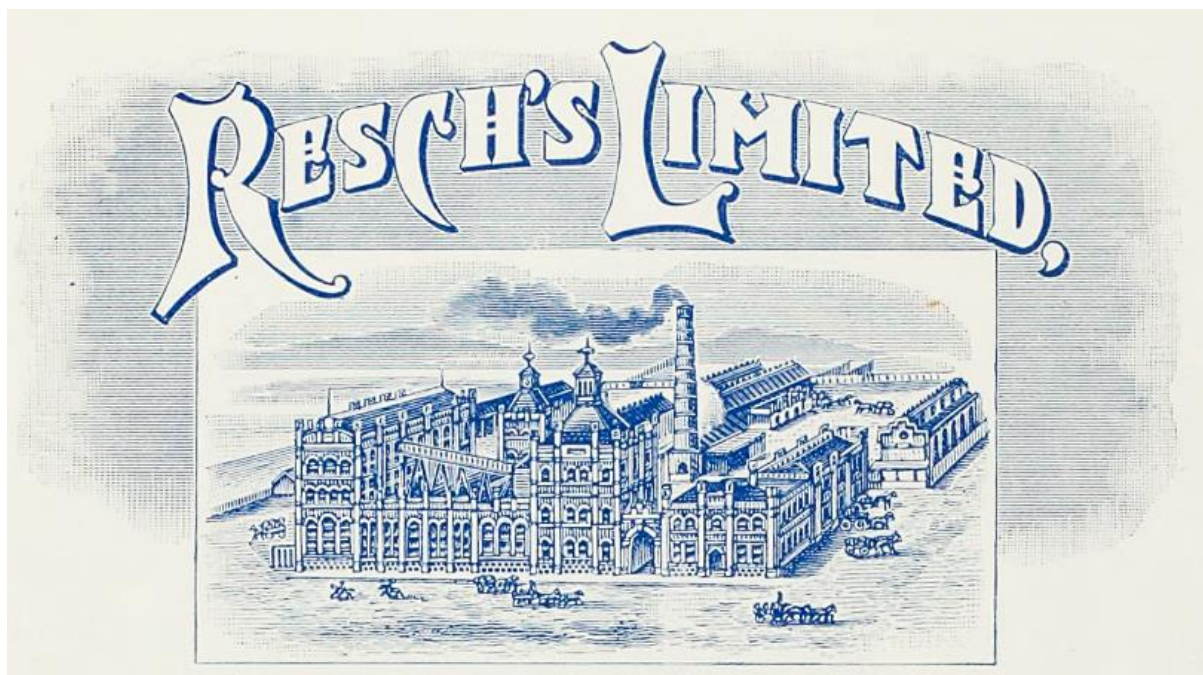


Figure 1. The massive Resch's Brewery on Dowling Street, Redfern, was in operation by 1900.⁹

In common with many inner-city suburbs, Redfern was well supplied with public houses. According to the *Sydney and Suburban Hotel Guide, and Licensed Victuallers' Directory*, there were at least 48 licensed hotels in Redfern in 1886, with a similar number on offer in the adjacent suburb of Surry Hills. Along Regent Street alone, drinkers could visit 12 establishments: the Belle Vue Hotel (corner of Regent and Redfern Streets), Captain Cook Hotel (No. 128), Cope's Family Hotel (No. 79), Crown Hotel (No. 113), Derby Hotel (No. 24), Dublin Tavern (corner of Regent and James Streets), Empress Hotel (No. 81), Emu Inn (No. 55), Forester's Arms Hotel (unnumbered), New England Railway Hotel

⁸ Report: (First Part) of the Intoxicating Drink Inquiry Commission Together with Minutes of the Evidence and Appendices. (Sydney: Charles Potter, 1887), 516.

⁹ Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Redfern, 1859–1909 (Redfern: Redfern Council, 1909), n.p.,.

(corner of Regent and George Streets), Terminus Hotel (No. 33) and Traveller's Rest (No. 103). In addition to this dozen of drinking establishments, Hume & Pegrum at 105–107 Regent Street also retailed fruit champagne, liqueurs, 'Nervine', ginger ale and wine.¹⁰

The erection of a new building to replace the previous Captain Cook Hotel at 128 Regent Street also represented a time to reconsider its name. In 1886 there were already four other Captain Cook Hotels in Sydney, including those at Clyde Street and Kent Streets in the city, plus others in Botany and Moore Park. There was, however, no Bunnerong Hotel.¹¹ The potential for confusion, perhaps coupled with a desire to establish a unique identity in the busy Redfern drinking scene, may well have driven the change in name to the Bunnerong Hotel in 1895.

Branding and amenities were also important in the crowded streetscape of late nineteenth-century Redfern. The steam tram line that opened in 1882 commenced at the railway terminus (then known as Redfern Station) and travelled along Devonshire, Chalmers, Castlereagh, Redfern and Regent Streets, finally following Botany Road to the Botany terminus at Banksmeadow Park. On weekdays and Saturdays this service ran from 5.30 am until 11.15 pm, while on Sundays the hours were reduced to 8.37 am to 9.45 pm.¹² Converted to electric operation in 1903, by the 1920s the line along Regent Street also carried trams to Tempe and to Macdonaldtown.¹³

The visibility of Redfern hotels and shopfronts to passing trams (Figure 2) represented a significant opportunity to attract passing trade. The scheduled tramway service hours also offered an opportunity for drinkers to start and end a long day with an ale or a brandy. The *Licensing Act 1882* permitted the sale of alcohol from 6.00 am until 11.00 pm, except on Sundays. Many patrons also enjoyed free food provided that their money kept crossing the bar, further encouraging a leisurely evening in convivial surroundings. The introduction of refrigeration in the 1880s, coupled with the domestic supply of electricity to Redfern from 1891, meant that by the early twentieth century many local pubs could offer chilled lager beer in place of the older-style ales.¹⁴ The installation of kitchens, refrigerated cool rooms and electric lighting all changed the internal character of Sydney's pubs between 1880 and 1914.

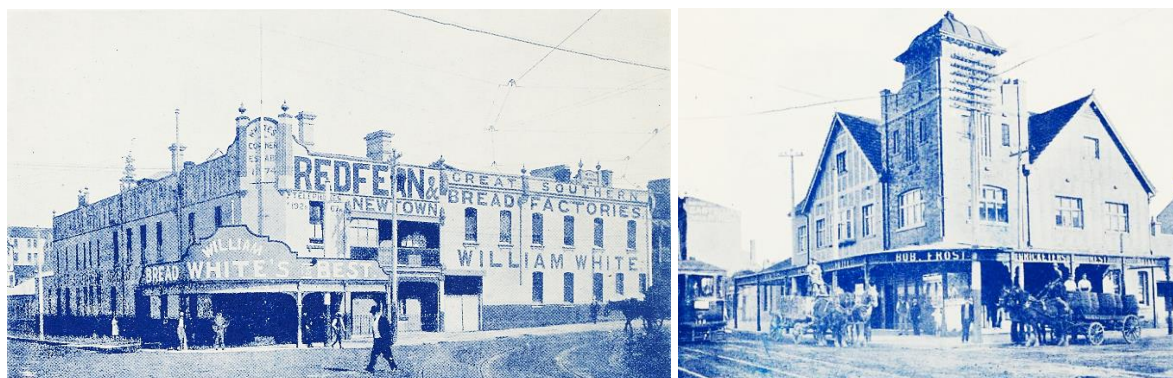


Figure 2. These 1909 photographs of the White's Bread factory (White's Corner) and the Cricketer's Rest Hotel (corner of George and Redfern Streets) illustrate the exposure to passing tram passengers that Redfern traders capitalised upon with little restraint.¹⁵

¹⁰ *The Sydney and Suburban Hotel Guide and Licensed Victuallers' Directory for 1886–7* (Sydney: Printed for the proprietors by Turner and Henderson, 1886), 55–93.

¹¹ *The Sydney and Suburban Hotel Guide and Licensed Victuallers' Directory for 1886–7*, 59.

¹² *The Sydney and Suburban Hotel Guide and Licensed Victuallers' Directory for 1886–7*, 173.

¹³ E.C. Rowland, 'Sydney's Tramways', *Journal of the Royal Australian Historical Society* 41, no. 3 (1955): 120.

¹⁴ *Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Redfern*, n.p.

¹⁵ *Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Redfern*, n.p.

2.2.2 The rise and transformation of the Bunnerong Hotel

Tooths Brewery dominated the Sydney pub market through much of the first half of the twentieth century. It appears from archival catalogue records for Tooths that the Bunnerong Hotel was purchased by the brewing giant in 1904.¹⁶ Unfortunately, however, it was not possible to view the establishment's original records at the Noel Butlin Archives in Canberra.¹⁷ Although lease records for the Bunnerong Hotel have apparently not survived, security files in the Tooth collection may hold some information about interior and exterior changes to the pub up to its closure in 1982.¹⁸

In 1902 and 1903, the hotel (and its surroundings allotments) was listed for sale.¹⁹ No photographic evidence of the original structural façade of the building could be located prior to the submission of this report. The property was advertised as "Newly built of brick, two-storey, with full accommodation".²⁰ The property was purchased by Tooth's brewery in 1904.²¹ Early licensees included Cornelius Devir, a reportedly well-liked publican,²² whose wife, Ellen, would retain the license of the hotel until 1938.²³ No record of any alterations to the building in the 1930s could be obtained, however written and photographic evidence located within Tooths yellow cards indicate the weekly lease was reduced from £16 to £12 between August and November of 1930 while an October 1930 photograph of the building features the familiar tiled façade of Tooths hotels during the 1930s. It is therefore conceivable that the building was modified to suit the aesthetic characteristics of Tooth's hotels in 1930. During the 1940s, the hotel was transferred between the Finlayson family²⁴ and George Albert Kennedy.²⁵

Redfern changed drastically in character around the Bunnerong Hotel as the old century ended. Given its proximity to the city centre, the suburb was a hub for more than just local residents. For instance, the baptismal register for St Paul's Anglican Church on Cleveland Street indicated a catchment spanning Redfern, Waterfall, Lakemba, Alexandria, Waterloo, Guyra, Petersham, Binalong, Marrickville and the City of Sydney itself. Yet this period was a time of significant social transformation. "A great change came over the parish in the [eighteen] eighties and nineties", noted the church's elders in 1915. "The east of the Railway was a fashionable and wealthy centre. Those people moved away to the outer suburbs, and their places were taken by people with only their weekly wages, but

¹⁶ Item 99 – Bunnerong Hotel, cnr. Regent and Marion Streets, Redfern, Deposit N60-YC - Tooth and Company yellow cards, Noel Butlin Archives, Australian National University, Canberra.

¹⁷ Catalogue entry only for Item 106 – Bunnerong Hotel, 90 Regent Street, 2016, Redfern, Deposit N179 – Tooth and Company City Manager's Office deposit, Noel Butlin Archives, Australian National University, Canberra.

¹⁸ Catalogue entry only for Box 295 Bunnerong Hotel, Redfern, Deposit Z323 – Tooth and Company deposit 4, Noel Butlin Archives, Australian National University, Canberra.

