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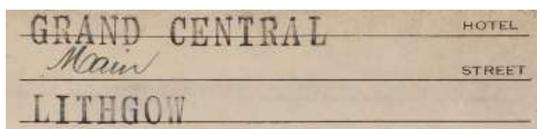
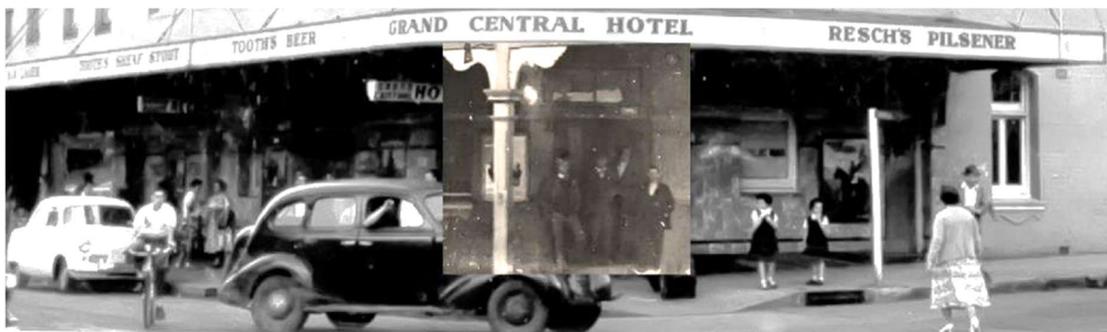
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Planning / Heritage / Development

HERITAGE IMPACT STATEMENT

The Grand Central Hotel



69 Main Street, Lithgow

August 2021

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METHODOLOGY

This Heritage Impact Statement/Statement of Heritage Impact, as variously referred to in the parent and subsidiary legislation has been prepared within the framework required by the NSW Heritage Manual, produced by the Department of Urban Affairs and Planning and the Heritage Office, New South Wales:

The process has been guided by:

- Australia ICOMOS, The Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance) 2013;
- NSW Heritage Office, Assessing Heritage Significance, 2001; and
- NSW Heritage Manual, 1996. (NB There have been major amendments to the Heritage Act and the manual is continually being replaced by new guidelines).

Where possible primary or academic sources have been used to compose and corroborate the history with all information referenced. A number of site visits were conducted in 2020-21 to record and photograph various elements of the site.

REPORT AUTHORS

This report was jointly written by Ian Rufus, Bachelor Town Planning, Master Heritage Conservation, Consultant Planner and Stella Rufus, Bachelor Fine Arts, Research Manager, Lithgow and Warrimoo offices. The proposal was assembled to the client's direction and concept and design from that was produced by Delve Design.

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EXECUTIVE SUMMARY

PROPOSAL

The former Grand Central Hotel is located at 69 Main Street, Lithgow. This report accompanies a Development Application to Lithgow City Council for the adaptive re-use of the original hotel as a boarding house. The existing and approved commercial areas of the hotel will remain in similar uses.

STATEMENT OF SIGNIFICANCE

The Grand Central is a three-storey building with verandahs, constructed in c1902 in Victorian filigree style, designed by Katoomba architect Harry Rupert Goyder. Although the filigree verandahs were removed between 1930 and 1937 according to historical photography¹, it still presents an imposing Inter War style facade due to its size and position on the prominent street corner and intersection of Main Street and Eskbank Street. The hotel was described as containing 26 rooms as well as the family's accommodation.

The Grand Central is also important in a social sense. It is centrally placed and therefore was often the scene of political activity, where various leaders of the time addressed large crowds of working people.

The subject site itself has local significance and is within the Lithgow Main Street Heritage Conservation Area. There are listed buildings nearby, although these other items will not be impacted by the proposed development.

STATEMENT OF HERITAGE IMPACT

The proposed use is compatible with the original nature of the building, it will provide an ongoing viable use of the former hotel. This will improve the general area and assist in the adjoining and nearby items being conserved into the future.