¹⁹ The Sydney Morning Herald (Sydney, New South Wales, Australia) 18 Jun 1902, Wed. Page 3. Retrieved July 9, 2019 from [www.newspapers.com/image/122553504/?terms="Bunnerong%2BHotel"](http://www.newspapers.com/image/122553504/?terms=)

²⁰ The Sydney Morning Herald (Sydney, New South Wales, Australia) 28 Nov 1903, Sat. Page 19. Retrieved July 9, 2019 from:

[www.newspapers.com/image/125640275/?terms="Bunnerong%2BHotel"](http://www.newspapers.com/image/125640275/?terms=)

²¹ Noel Butlin Archives Collection (N60-YC-99– Tooth and Company yellow card)

²² Mr. Cornelius Devir, Redfern. (1913, April 10). Freeman's Journal (Sydney, NSW: 1850 - 1932), p. 17. Retrieved July 9, 2019, from <http://nla.gov.au/nla.news-article108163847>

²³ The Sydney Morning Herald (Sydney, New South Wales, Australia) 03 May 1927, Tue. Page 8. Retrieved July 9, 2019 from

[www.newspapers.com/image/126122732/?terms="Bunnerong%2BHotel"](http://www.newspapers.com/image/126122732/?terms=)

²⁴ The Sydney Morning Herald (Sydney, New South Wales, Australia) 08 Jul 1942, Wed. Page 10. Retrieved July 9, 2019 from

[www.newspapers.com/image/124262041/?terms="Bunnerong%2BHotel"](http://www.newspapers.com/image/124262041/?terms=)

²⁵ The Sydney Morning Herald (Sydney, New South Wales, Australia) 12 Aug 1941, Tue. Page 7. Retrieved July 9, 2019 from

[www.newspapers.com/image/124308671/?terms="Bunnerong%2BHotel"](http://www.newspapers.com/image/124308671/?terms=)

with hearts just as kind. The fine houses now are mostly boarding houses for workmen".²⁶ Redfern was most definitely not among the suburbs listed as suitable for visitors to Sydney in the 1920s.²⁷



Figure 3. This damaged mid-1920s photograph of the Berlei factory at 39 Regent Street illustrates the highly disrupted streetscape to the north of the study area. Note the prominence of the Tooth & Co. signage on the unidentified pub at the left rear.²⁸

The Bunnerong Hotel had to survive more than just changing demographics. Dramatic restrictions in the renewal of licenses saw the number of pubs across New South Wales fall by a third over 1901–29, from 3151 at Federation to just 2142 by the time of the Great Depression.²⁹ In the twentieth century, the consolidation of the brewery industry saw many existing pubs being renovated or torn down with new, functional Art Deco and International architectural styles replacing the earlier Victorian structures. New features included tiled group floor facades and plain interiors.³⁰

The fact that the Bunnerong Hotel remained open during the interwar years indicates that it was well managed and maintained a profitable clientele. Pubs owned by Toth in the 1920s and 1930s often underwent substantial rebuilding, typically comprising replacement of the bar to increase the service

²⁶ St. Paul's Church, Redfern, Sydney: *Souvenir, Diamond Jubilee, 1855–1915*. (Sydney: St. Paul's Church, 1915), 23.

²⁷ *Visitors' Guide to Sydney: Official Hotel, Accommodation House and Sightseeing Directory* (Sydney: NSW Government Tourist Bureau, 1926).

²⁸ Berlei House, 39 Regent Street 1921–27, ON 30, Box 6 No. 20, State Library of New South Wales, Sydney.

²⁹ Historic Houses Trust of New South Wales and Powerhouse Museum, *Sydney's Pubs: Liquor, Larrikins & the Law* (Sydney: Historic Houses Trust of New South Wales, 2008), n.p.

³⁰ Historic Houses Trust of New South Wales (2008). *Sydney's pubs : liquor, larrikins & the law*. Historic Houses Trust of New South Wales, [Sydney, NSW]

area, installation of interior tiling and changes to the exterior awnings and advertising.³¹ Other important social changes were reflected in the interior architecture, including the introduction of lounge bars which encouraged both men and women to drink in the same space.³²

Many of these interior changes were driven by the passage of the *Six O'clock Closing Act* in 1916. Following the 1916 drunken Sydney riot, new policies were established that effectively stopped the sale of alcohol after 6pm.³³ Known as the "six o'clock swill", workers would finish work at 5.00 pm and have an hour to drink before the pubs closed.³⁴ This new law was not repealed until 1954, fostering in a new social culture of binge drinking and alcohol fuelled violence.³⁵ Following changes to liquor licensing in the 1960s, pubs were allowed to open until 10pm and the new concept of the bottle shop began to appear within adapted rooms of the local pubs.³⁶

During the mid-century decades, the character of many Sydney pubs changed from ornate and comfortable premises to stripped-back clearways, designed for rapid service of as many drinks as possible before the infamous "6 o'clock swill". These changing service requirements led to the adoption of large circular bars, tiled walls and linoleum floors without seating, all intended to facilitate speedy sales and ease of cleaning. "Pubs, at worst, were notorious 'tiled urinals' with spartan interiors designed for maximum dispensing of beer, but with little in the way of civilised comforts", noted a 2008 exhibition.³⁷ As a Tooths pub, these changes were likely to have been reflected in the interior redesign of the Bunnerong Hotel during the interwar years.

2.2.3 The Bunnerong Hotel in decline

The 'beer shop' culture gradually changed from the 1950s, partly in response to the return to longer drinking hours, as well as shifting social expectations. By 1975, explained the popular *O'Keefe's Guide to Sydney Pubs*, hotels were "faced with growing competition from leagues clubs and wine bars plus a demand from the public for better conditions". As a result they invested in "changing their premises from drinking shops into comfortably furnished and carpeted establishments offering good food ... and a variety of entertainment". This guidebook included the Captain Cook Hotel in Moore Park, but did not list the Bunnerong Hotel among the author's recommendations for "an enjoyable evening out or a casual drink in pleasant surroundings".³⁸ Indeed, no pub in Redfern was listed.

The planned socioeconomic transformation of Redfern after World War II had a direct effect on the fortunes of its shopping districts and drinking culture. A 1972 report by the Australian National University (ANU) evaluated an area of Redfern just to the east of Regent Street. It noted that while residential properties comprised approximately a quarter of land use over 1947–69, there had been a drastic fall in the proportion of 'cultural, entertainment and recreation' sites from 31.9% in 1950 to just 3.8% by 1953, mostly accounted for by a steep rise in property clearances and manufacturing.³⁹ The report also noted a substantial expansion of the South Sydney Rugby League Club in Redfern Park,

³¹ Bill Boldiston, *A Small Hotel: The Little Pubs, Places and Personalities of Earlier Sydney* (Leura: .ol d'Or Publishing, 2011), 34–35.

³² Diane Kirkby and Tanja Luckins, "'Winnies and Pats ... Brighten Our Pubs': Transforming the Gendered Spatial Economy in the Australian Pub, 1920–1970", *Journal of Australian Studies* 30, no. 87 (1 January 2006): 80–84, <https://doi.org/10.1080/14443050609388052>.

³³ Historic Houses Trust of New South Wales (2008). *Sydney's pubs : liquor, larrikins & the law*. Historic Houses Trust of New South Wales, [Sydney, NSW]

³⁴ *ibid*

³⁵ Lewis, Milton James (1991). *A rum state : alcohol and state policy in Australia, 1788-1988*. AGPS Press, Canberra

³⁶ *ibid*

³⁷ Historic Houses Trust of New South Wales and Powerhouse Museum, *Sydney's Pubs*, n.p.

³⁸ Daniel O'Keefe, *O'Keefe's Guide to Sydney Pubs*, 1975/76 Edition (Mosman: Daniel O'Keefe Publications, 1975), 2.

³⁹ Max Neutze, *People and Property in Redfern: Post War Changes in the Population and the Properties in an Inner Suburb of Sydney* (Canberra: Australian National University, Urban Research Unit, 1972), 5.

including the introduction of poker machines, which likely drew customers away from the Bunnerong Hotel into the 1970s.

The social character of the neighbourhood also changed significantly over the post-war decades, due both to a significant influx of immigrants and the program of replacing former 'slums' with Housing Commission flats.⁴⁰ Even in 1966, nearly two-thirds of residents did not own a car, suggesting an ongoing reliance on neighbourhood shopping and entertainment facilities. This need for local amenities have been more exacerbated by the closure of the tram system in the early 1960s, although buses then became a major form of transport for locals.⁴¹ The popularity of pubs as social centres also likely declined with changing sex ratios. Over the 1920s to the 1960s, Redfern recorded one of the highest proportions of single males for any suburb in Sydney. By the mid-1960s, however, the growth of family-friendly accommodation meant that the male:female ratio approached 50:50. The drinking habits of the newer residents shifted decisively away from local pubs and many went into decline and closed over this time.

The closure of the Bunnerong Hotel in 1982 was therefore not unexpected as Redfern changed around it. By 1972, noted the ANU report, "Redfern's pubs, which were built at a time when pubs were a major social gathering point, have suffered a decline in relative importance. However, they maintain a very real function, perhaps as much for those working in the area as for those who live there".⁴² Although the public house generated modest beverage sales throughout the 1960s and 1970s,⁴³ the establishment was listed for sale in 1981 as a "licensed freehold – vacant possession".⁴⁴ The physical description of the building including the neighbouring properties of 92 and 94 Regent Street comprised "An older style 2 storey brick building with 2 attached, 2 storey single fronted brick shops and residences. Hotel comprises public bar, games room, 2 storerooms, laundry, 4 bedrooms, lounge-dining room, kitchen, sealed yard and carport".⁴⁵

The hotel was de-licensed and closed less than a year later in February 1982.⁴⁶ From this point it has served a number of uses, including medical centre, office space and residential dwelling.⁴⁷

2.2.4 The place of the Captain Cook Hotel design in Walter Liberty Vernon's architectural oeuvre

There is little surviving evidence that the Captain Cook Hotel was an important commission for Walter Liberty Vernon, or that his original conception was carried through to completion in its early exterior form and internal arrangement. In her exhaustive doctoral thesis on Vernon's career, for instance, Noni Boyd examines Vernon's work on the since-demolished 1886 Roberts Hotel in Sydney in some detail. Yet she simply refers to "a public house in Redfern" as a minor project in the final months of his

⁴⁰ Neutze, *People and Property in Redfern: Post War Changes in the Population and the Properties in an Inner Suburb of Sydney*, 13.

⁴¹ Neutze, *People and Property in Redfern: Post War Changes in the Population and the Properties in an Inner Suburb of Sydney*, 45–46.

⁴² Neutze, *People and Property in Redfern: Post War Changes in the Population and the Properties in an Inner Suburb of Sydney*, 123.

⁴³ Australian National University. Noel Butlin Archives Centre. Tooth's and Company Limited Yellow Cards. Card 7, Side 1. 1960. 'Bunnerong Hotel'. Accessed 9 July 2019, <https://openresearch-repository.anu.edu.au/handle/1885/96745>

⁴⁴ The Sydney Morning Herald (Sydney, New South Wales, Australia) 18 Jul 1981, Sat Page 112. Retrieved July 9, 2019 from [newspapers.com/image/121169421/?terms=%22Bunnerong%2BHotel%22](https://www.newspapers.com/image/121169421/?terms=%22Bunnerong%2BHotel%22)

⁴⁵ *ibid*

⁴⁶ Australian National University. Noel Butlin Archives Centre. Tooth's and Company Limited Yellow Cards. Card 7, Side 1. 1960. 'Bunnerong Hotel'. Accessed 9 July 2019, <https://openresearch-repository.anu.edu.au/handle/1885/96745>

⁴⁷ Author unknown, n.d. 'Former Bunnerong Hotel, Redfern'. Accessed 18 June 2019, <https://www.gdaypubs.com.au/NSW/sydney/redfern/50278/former-bunnerong-hotel.html>

private practice, prior to Vernon's appointment as NSW Government Architect in August 1890.⁴⁸ There are also no surviving plans or correspondence relating to the Captain Cook Hotel in the Vernon papers at the State Library of New South Wales.⁴⁹ It is therefore difficult to establish the extent of Vernon's influence on the final design as built, noting that he was not averse to employing interior designers to assist even with prestigious commissions.⁵⁰

Vernon, moreover, was an ambitious and well-known architect. He was one of the few invited to join Sydney's exclusive Palladian Club established by John Sulman in 1886.⁵¹ Upon his appointment as NSW Government Architect in August 1890, the *Australasian Builder & Contractors' News* congratulated both Vernon and the government in "having shown discriminating judgment [sic] ... in securing the services of so reliable and capable officer".⁵² Yet although this recently launched weekly magazine championed high professional standards, Vernon did not publish his plans for the Captain Cook Hotel – or indeed for any of his structures – in the publication. The *Australasian Builder & Contractors' News* was certainly a venue for Vernon's architectural contemporaries to publicise their work, and pubs were not below consideration. Issues published over 1889–90, for instance, included plans or drawings for the Burgoyne Hotel, Central Brunswick Railway Hotel and Royal Hotel in Melbourne, Brisbane's Royal Mail Hotel, the Brisbane Hotel in Launceston and the Imperial Hotel in Sydney (Figure 4). Additionally, in 1890 Vernon sold his practice to fellow architect Howard Joseland. His works were often attributed to Vernon (and later, Vernon's son, Hugh) due to their designs "strictly adhering to the truthful use of materials, detailing brickwork and sandstone in a similar manner".⁵³

Taken together, this absence of material suggests that the Captain Cook Hotel was not a significant project in the architectural career or oeuvre of Walter Liberty Vernon. It remains a rare example of a hotel incorporating design input from Vernon, but as the subsequent sections will suggest, it is likely that only minor elements of his contributions remain intact in the interior and exterior form of 90 Regent Street.

⁴⁸ Noni Boyd, 'No Sacrifice in Sunshine, Walter Liberty Vernon: Architect 1846–1914' (PhD thesis, Melbourne, RMIT University, 2010), 210–11, 235, https://researchrepository.rmit.edu.au/permalink/61RMIT_INST/1lek7c1/alma9921861232001341.

⁴⁹ Vernon family sketchbooks and photographs relating to family residences, ca. 1880–1935, PXA 876, ON 226; Vernon family – papers, 1880–1994, MLMSS 6571, State Library of New South Wales, Sydney.

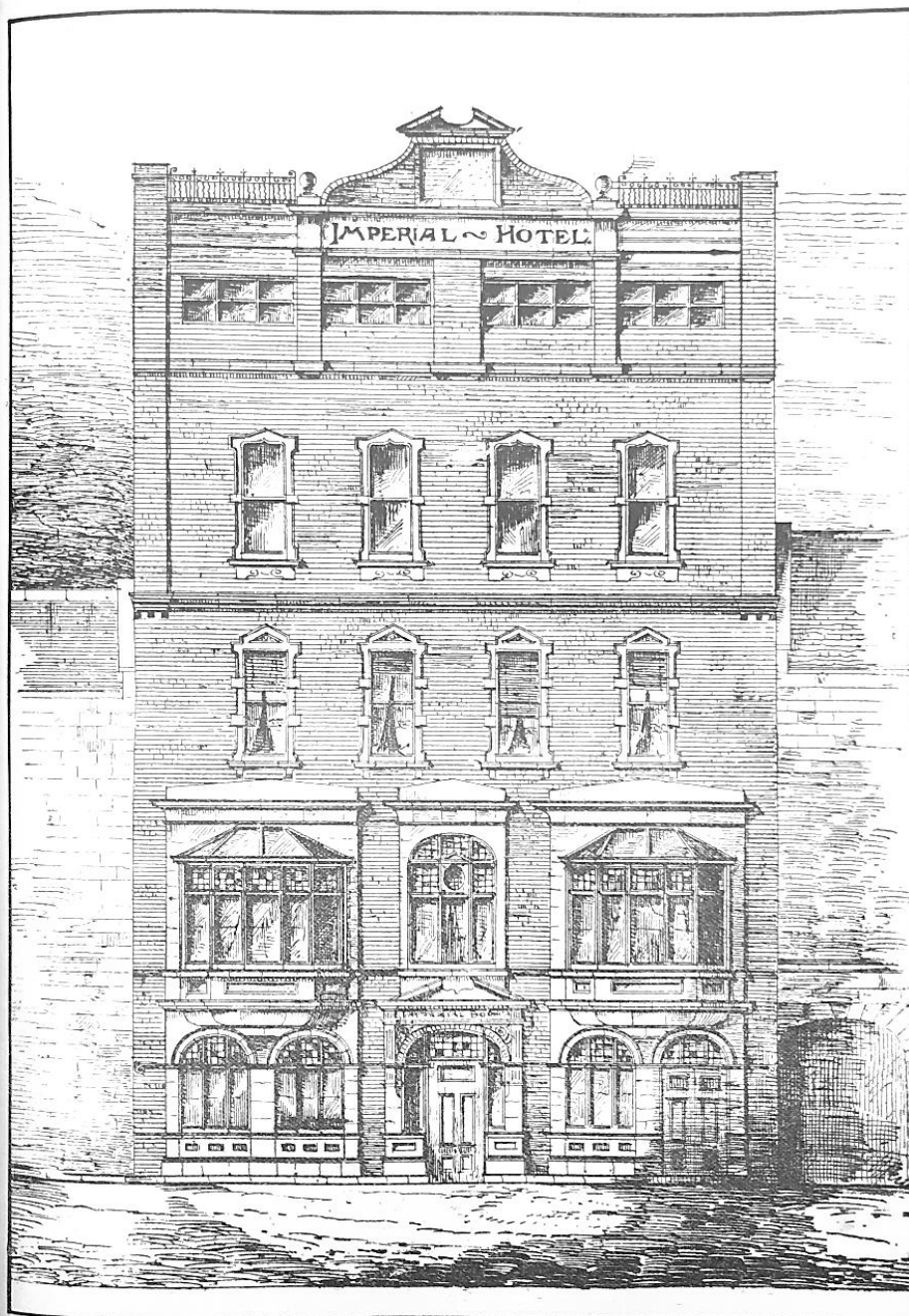
⁵⁰ Tracey Avery, 'Acknowledging Regional Interior Design? Developing Design Practices for Australian Interiors (1880–1900)', *Journal of Design History* 21, no. 1 (Spring 2008): 49.

⁵¹ John Phillips, 'John Sulman and the Question of an "Australian Style of Architecture"', *Fabrications* 8, no. 1 (1 July 1997): 90–91, <https://doi.org/10.1080/10331867.1997.10525111>.

⁵² 'The Government Architect of New South Wales', *Australasian Builder & Contractors' News*, 2 August 1890, 62.

⁵³ Boyd, 'No Sacrifice in Sunshine'

THE AUSTRALASIAN BUILDER AND CONTRACTORS' NEWS, MAY 25, 1889.



J. J. DAVEY, ARCHITECT, SYDNEY.

IMPERIAL HOTEL, SYDNEY.
Elevation to Wynyard Lane.

Figure 4. Drawing of Sydney's Imperial Hotel on Wynyard Lane by Walter Vernon's contemporary, John Davey. Published as an insert in the 25 May 1889 issue of the *Australasian Builder & Contractors' News*.

3.0 COMPARATIVE ANALYSIS

3.1 Introduction

Comparative analysis is a tool utilised to assess the significance of an item within its broader regional context, architectural style, and function. Throughout the history of public houses in Australia, several thousand have been established within New South Wales. A comparative analysis enables the significance of an item to be considered in terms of whether it is rare, or more or less significant than other similar items.

A search of former and functioning public houses within the Redfern area was undertaken to provide case studies for this comparative analysis. These examples are provided in the following sections.

3.2 Former Court House Hotel, Redfern Street, Redfern

3.2.1 Historical background

The site was developed upon by 1864, when two shops were sited along George Street.⁵⁴ The site was owned by tailor William Clatworthy until 1875, when he conveyed the site to George Agnew.⁵⁵ In 1877 the site was once again conveyed with development upon the site noted as a licensed hotel, a cottage and three shops fronting George Street.⁵⁶ At the time, the hotel was recorded as the Royal Albert and featured a public bar, seven rooms and a kitchen.⁵⁷ The name of the hotel was changed following the construction of the new Redfern Court House opposite the site in 1878.⁵⁸ The 1895 Metropolitan Detail Series survey depicts an altered building footprint to the original single story building shown in Figure 5 and appears to be consistent with the later 1930s alterations (Figure 6). No tender notices have been found to confirm the exact date of the original alterations; however, the present building and photographic evidence suggest the existing building was established by the early 1900s. The ground floor of the building was altered in the early 1930s by architect George A Marsh, however first floor façade was retained. Additional changes included updates to the fire access arrangements to the rear of the building and the construction of a new suspended street awning and tiled ground floor façade to the streetscape.⁵⁹ Marsh was considered a leading architect at the time and worked on many public house designs for Toohey's.⁶⁰

3.2.2 Description

The former Court House Hotel is a two-storey rendered structure in the Edwardian Revival style with modern alterations and additions that have obstructed the original detailing. Due to the location, the building features a splayed façade to the corner of George and Redfern Streets. The ground floor façade features a banded render and modern fenestration. The first-floor façade features a strong course to the window heads and along the lower parapet. Decorated stucco sills are located below double hung timber sash windows. The building features a parapet with projecting piers and triangular detailing.

The building itself is not heritage listed at any level. However, the site resides within the Redfern Estate Heritage Conservation Area (Sydney LEP 2012, Item No. C56).

⁵⁴ Old System Conveyance Book 154 No.509

⁵⁵ *ibid*

⁵⁶ Old System Conveyance Book 166 No.69

⁵⁷ Advertisement, *Sydney Morning Herald*. 25 August 1876, p.12.

⁵⁸ *ibid*

⁵⁹ Sydney City Archives Series 1073 Item 583-31

⁶⁰ Mr. George A. Marsh, *The Sydney Morning Herald*, 20 March 1940, p. 20. Retrieved February 10, 2021, from <http://nla.gov.au/nla.news-article17660229>

Table 1: Relevant heritage listings for the former Court House Hotel

Listing	Register	Address
Redfern Estate Heritage Conservation Area	Sydney LEP 2012, Item No. C56	



Figure 5: Image of the early 1880s Court House Hotel.⁶¹

⁶¹ State Archives NSW (Series 4481-a026-000523)

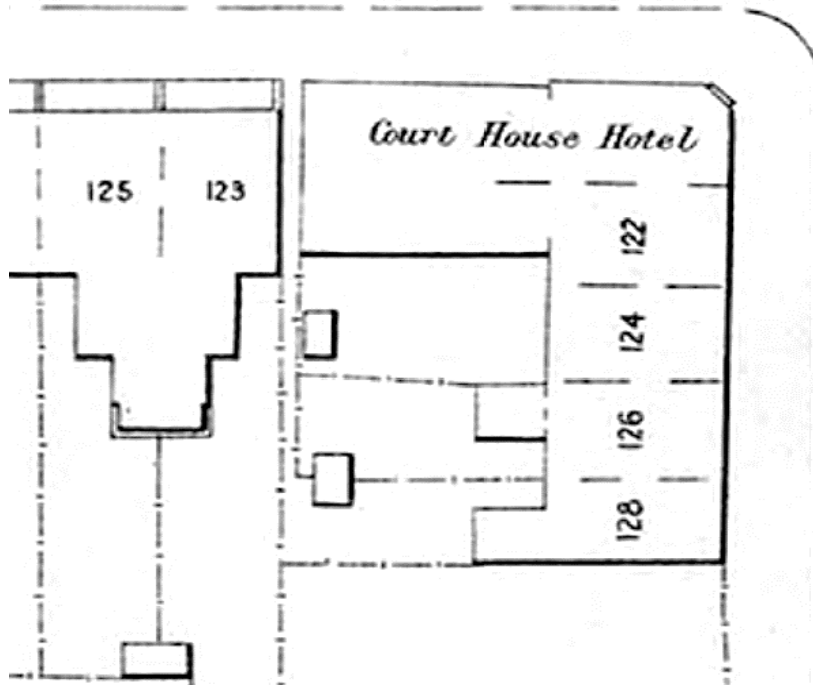


Figure 6: Detailed building footprint of the Court House Hotel in the 1895 Metropolitan Detail Series.⁶²