The alterations and additions will have minimal impact on the significance of the site or adjoining and nearby heritage items. The design of the proposal is considered to be both compatible and sympathetic to the existing buildings. Most changes will be to modified areas of the original building, or to protect existing damaged surfaces.

The listed heritage items in the vicinity of the site do not have curtilages extending onto the proposed development site. The proposal will not materially affect views or shading of the adjacent items. Therefore, the heritage items in the vicinity will not be detrimentally affected and do not warrant separate heritage investigation.

An archaeological report would not potentially reveal any useful information. The minor nature of the works which will be made to the interior, mitigates against any significant information or relics being found.

The proposed use is compatible with the original nature of the building, it will provide an ongoing viable use of the former hotel. This will improve the general area and assist in the adjoining and nearby items being conserved into the future.

¹ Grand Central Hotel Lithgow card 3 side 2, Archives Program, Australian National University website: <http://hdl.handle.net/1885/108796>

INTRODUCTION

1.1 SITE LOCATION

The site is located at 69 Main Street Lithgow, Lot 1 DP900325. The area is approximately 951.05 m². The map reference is Latitude: -33.480693, Longitude: 150.159171.



Figure 1: Aerial view of site within Lithgow



Figure 2: Detailed view of site

2 ZONING

The proposed development is a permissible development with the zone. The site is heritage listed and is within a heritage conservation area, there are heritage items nearby. No critical habitat is located on the site. The site is not below Council's adopted flood planning level. The site is not mapped as bush fire prone land.

The site is zoned as B2 Local Centre in the Lithgow City Council LEP 2014.



Figure 3: Zoning map

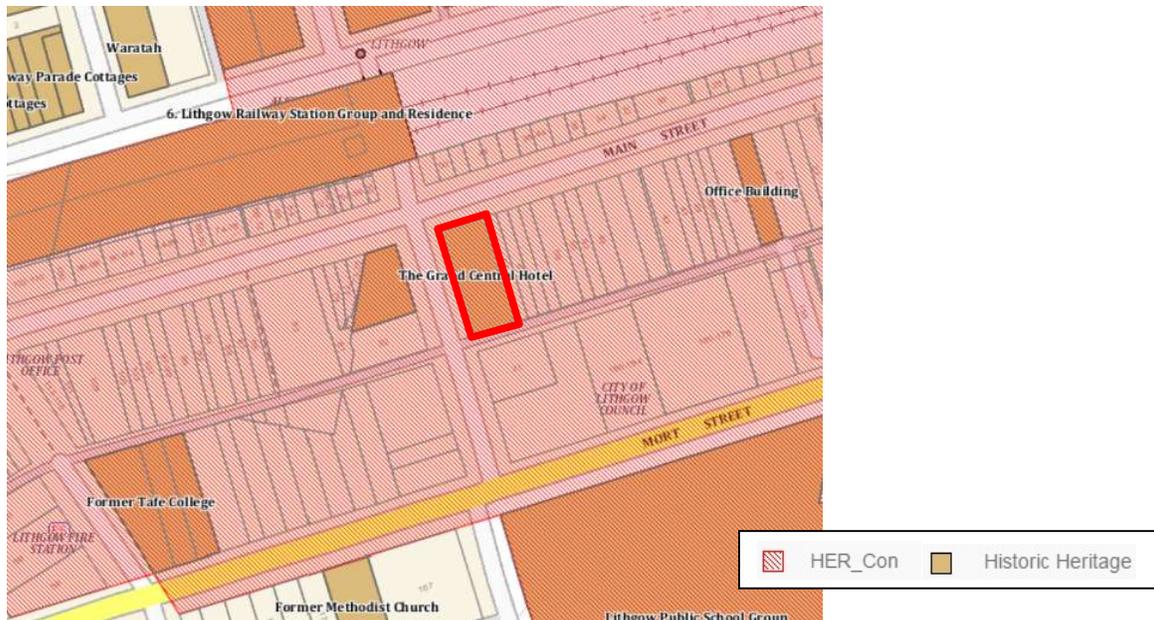


Figure 4: Heritage map, showing heritage items and heritage conservation area

2.1 HERITAGE LISTINGS

There are a number of heritage registers for the different levels of national, state and local heritage items. The following databases were searched for listings:

2.1.1 National significance

National Heritage List

The National Heritage List has been established to list places of outstanding heritage significance to Australia. It includes natural, historic and Indigenous places that are of outstanding national heritage value to the Australian nation.