⁶² State Library of NSW (Z/M Ser.4.811.17/1)

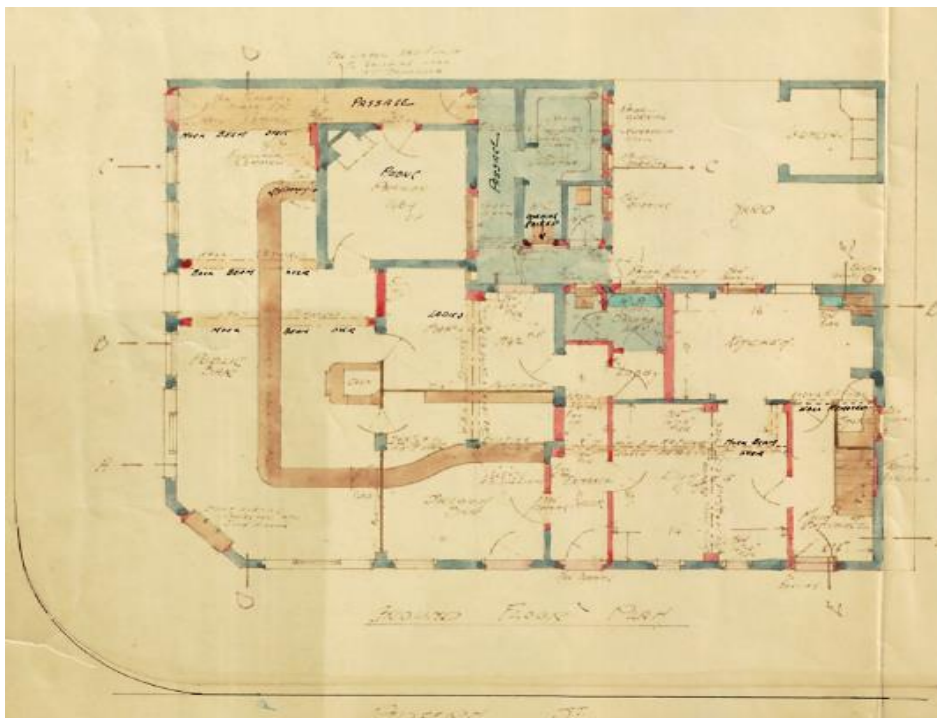


Figure 7: Approved 1930s floor plan for the alterations to the former Court House Hotel.⁶³



Figure 8: 1930s image of the former Court House Hotel.⁶⁴

⁶³ Sydney City Archives (Series 1073 Item 583-31)

⁶⁴ Noel Butlin Archives Collection (N60-YC – Tooth and Company yellow card)



Figure 9: Image of the former Court House Hotel, 2019.⁶⁵

3.3 Former Redfern Hotel, 88 George Street, Redfern

3.3.1 Historical background

The following history has been obtained from the State Heritage Inventory (SHI) listing of the heritage item.⁶⁶

A hotel building has existed on the subject corner of George and Wells Streets since circa 1858 when it was listed as the Odd Fellows Arms Hotel, George Street Redfern. The licensee at that time was noted as John Dishington. George Street developed with much industry including John Heine & Son on the opposite corner of George And Wells Street. This company manufactured all forms of machinery and was noted as the largest engineering works in Redfern, and the best equipped in the State, around the turn of the twentieth century.

In 1861 there was no listing of the hotel, possibly indicating the construction of a new building. In 1863-67 the licensee was noted as Elizabeth Dickens, and in circa 1867 the establishment was called Odd Fellows Inn. In 1868 the hotel was listed with an address in Wells Street. From that date until 1885 the licensee was Joseph Hunter Friend. The street numbering in 1882-88 noted the hotel as 100 George Street. In 1888, the building changed name to the Oddfellow's Hall Hotel, under licensee, Roderick McDonnell. In 1892, the building was not listed under any of the other known names and may have been called the Model Hotel. The building was known as Friend's Hotel in 1896, with Richard Friend noted as the licensee in both 1896 and 1900. From 1900 the building was known as the Imperial Hotel. The licensee between 1910-20 was Albert E Armstrong. The municipal rate books for the site between 1918 and 1932 show the owner of the site as Richard Friend and the tenant as A. E. Armstrong.

⁶⁵ Google Streetview, 2019.

⁶⁶ OEH. 'Former Redfern Hotel including interior', Retrieved from:
<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2431115>

The site was transferred to Tooth and Co. in 1935. The building underwent major alterations and additions to the plans prepared by Reginald Joy, Architect and Ernest Lindsay Thompson, for Tothos. The additions included new toilet, laundry and garage. The alterations included the dining room/kitchen and a larger bar area. Thomson was a prominent architect at the time and designed many of Sydney's buildings, including The Frisco Hotel, the Oxford Hotel and the former Macquarie Hotel. He was also articulated at the City's Architect Office.⁶⁷

The plans indicate that the building prior to the 1935 refurbishment was known as the Imperial Hotel and consisted of a two-storey plus basement, L-shaped building, built to the street corner with a long elevation along Wells Street. The footpath along Wells Street was one-third the width of the footpath to George Street. The basement consisted of two rooms located to the street corner. The ground floor level consisted of a small bar to the street corner, a central stair hall, two separate anterooms to the south along George Street, Kitchen and service areas to the rear along Wells Street including toilets with direct access from the street elevation. The first-floor level consisted of a series of rooms located around the central stair hall. A narrow-cantilevered verandah wrapped around the corner of the building with French doors opening directly onto it. A large yard area was located to the south with access along George Street. The plans indicate the likelihood that the building had been substantially enlarged as a double lot from an earlier building that would have been part of a single lot on the corner with a traditional tunnel back form.

A cool room was added to the cellar in 1954. At this time the name of the building was noted as Redfern Hotel. A carport was erected in 1964. In 2006 the building and license were sold. The building was stripped of its license and plans were submitted to Council for alterations and additions for use as a commercial gallery.

3.3.2 Description

The building is a two-storey rendered hotel structure with a splayed façade to the corner of George and Wells Streets. The building is evident as a late Victorian structure with interwar alterations to the façade. The exterior features a hipped tiled roof and suspended steel awning. The ground floor facade features ceramic tiles dating from the 1930s and large timber panelled and glazed fenestration. The first-floor façade features single and double timber framed double-hung sash windows and recessed angled sills.

The former Redfern Hotel is locally listed as a heritage item and is located within a Heritage Conservation Area.

Table 2. Relevant heritage listings for the former Redfern Hotel

Listing	Register	Address
Former Redfern Hotel, including interior	Sydney LEP 2012 (Item No. I1317)	88 George Street, Redfern
Redfern Estate Heritage Conservation Area	Sydney LEP 2012, Item No. C56	

The statement of significance for the former Redfern Hotel is as follows:⁶⁸

⁶⁷ City of Sydney. Sydney's Alderman. *Ernest Lindsay Thompson*. Retrieved from: <https://www.sydneyaldermen.com.au/alderman/ernest-thompson/>

⁶⁸ OEH, 'former Redfern Hotel including interior', 2012. Retrieved from: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2431115>

The Redfern Hotel has strong local cultural heritage significance as a continuous corner hotel site dating from pre-1858. The building is significant for its major alterations in 1935 associated with the widespread refurbishment of pubs in the Inter-war period by Tooth and Co. Pty Ltd. The 1935 works are also associated with Reginald Joy and E. Lindsay Thompson who were both prominent architects in the hotel industry in the Inter-war period. The building remains essentially unaltered since this important phase and is maintained to a high integrity, which makes it rare in comparison to other representative hotels which have generally undergone numerous phases of alteration. The intact feature tiling and feature finishes throughout have some aesthetic significance but especially with in the main ground floor corner bar area.

The building is a good modest representative example of a community pub within an identifiable industrial suburban context and continues to have social significance for its sense of place within the local community.

The significance assessment for the former Redfern Hotel is included in Table 3.

Table 3. Significance Assessment for the former Redfern Hotel⁶⁹

Criteria	Description
A – Historical Significance	<p><i>The building and site have historic significance for a long-standing continuity of use as a hotel since pre 1858 and relates to the surrounding industrial and suburban cultural/urban development of the area. It's street corner location and presence relate to the original subdivision pattern and further emphasizes the pattern of commercial support services within that cultural/urban development.</i></p> <p><i>The building clearly demonstrates through the 1930s finishes and appearance, a key historical phase in the upgrading of the hotel that relates to the historical phase of widespread extensive refurbishment of metropolitan hotels by the major brewery owners in the Inter-war period following the previous historic changes to the liquor licencing laws.</i></p> <p>The former Redfern Hotel meets the threshold of local significance under this criterion.</p>

⁶⁹ ibid

Criteria	Description
B – Associative Significance	<p><i>The Redfern Hotel has significance for its historic association with Tooths and Co. Pty Ltd. The 1935 refurbishment of the building that is clearly demonstrated throughout the building is directly attributable to Tooths as a client of the of the architect and applicant of the works.</i></p> <p><i>Tooths and Co. was founded in 1835 and became one of Sydney's largest breweries. The Company remained a separate entity (with the addition of Resches in 1929) until acquired by Carlton United Breweries in 1983. Between 1898 and 1940, Tooths and Co. (and their rival, Toohey's) acquired the freeholds of hundreds of pubs, largely taking control of the liquor trade in metropolitan Sydney. Tooths are renowned for their extensive rebuilding or refurbishment of prominent corner pubs in the Inter-war period.</i></p> <p><i>The Redfern Hotel also has significance under this criterion for its association with the architect Reginald M. Joy and the office of the architect Late E. Lindsay Thompson. Both Joy and Lindsay are attributable to many prominent early twentieth century hotel buildings throughout Sydney.</i></p> <p>The former Redfern Hotel meets the threshold of local significance under this criterion.</p>
C – Aesthetic Significance	<p><i>Externally, the building has some aesthetic significance for its intact ground floor detailing below the awning including wall tiles, windows and entrances. Internally, the building has some aesthetic significance for its very intact detailing and finishes throughout including main bar and bar area, render and plaster dining room fireplace surround, timber stair, joinery, tiling and leadlight glass panels. Much of this detailing, finishes and features exemplifies the style of the working-class suburban Inter-war hotel.</i></p> <p>The former Redfern Hotel meets the threshold of local significance under this criterion.</p>
D – Social Significance	<p><i>The Redfern Hotel has social significance as a local hotel of long standing for the local area and is associated with the early industrial workforce and suburban residents. The retained contribution of the building to the area is important to the communities continued sense of place.</i></p> <p><i>During the recent sale and de-licencing of the building (early 2006), there was much vocal interest from the local community wishing to protect the heritage values of the building.</i></p> <p>The former Redfern Hotel meets the threshold of local significance under this criterion.</p>

Criteria	Description
	<p><i>The buildings rare intact detailing finishes and fitouts especially to the main bar area including the early fridges provides opportunity for comparative analysis and understanding of the style, construction and technology of the time, especially for restoration works to other significant hotels form the period.</i></p>
E – Research Potential	<p><i>Through the limited research undertaken, other buildings are known to have been located in the site. An adequate archaeological assessment has not been undertaken. The archaeological potential of the site is unclear.</i></p> <p>The former Redfern Hotel meets the threshold of local significance under this criterion.</p>
F – Rarity	<p><i>The Redfern Hotel as a suburban Inter-war hotel building in the local area is not rare. However ,the high level of intactness displayed by the main features of the building is rare, as most other examples of these types of building have had numerous layers of later alteration and refurbishment over the decades.</i></p> <p>The former Redfern Hotel meets the threshold of local significance under this criterion.</p>
G - Representativeness	<p><i>The Redfern Hotel is a fine representative example of a modest Inter-war suburban corner hotel building servicing the local community. It is outstanding because of it high level of integrity and outstanding condition. It has strong attributes typical of local suburban pub culture.</i></p> <p>The former Redfern Hotel meets the threshold of local significance under this criterion.</p>



Figure 10: 1930s image of the former Redfern Hotel.⁷⁰



Figure 11: Image of the exterior of the former Redfern Hotel.⁷¹

⁷⁰ Noel Butlin Archives Collection (N60-YC-562– Tooth and Company yellow card)

⁷¹ Google Streetview, 2019.