The National Heritage List is compiled and maintained by the Department of the Environment, Water, Heritage and the Arts and can be searched using the Australian Heritage Database.²

Australian Heritage Database

The Australian Heritage Database contains information about more than 20,000 natural, historic and Indigenous places. The database includes:

- places in the World Heritage List
- places in the National Heritage List
- places in the Commonwealth Heritage list
- places in the Register of the National Estate
- places in the List of Overseas Places of Historic Significance to Australia
- places under consideration, or that may have been considered for, any one of these lists.

Listings are located nearby the proposal site.³

2.1.2 State significance

New South Wales State Heritage Register - Heritage Act 1977

The State Heritage Register is a list of places and objects of particular importance to the people of NSW. A place or object is state significant if it is important for the whole of NSW. The register lists a diverse range of over 1,500 items, in both private and public ownership. To be listed, an item must be significant for the whole of NSW.

Lithgow Railway Station Group and Residence are listed as state significant. However they are distant and mostly deep in the railway cutting, so effectively screened from the proposal.

2.1.3 State Heritage Inventory listing – relevant extracts⁴

Extracts from the State Heritage Inventory listing have been reproduced exactly here to give further information and context to the subject site.

Item name: *The Grand Central Hotel*
Item number: *1393*
Location: *69 Main Street, Lithgow, NSW 2790*
Assessed significance: *Local*

Statement of Significance:

Criterion (a): Cultural and Natural History

Believed to have been constructed in the late Victorian era and originally of elaborate filigree style.

Criterion (b): Association

²² <http://www.environment.gov.au/heritage/places/national/index.html>

³ <http://www.environment.gov.au>

⁴ State Heritage Inventory listing for Lithgow Railway Station:

<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5061201>

Centrally placed and often the scene of political activity which included Messrs Nelson and Sullivan gave addresses from the balcony of the Grand Central Hotel under the auspices of the Labour in 1903. In 1919 one of NSW Nationalist Senate candidates, attempted to a Lithgow but continuously interrupted.

In 1921 around 5000 people, gathered to hear Mr. Dooley's speech, Acting Premier speech. In 1922 Hoskins also addressed a very large gathering from the balcony.

Publicans included Joseph Korrigal, 1908, Frank Benjamin 1944, Reginald Boyd, 1948. Also involved in a beer strike, price rises, and other union activity.

Criterion (c): Aesthetic

Originally a highly decorative 3 storied verandah in Victorian filigree style. Now with verandah removed still presents an imposing facade due to its size and position on a prominent street corner. Designed by Katoomba architect Harry Rupert Goyder.

N.B. - We disagree with the style definition but have simply used the heritage listing definition throughout as it makes no effective difference to the solutions in this report.

Criterion (d): Social

Scene of many public and political speeches and union activity. Important gathering place especially for miners and 1939 when beer was declared "black" in nine hotels, all hotels were picketed and again in 1941 miners took strike action against rising beer prices.

Criterion (f): Rarity

Relatively rare 3 storied country hotel

Criterion (g): Representativeness

A good example of a large country town hotel

Historical Notes (relevant extracts)

The Grand Central was probably built in 1902. Henry Philip Corbett from Blackheath was the first Licensee and was granted his licence in October 1902. The hotel was described as containing 26 rooms plus the families accommodation. The cost of construction was estimated at €5,500 including land. At that time it was recorded that Lithgow had 9 hotels and the town population was around 6000.