3.4 Woolpack Hotel, 229 Chalmers Street, Redfern

3.4.1 Historical background

The following history has been obtained from the SHI listing for the heritage item.⁷² The history has been edited for clarity.

The Woolpack Hotel appears on 1880s and 1890s maps in its current footprint (Figure 12). Sited along what was previously known as Castlereagh Street, the Woolpack hotel was numbered as 70 Castlereagh Street in 1886. Licensees include Sydney Harry (1885), James McCann (1892), Michael Patrick Furlong (1900), Patrick J McGrath (brother-in-law of Michael Patrick Furlong, 1910) and WA McLean (1920). In 1948 the hotel was listed on Wells Street, licensee Evelyn M Simpson. In the 1950 Building Inspectors Survey the hotel was numbered 78A Castlereagh St and listed as a 3-storey brick hotel and residence. Applications for alterations were submitted to Council in 1961, 1972 and 1987. A development application in 1997 for alterations and additions included enclosing the beer garden.

3.4.2 Description

The building is located on the corner of Wells and Chalmers Street. The building consists of a three-storey Federation Arts & Crafts style hotel and contains many of its original features, including a gabled parapet and rendered walls. Bays feature along the main Chalmers Street façade. The ground floor fenestration remains relatively intact.

Table 4. Relevant heritage listings for the Woolpack Hotel⁷³

Listing	Register	Address
Woolpack Hotel, including interior	Sydney LEP 2012 (Item No. I1289)	229 Chalmers Street, Redfern
Redfern Estate Heritage Conservation Area	Sydney LEP 2012, Item No. C56	

The statement of significance for the Woolpack Hotel is as follows:⁷⁴

The Woolpack Hotel is aesthetically significant as a representative example of an inner city Federation era hotel. It has historic significance as there has been a hotel use on the site since at least 1885.

The significance assessment for the Woolpack Hotel is included in Table 5

⁷² NSW Office of Environment and Heritage, 2009. 'The Woolpack Hotel including interior' Retrieved from: <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2420554>

⁷³ NSW Office of Environment and Heritage, 2009. 'The Woolpack Hotel including interior' *NSW Office of Environment & Heritage*.

⁷⁴ *ibid*

Table 5. Significance Assessment for the Woolpack Hotel⁷⁵

Criteria	Description
A – Historical Significance	<p><i>Historically significant as the site appears to have had a hotel use from 1885.</i></p> <p>The Woolpack Hotel meets the threshold of local significance under this criterion.</p>
B – Associative Significance	<p><i>There is no evidence to suggest that the building is associated with a significant event, person, or group of persons.</i></p> <p>The Woolpack Hotel does not reach the threshold of local significance under this criterion.</p>
C – Aesthetic Significance	<p><i>Aesthetically significant as a representative inner city Federation era hotel.</i></p> <p>The Woolpack Hotel meets the threshold of local significance under this criterion.</p>
D – Social Significance	<p><i>There is no evidence to suggest that the building is important for its associations with an identifiable group</i></p> <p>The Woolpack Hotel does not reach the threshold of local significance under this criterion.</p>
E – Research Potential	<p><i>The area is not identified in an archaeological zoning plan and the area has been well researched and it is unlikely that the site would reveal further information that would contribute to the significance of the area.</i></p> <p><i>There is no evidence to suggest that the Woolpack Hotel has the potential to yield new or further substantial scientific and/or archaeological information. Additionally, it is assumed that the information gained would only contain information that is readily available from other resources or archaeological sites</i></p> <p>The Woolpack Hotel does not reach the threshold of local significance under this criterion.</p>
F – Rarity	<p><i>The building is not a rare building within the local Redfern area.</i></p> <p>The Woolpack Hotel does not reach the threshold of local significance under this criterion.</p>
G - Representativeness	<p><i>Representative example of a Federation era hotel.</i></p> <p>The Woolpack Hotel meets the threshold of local significance under this criterion.</p>

⁷⁵ ibid

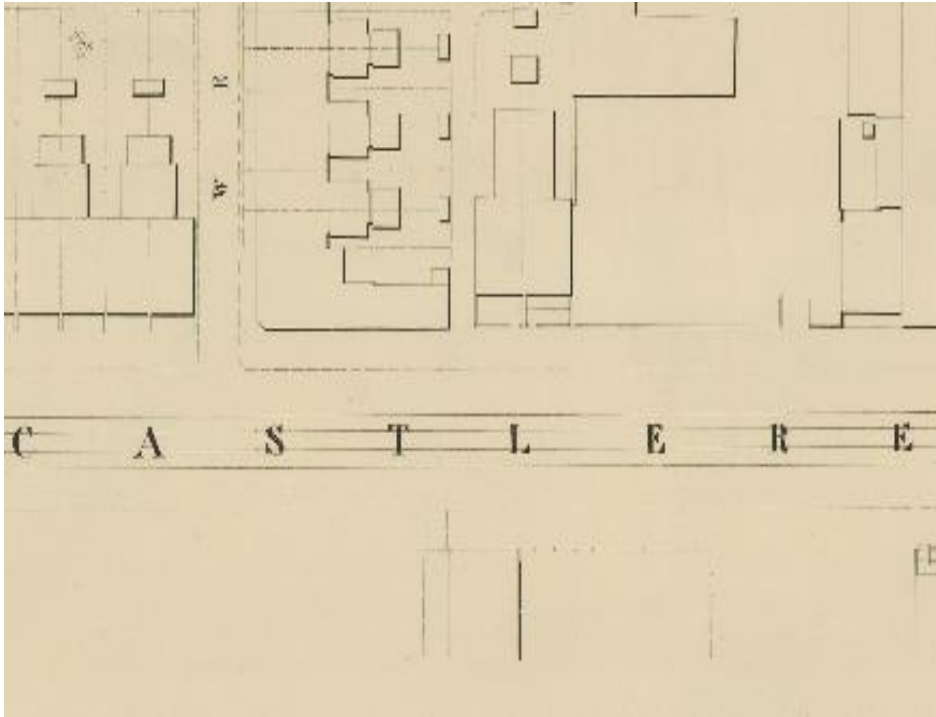


Figure 12: 1887 Metropolitan Detail Series, showing the footprint of the building.⁷⁶



Figure 13: 1930s image of the Woolpack Hotel, Redfern.⁷⁷

⁷⁶

⁷⁷Noel Butlin Archives Collection (N60-YC-778– Tooth and Company yellow card)

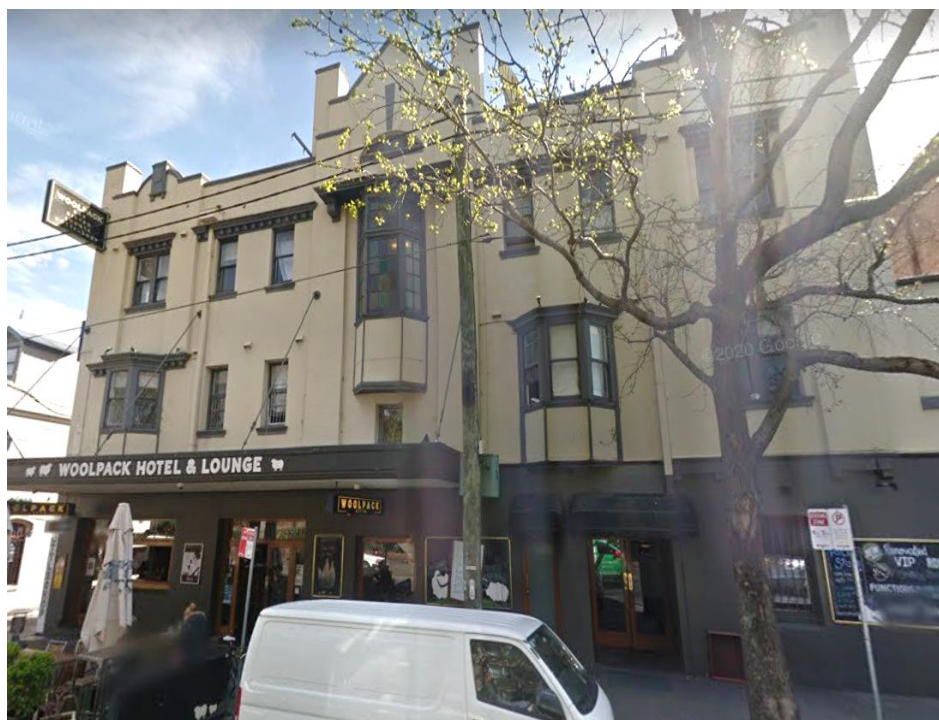


Figure 14: Image of the Woolpack Hotel, c2019.⁷⁸

3.5 Summary of Comparative Analysis

Within this comparative analysis, three public houses within the local area have been discussed. A summary of the heritage significance of these clubs is listed in Table 6.

Table 6. Summary of Comparative Analysis

Item	Listed	Criteria Satisfied	Date
Former Court House Hotel	No	N/A	Late nineteenth to early twentieth century
Former Redfern Hotel	LEP	A,B,C,D,E,F,G	Late 1800s, altered in 1930s
Woolpack Hotel	LEP	A,C,G	1880s

3.5.1 Discussion

The building at 90 Regent Street, formerly the Bunnerong Hotel, was originally constructed in 1890. It was erected several years after the construction of the existing (and still functioning) Woolpack Hotel and prior to the alterations at the former Court House Hotel. The former Redfern Hotel was established roughly thirty years before the Bunnerong Hotel; however, its façade had been altered throughout the late 1800s and heavily modified in the 1930s.

All of these buildings are located at intersections of main roads and all buildings were located along the former tram routes of the Sydney tramway network. The former Court House and Redfern Hotels featured splayed façades to the street corner, with the Court House Hotel sharing a similar corner

⁷⁸ GoogleMaps

entry to the building while operating as a public house. All buildings except the Woolpack Hotel present a two-storey façade to the streetscape, and all buildings feature a decorative parapet with the exception of the former Redfern Hotel which retains its early hipped tiled roof.

In comparing the architectural style of the buildings, the former Court House Hotel is the most compatible with the Bunnerong Hotel in proportions and fenestration. The building also aligns with the aesthetic attributes of Federation Free Style architectural styling including the piers projecting above the parapet form and contrasting materials and textures. The former Redfern Hotel features a similar tiled ground floor façade to the Bunnerong Hotel, although it is noted that the tiled façade of the Bunnerong has been repeatedly painted and is still intact below the paintwork.

Much like the former Redfern and Court House Hotels, the external façade and interiors of the Bunnerong Hotel have been heavily altered over time in order to adapt to changing uses. However, the former Redfern Hotel has retained the 1930s modification resulting in an intact façade that contributes to the heritage significance of the item and its place within the streetscape. The modifications to the façade of the former Court House Hotel are similar in their intrusiveness to the later alterations at the Bunnerong Hotel, particularly along the ground floor façade and the intrusive modifications to the original fenestration. Built a few years before the construction of the Bunnerong Hotel, the Woolpack Hotel has generally retained the early façade of the building with little alteration.

Like the former Redfern and Court House Hotels, the Bunnerong Hotel no longer operates as a pub and has been associated with various commercial enterprises since the removal of the liquor licenses. Additional similarities with these two Redfern structures include their various name changes during their operation as public houses.

Overall, this comparative analysis indicates that the Bunnerong Hotel has retained some contributory heritage fabric, in common with the former Court House Hotel. Of particular note are the original segmental arches and the parapet with triangular motif facing the corner of Regent and Marian Streets. The Bunnerong Hotel has also retained the tiled façade to the ground floor façade; however, its significance and integrity has been impacted by the intrusive paintwork. Additionally, the intrusive infill of the ground floor fenestration has impacted upon the legibility of the original buildings use as a public house. The Woolpack Hotel retains many of its original heritage significant fabric and its early Federation architectural style contributes to the surrounding streetscape.

Although a contributory significant feature of the Bunnerong Hotel, the (now painted) tiled façade is not a rare feature within the surrounding area. The comparative analysis has provided evidence that the former Redfern Hotel has retained the tiled ground floor façade and its integrity contributes to the aesthetic significance of the heritage item while also contributing to the streetscape. Additionally, the former Redfern Hotel was altered in the 1930s by Tooth's architect Ernest Lindsay Thompson. Thomson was a prominent architect at the time and designed many Sydney buildings. It is noted that Thomson's architectural style was akin to Vernon's, with both architects dedicated to the Federation era of architectural design. However, as stated throughout the SoHI for 90-102 Regent Street, Vernon's original design for the Bunnerong Hotel (originally named Captain Cook Hotel) was not constructed. His drawings were conceivably used by Joseland as an early draft of what was built, whereas Thompson's work on the former Redfern Hotel was completed as per his design.

3.5.2 Conclusion

This comparative analysis supports the assessment of significance included in the 14 October 2020 SoHI by Artefact. The former Bunnerong Hotel is typical of a later 1800s brick structure that was altered during the consolidation of breweries in the early twentieth century. The extant building does retain some contributory fabric of heritage significance. However, this fabric has not maintained its integrity and legibility, unlike that of the former Redfern Hotel. The associated link to NSW

Government Architect Walter Vernon has been noted, however further research has not confirmed Vernon's designs were the final plans rather than an early draft. Additional research has strengthened the argument that Joseland was often sidelined as the main architect by Vernon's relative fame.

This comparative analysis supports the SoHI prepared by Artefact, which stated that although the building at 90 Regent Street contains some heritage values which meet the local significance criteria, is not considered suitably intact to be registered as an item of local or state significance.

3.6 Updated assessment of significance

The following section is a revised assessment of heritage significance, based on the new historical and comparative evidence presented in this memo.

3.6.1 Criterion (a): Historic Significance

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)

The structure at 90 Regent Street, Redfern, was part of the original land grant made to William Chippendale in 1819, that was later purchased by William Hutchinson and then subdivided as part of Chippendale Estate. The building is situated on a corner plot fronting one of the earliest roads within the area. As documented above, the building was one of the first on the block to be re-established in the 1890s by development associated with Government architect Walter Vernon, with its development and use as a place for social and community activities remaining for almost a century.

90 Regent Street meets the threshold of local significance under this criterion.

3.6.2 Criterion (b): Associative 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 cultural or natural history (or the cultural or natural history of the local area)

Although the building does not completely align with the original plans drawn by NSW Government Architect, Walter Liberty Vernon, his drawings were an obvious inspiration to the existing facade and parts of the internal layout. These elements, coupled with the building being the only recorded public house designed by Vernon, display a clear association to the early works of the architect. As such, the subject building demonstrates a degree of associative significance.

90 Regent Street meets the threshold of local significance under this criterion.

3.6.3 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 cultural or natural history of the local area)

Although the building's facade has been intrusively modified, including the infill of original fenestration, the building contributes to the streetscape of Regent Street as a late nineteenth-century structure of brick construction. The building retains some contributory elements including original segmental arches and the parapet with triangular motif facing the corner of Regent and Marian Streets. Additionally, there is evidence that contributory fabric has been retained to the ground floor facade, including the early tiles, which are still in situ.

90 Regent Street meets the threshold of local significance under this criterion.

3.6.4 Criterion (d): Social Significance

an item has a strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (or the cultural or natural history of the local area)

The building was constructed as a public house and would be utilised for these social activities throughout the majority of its lifetime. The social character and streetscape of Regent Street changed dramatically over the 90 years between the Captain Cook Hotel opening in 1890 and its closure as a pub in 1982. Although the building has been utilised for various commercial and residential purposes since this time, no formal or strong relationships have been identified.

90 Regent Street does not reach the threshold of local significance under this criterion.

3.6.5 Criterion (e): Technical/Research Significance

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)

The building does not display any construction methods or technical achievements other than what was known at the time of construction. As such, the building does not meet the criterion for technical significance.

90 Regent Street does not reach the threshold of local significance under this criterion.

3.6.6 Criterion (f): Rarity

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)

The building is not a rare item within Sydney, as there are numerous examples in the Redfern area. However, the building is considered to contain rarity values as the only surviving example of a public house designed by Walter Vernon.

90 Regent Street meets the threshold of local significance under this criterion.

3.6.7 Criterion (g): Representativeness

an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places of cultural or natural environments (or the cultural or natural history of the local area)

90 Regent Street contributes to the collection of late nineteenth and early twentieth-century development along Regent Street. However, its multiple intrusive modifications over the last century have limited the building's legibility and integrity. Comparative analysis suggests that other (former) hotels better represent the pubs of late nineteenth and early twentieth-century Redfern.

90 Regent Street does not reach the threshold of local significance under this criterion.

3.7 Statement of Heritage Significance

The original statement of significance prepared by Artefact for the Heritage Impact Statement read:

90 Regent Street is situated within the early Chippendale land grant and resides along one of the earliest roads within the Redfern area. The building's façade and internal layout were original designed by former NSW Government Architect, Walter Liberty Vernon, and although the plans were altered before construction,

some of Vernon's original architectural details are still present within the existing facade.

Intrusive modifications over time have resulted in a lack of integrity and legibility of the original form and detailing of the building. However, the building demonstrates some contributory fabric, including the tiled ground floor façade and segmental fenestration arches. The building at 90 Regent Street, Redfern does not meet the criteria for technical, representative or social significance.

While containing some heritage values which meet the local significance criteria, the item is not considered to be suitably intact to be registered as an item of local or state significance.

The historical review and comparative analysis undertaken in this analysis confirm the above assessment.

4.0 RETAIL STREETScape VISUAL ESSAY

4.1 Introduction

The City has recommended that the façades and front rooms of former shopfronts at 92-96 Regent Street be preserved as examples of late nineteenth and early twentieth-century commercial frontages.

In order to establish the rarity and representativeness of these three structures, a desktop analysis was undertaken of shopfronts within the Redfern Estate Conservation Area (listed on the City of Sydney LEP). The images in this section were gathered from online sources, including social media, and should be interpreted in view of potential changes to the nominated buildings since the images were posted.

This section of the memo presents a visual essay of structures similar in form and interior arrangement to 92-96 Regent Street, Redfern. Brief notes are presented as appropriate although detailed historical analysis of these building was not undertaken.

4.2 Comparative examples

4.2.1 35 Cope Street, Redfern

Current use: Wyanga Aboriginal Aged Care. The Indigenous Land Corporation (ILC), which is an Australian Government Statutory Authority, purchased the \$940,000 former hardware shop in 2003 on behalf of Wyanga and funded \$1.3 million in refurbishments. In 2005 it was converted into a permanent home for elderly Wyanga residents.⁷⁹



Figure 15. Google Street View image of the exterior of 35 Cope Street, Redfern.



Figure 16. Interior image of 35 Cope Street, Redfern.

⁷⁹ <https://wyanga.org.au/>, <https://www.sydneybarani.com.au/sites/wyanga-aboriginal-aged-care/>, <http://redfernoralhistory.org/Organisations/WyangaAboriginalAgedCare/tabid/219/Default.aspx> - all sites accessed 11 February 2021.

4.2.2 189 Pitt Street, Redfern

This property is listed on the SHI as a Terrace House / Shop Including Interior as follows:

A good example of a terrace house with a ground level shop which is rare for a non corner site. Of historical significance demonstrate residential and commercial development in the local area after the estate subdivision. Of aesthetic significance as a good Italianate terrace house’.

The principal room layout and planning configuration as well as significant internal original features including ceilings, cornices, joinery, flooring and fireplaces should be retained and conserved. Any additions and alterations should be confined to the rear in areas of less significance, should not be visibly prominent and shall be in accordance with the relevant planning controls.⁸⁰



Figure 17. Google Street View image of 189 Pitt Street, Redfern. No interior images could be located.

⁸⁰ <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=2421137> - accessed 11 February 2021.

4.2.3 178 Redfern Street, Redfern

This 1902 building was previously a Breville Kambrook factory outlet. It was sold in June 2014, with a bar currently occupying the single-storey premises and a nail salon operating from the two-storey section.⁸¹



Figure 18. Google Street View image of 178 Redfern Street, Redfern.



Figure 19. Real estate images of the two-story component of 178 Redfern Street, Redfern.



Figure 20. Real estate images of the single-storey component of 178 Redfern Street, Redfern.

⁸¹ <https://www.realcommercial.com.au/sold/property-redfern-street-178-180-redfern-street-redfern-nsw-2016-501072111>, <https://www.timeout.com/sydney/health-and-beauty/qbee-nails-salon> - all sites accessed 11 February 2021.

4.2.4 123 Redfern Street, Redfern

This building is currently operating as a Thai restaurant.



Figure 21. Google Street View image of 123 Redfern Street, Redfern.

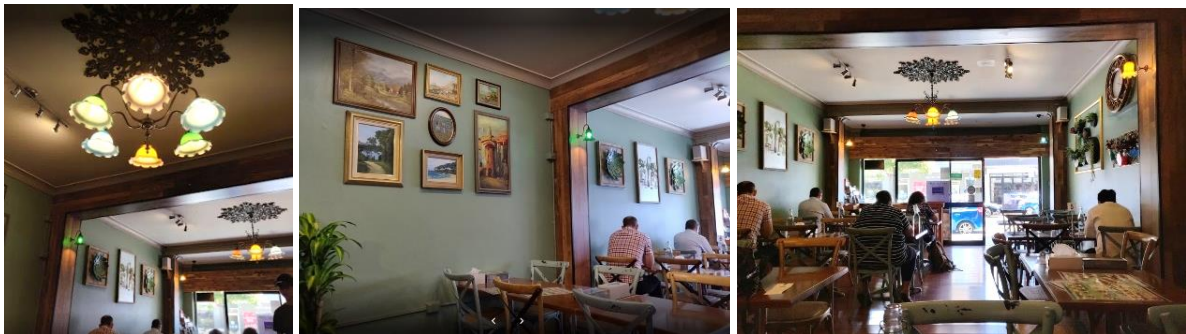


Figure 22. Interior images of 123 Redfern Street, Redfern.

4.2.5 125 Redfern Street, Redfern

This building is currently a bar.⁸²



Figure 23. Google Street View image of 125 Redfern Street, Redfern.



Figure 24. Interior images of 125 Redfern Street, Redfern.

⁸²<https://craftypint.com/bar/405/the-noble-hops> - accessed 21 February 2021.

4.2.6 141 Redfern Street, Redfern

This building is occupied by a newsagency on the ground floor and a yoga space on the upper floor. Of note are the original pressed metal ceilings and fireplace.⁸³



Figure 25. Google Street View image of 141 Redfern Street, Redfern.



Figure 26. Interior image of ground floor, 141 Redfern Street, Redfern.

⁸³ <https://www.realestate.com.au/property/141-redfern-st-redfern-nsw-2016>, <https://www.spacely.com.au/redfern-yoga-room/multi-use-area-space1750>, <https://www.redfernyogaroom.com.au/> - all accessed 11 February 2021.

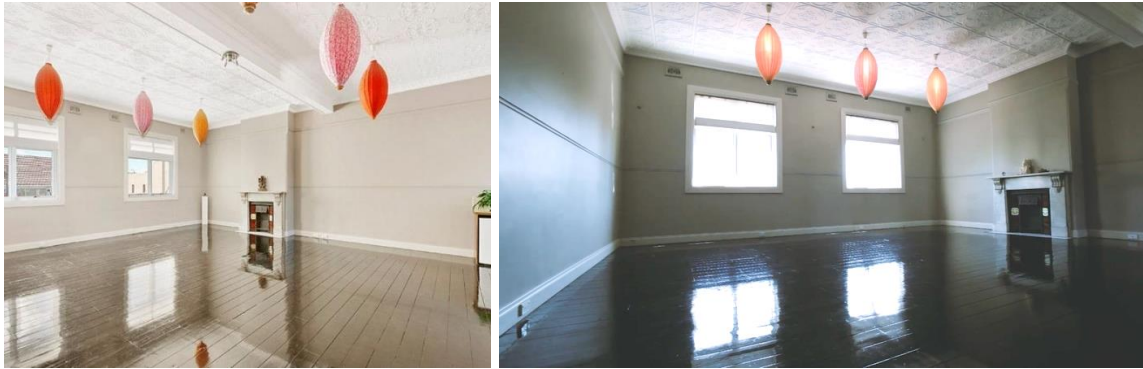


Figure 27. Interior images of upper floor, 141 Redfern Street, Redfern.



Figure 28. Real estate floor plan of ground and first floor, 141 Redfern Street, Redfern.

4.2.7 1–19 Regent St, Redfern



Figure 29. Google Street View image of 1–19 Regent St, Redfern.



Figure 30. Interior image of shop 17, 1–19 Regent St, Redfern.⁸⁴

⁸⁴ <https://www.realcommercial.com.au/leased/property-shop-17-1-19-regent-street-redfern-nsw-2016-502664526> - accessed 11 February 2021.

4.2.8 74 Pitt Street, Redfern

T74 Pitt Street is currently occupied by a café.⁸⁵



Figure 31. Google Street View image of 74 Pitt Street, Redfern.



Figure 32. Interior images of 74 Pitt Street, Redfern.

⁸⁵ <https://www.realestate.com.au/property/74-pitt-st-redfern-nsw-2016>,
<https://www.zomato.com/sydney/quirks-cafe-redfern/photos> - all accessed 11 February 2021.



Figure 33. Real estate floorplan for 74 Pitt Street, Redfern.

4.2.9 96 Pitt Street, Redfern

This building is currently occupied by a bistro. Note the original pressed metal ceilings on the ground floor.⁸⁶



Figure 34. Google Street View image of 96 Pitt Street, Redfern.

⁸⁶ <https://www.realestate.com.au/property/unit-2-96-pitt-st-redfern-nsw-2016>,
<https://www.belleproperty.com/listings/442997/296-pitt-street-redfern-nsw-2016/> - all accessed 21 February 2011.



Figure 35. Images of the ground floor interior of 96 Pitt Street, Redfern.

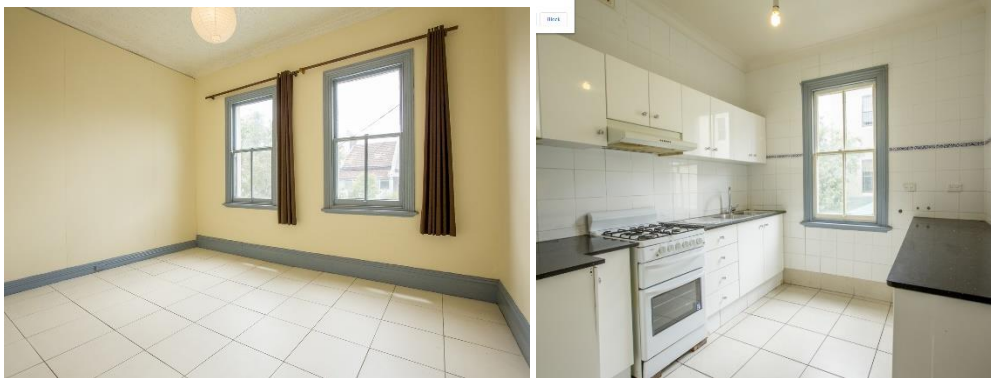


Figure 36. Images of the upper floor interior of 96 Pitt Street, Redfern.

4.2.10 243 Chalmers Street, Redfern

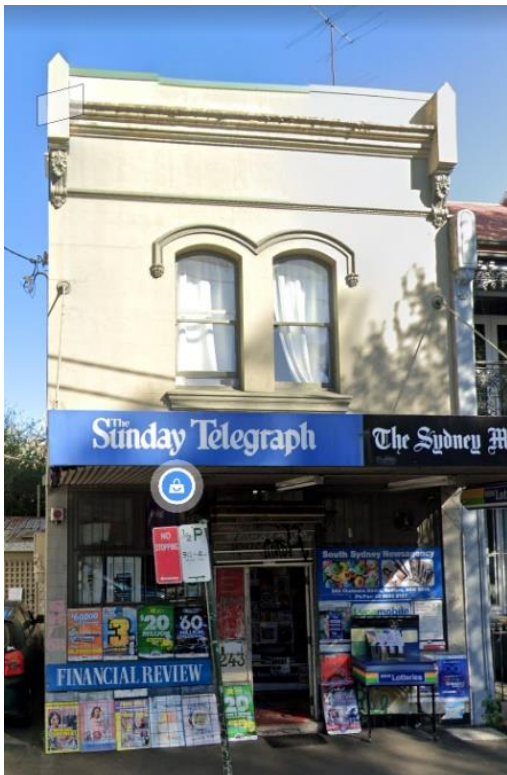


Figure 37. Google Street View image of 243 Chalmers Street, Redfern.



Figure 38. Interior images of upper floor, 243 Chalmers Street, Redfern.

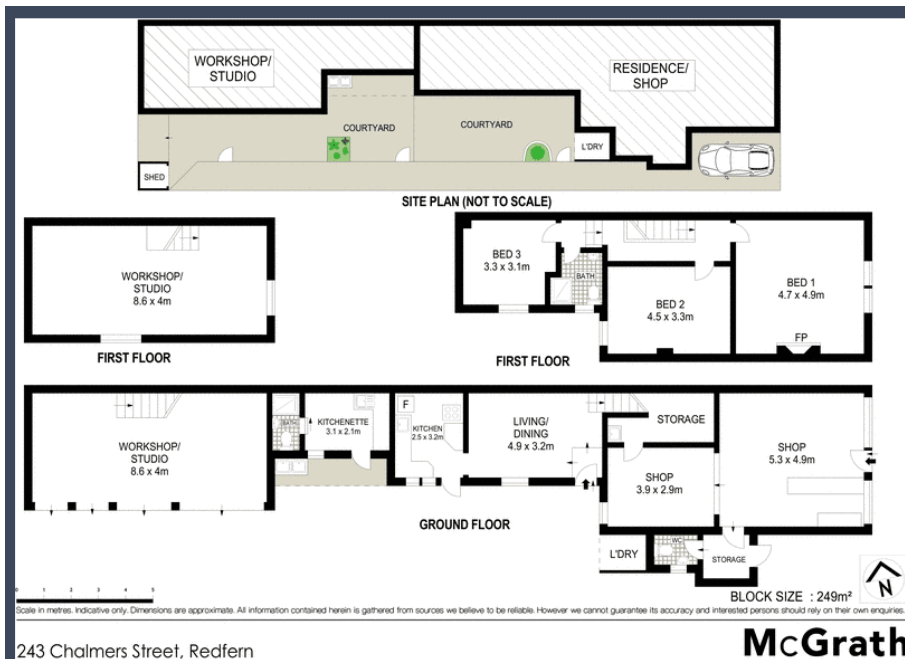


Figure 39. Real estate floorplan of 243 Chalmers Street, Redfern.⁸⁷

⁸⁷ <https://www.commercialrealestate.com.au/property/243-chalmers-street-redfern-nsw-2016-2010881990>,
<https://www.raywhite.com/nsw/redfern/2241342/?lang=en> - all accessed 11 February 2021.

4.2.11 298 Chalmers Street, Redfern

This building is currently occupied by a Thai restaurant.⁸⁸



Figure 40. Google Street View image of 298 Chalmers Street, Redfern.

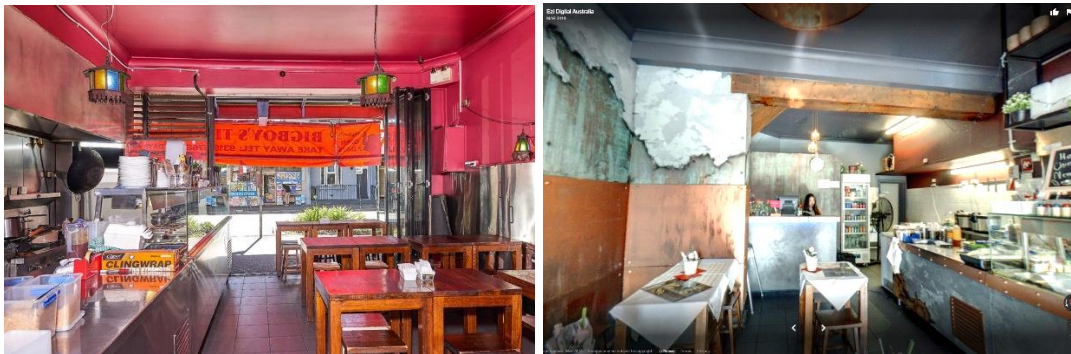


Figure 41. Interior images of 298 Chalmers Street, Redfern.

⁸⁸ <https://www.realcommercial.com.au/leased/property-298-chalmers-st-redfern-nsw-2016-502265638> - accessed 11 February 2021.

4.2.12 300 Chalmers Street, Redfern

This building is currently occupied by a deli.⁸⁹

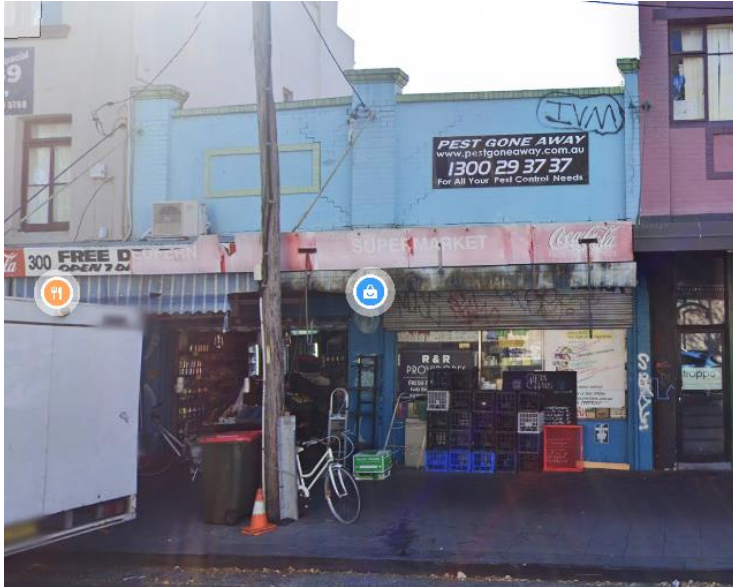


Figure 42. Google Street View of 300 Chalmers Street, Redfern. No interior images could be located.

4.2.13 304–308 Chalmers Street, Redfern

These premises are now occupied by an architecture firm, a café and a bakery.⁹⁰



Figure 43. Google Street View image of 304–308 Chalmers Street, Redfern.

⁸⁹ <https://archives.cityofsydney.nsw.gov.au/nodes/view/1002459> - accessed 11 February 2021.

⁹⁰ <https://www.realcommercial.com.au/leased/property-304-306-chalmers-street-redfern-nsw-2016-503036646> - accessed 11 February 2021.



Figure 44. Interior images of 304–306 Chalmers Street, Redfern. No interior image for 308 Chalmers Street could be located.

4.2.14 120 Redfern Street, Redfern

Original pressed metal ceilings and decorative cornices are visible in some rooms, as is an original fireplace. However, modern renovations are also evident.⁹¹



Figure 45. Google Street View image of 120 Redfern Street, Redfern.

⁹¹ <https://www.realestate.com.au/sold/property-other-nsw-redfern-125376038>,
<https://www.raywhite.com/nsw/redfern/1900448/?lang=en> - accessed 11 February 2021.



Figure 46. Interior view of upper floor of 120 Redfern Street, Redfern.

120 Redfern Street Redfern NSW 2016



Figure 47. Real estate floorplan for 120 Redfern Street, Redfern.

4.2.15 92 Redfern St, Redfern

This building is currently a Japanese restaurant.⁹²



Figure 48. Google Street View image of 92 Redfern Street, Redfern.



Figure 49. Interior image of 92 Redfern Street, Redfern.

⁹² <https://tanysjapaneserestaurant.com.au/> - accessed 11 February 2021.

4.2.16 90 Redfern St, Redfern



Figure 50. Google Street View image of 90 Redfern Street, Redfern. No interior images could be located.

4.2.17 88 Redfern St, Redfern

The proprietor of the shoe repair shop occupying these premises remembers it when trams ran down Redfern Street and factory workers streamed into the area to work at Toohey's and at British Motor Corporation (BMC), which produced Morris Minors and Oxfords in Zetland. Others worked at the mail exchange, at the police academy in Baptist Street, at glass factories and breweries and the heel factory across the road.⁹³



Figure 51. Interior image of 88 Redfern Street, Redfern.

⁹³ <https://www.smh.com.au/interactive/2014/OldShops/roger-shoe-repairs.html> - accessed 11 February 2021.



Figure 52. Google Street View image of 88 Redfern Street, Redfern.

4.2.18 86 Redfern St, Redfern

This building has been largely renovated, removing most of the original features.⁹⁴



Figure 53. Google Street View image of 86 Redfern Street, Redfern.

⁹⁴ <https://www.realestate.com.au/property/86a-redfern-st-redfern-nsw-2016>,
<https://www.realcommercial.com.au/sold/property-86-redfern-street-redfern-nsw-2016-503705806> - accessed
11 February 2021.



Figure 54. Interior images of 86 Redfern Street, Redfern.

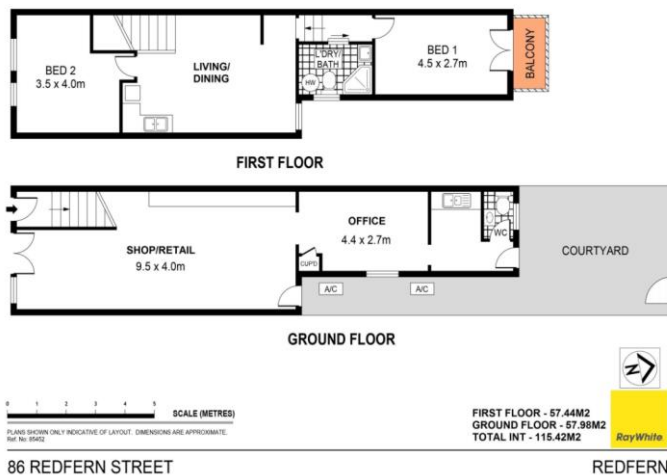


Figure 55. Real estate floorplan of 86 Redfern Street, Redfern.

4.2.19 84 Redfern St, Redfern

These premises are currently a laundromat. Note the pressed metal ceiling visible upstairs.⁹⁵



Figure 56. Interior images of (left) ground floor and (right) upper floor of 84 Redfern Street, Redfern.

⁹⁵ <https://www.realcommercial.com.au/sold/property-84-redfern-street-redfern-nsw-2016-503390214> - accessed 11 February 2021.



Figure 57. Google Street View of 84 Redfern Street, Redfern.



Figure 58. Real estate floorplan for 84 Redfern Street, Redfern.

4.2.20 573–579 Elizabeth St, Redfern

These properties appear to lack any original interior features and have lost many historic elements of their façades.⁹⁶



Figure 59. Google Street View image of 573–579 Elizabeth St, Redfern.

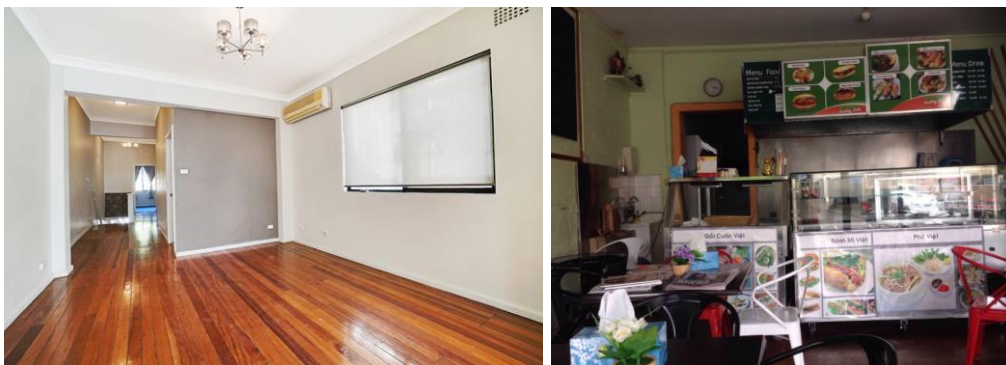


Figure 60. Interior images of (left) 579 and (right) 573 Elizabeth St, Redfern. No interior images could be located for 575 and 577.

⁹⁶ <https://www.realestate.com.au/property/unit-1-579-elizabeth-st-redfern-nsw-2016>,
<https://www.zomato.com/sydney/vietnamese-healthy-rolls-redfern/photos> - accessed 11 February 2021.

4.2.21 265 Cleveland Street, Redfern

Original ceiling details and cornices are visible in the upper floor front room.⁹⁷



Figure 61. Google Street View image of 265 Cleveland Street, Redfern.



Figure 62. Interior images of (left) ground floor and (right) upper floor of 265 Cleveland Street, Redfern.

⁹⁷ <https://www.commercialrealestate.com.au/property/265-cleveland-street-redfern-nsw-2016-13551212> - accessed 11 February 2021.

4.2.22 249 Cleveland Street, Redfern



Figure 63. Google Street View image of 249 Cleveland Street, Redfern. No interior images could be located.

4.3 Analysis

The visual essay of former shopfront premises within the Redfern Estate Conservation Area suggests that a substantial amount of building stock remains to demonstrate key architectural features of the period represented by the study area (1890–1914).

Many of the surviving shop fronts have been adapted, including removal or replacement of awnings and substantial changes to doorways and windows. However, many former shops have retained the original façade arrangement, including diagonally stepped window panels leading to the door, ornate window decorations and original wooden windows in several cases. Several properties along former tram lines include horizontal capping typical of period architecture along electric tram routes through to the First World War.

Interior spaces are more difficult to assess from the limited visual evidence, and ideally physical inspection would be undertaken to establish the survival and condition of interior features. Where features such as pressed metal ceilings and cornices survive, these tend to predominate on the upper stories rather in the more utilitarian retail spaces on the ground floor. If buildings within the Conservation Area are to be restored in future, they may benefit from period features salvaged from the premises currently at 92-96 Regent Street.

4.4 Conclusions

This visual essay confirms that a substantial amount of former retail building stock, dated to approximately 1890–1914, survives within the Redfern Estate Conservation Area adjacent to the study area. Although further investigation is warranted, this preliminary analysis suggests that demolition of the properties at 92-96 Regent Street would not remove rare features from the local streetscape. Furthermore, surviving properties within the Conservation Area may benefit from period features specified in the salvage schedule outlined in Artefact's SoHI of 14 October 2020.

5.0 CONCLUSIONS

The aim of this addendum memo is to provide further historical and contextual analysis of the study area. It serves as an addition to the evidence and analysis presented by Artefact in our Statement of Heritage Impact for the study area, dated 14 October 2020. This memo has outlined an analysis of the historical character of Regent Street, Redfern, including the level of associative significance of 90 Regent Street with noted architect Walter Liberty Vernon. It also incorporates a comparative analysis of 90 Regent Street, Redfern within the historic and physical context of existing and former public houses in the local area, some of which are heritage listed. The memo furthermore provides a comparative analysis of the architectural, amenity and aesthetic aspects of the three buildings at 92-96 Regent Street within the context of the local streetscape and the extant properties within the Redfern Estate Conservation Area.

As a result of further historical, comparative and visual analysis, this memo confirms that:

- The former Bunnerong Hotel at 90 Regent Street, Redfern has limited associative significance in relation to noted architect Walter Liberty Vernon
- The building at 90 Regent Street, Redfern, includes some elements likely to be of local significance, but overall this assessment has identified that the structure does not meet the local significance threshold. This assessment supports the current proposal to demolish the building at 90 Regent Street provided the following recommendations are implemented:
 - Prior to the commencement of works, a Photographic Archival Recording (PAR) report should be prepared to document the exterior and interior of the building and its setting. The recording would be undertaken in accordance with the guidelines for *Photographic Recording of Heritage Items Using Film or Digital Capture*, as prepared by the NSW Heritage Office
 - Prior to the commencement of works, a salvage strategy should be prepared by qualified heritage professional to identify and recover heritage building fabric to be removed during project works for salvage and reuse at the study area or at another appropriate place. Consideration of the incorporation of contributory elements identified should be considered by the proposal. Contributory fabric not retained for future use should be salvaged where possible and donated or sold to heritage restoration specialists
 - A Heritage Interpretation Strategy should be considered for the project
- The buildings at 92-96 Regent Street, Redfern, contain some interior and exterior features that are uncommon in local context. However, a desktop analysis of surviving former shopfronts from a similar period (1890–1914) suggests that sufficient local building stock survives within the Redfern Estate Conservation Area to justify the demolition of these buildings. This assessment supports the current proposal to demolish the buildings at 92-96 Regent Street provided the following recommendations are implemented:
 - Prior to the commencement of works, a PAR report should be prepared of the significant elements of 92-96 Regent Street to be impacted by the proposal. The PAR would document the exterior and interior of the buildings and their setting. The

recording would be undertaken in accordance with the guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture, as prepared by the NSW Heritage Office

- Prior to the commencement of works, a salvage strategy should be prepared by qualified heritage professional to identify and recover heritage building fabric to be removed during project works for salvage and reuse at the study area or at another appropriate place. Consideration of the incorporation of contributory elements found within three of the existing buildings (92-96 Regent Street), specifically the pressed metal ceilings located within the first floor of all buildings, should be considered by the proposal. These ceilings could be salvaged and reinstated within the proposed building, or new pressed ceilings of similar designs incorporated into the building. Contributory fabric (pressed metal ceilings, fireplaces) not retained for future use should be salvaged where possible and donated or sold to heritage restoration specialists
- A Heritage Interpretation Strategy should be considered for the project.



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