Architect was Harry Rupert Goyder of Katoomba.

It was centrally placed and often the scene of political activity which included:

November 1903 when Messrs Nelson and Sullivan gave addresses from the balcony of the Grand Central Hotel under the auspices Of the Labour League advocating that a labour man should be elected for Lithgow November 1919 when W. L. Duncan, one of the three New South Wales Nationalist Senate candidates, attempted to address a Lithgow audience but had difficulty being subjected to many Interjections and continuous interruptions.

In March 1922 Mr. Hoskins also addressed a very large gathering of strikers from the balcony of the Grand Central Hotel, at Lithgow. The head of the big steel industry, Hoskins maintained that '40 hours work for 44 hours pay had crippled the industry'. In February 1921 A Friday night crowd 5000 people, gathered In front of the Grand Central to hear Mr. Dooley/s speech, Acting Premier, was not given a very enthusiastic reception as he had lost a number of supporters owing to a split in the ranks of Labour at Lithgow, and there are now a good of socialists in the camp, who have nothing In common with the Labour.

Publicans include: John Joseph Kerrigan in 1908, the Kellfs, Frank Benjamin 1944, Reginald Boyd (a local butcher) in 1948, Bill Mabbutt, Bill Schreiber, and later the Inzitari family in the 1980s who carried out considerable internal alterations.

As with other hotels in the town the hotels of Lithgow was involved in a beer strike, price rises, and other union activity.

In 1920 the hotels raised the beer prices from 3d to 4d per glass or mug, the increase to take effect from Saturday. The decision was at owing, to the increase in the brewers' charges, and to the increase in the brewers' charges, increases in freight and the imposition of a super-tax. Increases in bottled beer and draught beer in bottles also have been decided upon.

In 1926 there was a general beer strike in Lithgow. It began on a Saturday February with the weather decidedly against it. Prices had recently increased and this had caused much discontent, a stop-work meeting decided that the hotels should be boycotted until beer prices were brought down.

They are being picketed, but the thermometer registering more than 90 which was on the side of the publicans, however beer strike ended, following a decision by the hotel keepers to-day to revert to the old prices for all drinks and maintain the same standard of glasses. Again in October 1939 when Beer was declared "black in nine hotels and all hotels will be picketed" and again in 1941 miners took strike action against rising beer prices.

From 1950 through the 1960s NSW and local council by-laws led to demolition of shop verandahs, in order to modernise shopping streets and remove likely hazards to vehicular traffic.

Item name:	Lithgow Main Street Heritage Conservation Area
Item number:	C7
Location:	Main Street, Lithgow, NSW 2790
Assessed significance:	Local

The shopping centre area is within a Heritage Conservation Area in LEP2014. Council advises there is no inventory sheet for this area within Council and therefore it has not been provided for the State Heritage inventory. Council uses the recent update to the heritage study for guidance in the development of the conservation area.

2.2 HERITAGE PLANNING CONTROL

The subject site is heritage listed, it is within a conservation area and there are heritage items nearby as shown on the location map. Lithgow City Council LEP 2014 requires the consideration of development in the vicinity of a heritage item and in conservation areas in the following manner.

2.3 LITHGOW CITY COUNCIL LEP 2014 – HERITAGE CONSERVATION⁵

5.10 Heritage conservation

Note.

Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the [Heritage Map](#) as well as being described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Lithgow,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

⁵ Lithgow LEP 2014 <https://www.legislation.nsw.gov.au/#/view/EPI/2014/824/part5/cl5.10>

(2) Requirement for consent

Development consent is required for any of the following—

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land—

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if—

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development—

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development—

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development—

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies)—

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item—

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

Comment: This report will address and consider all the issues above for alterations to a heritage item and within a conservation area, and the NSW Heritage requirements of a Heritage Impact Statement/Statement of Heritage Impact.

2.3.1 Parish maps

The site is located on Lot 1 DP844644 and according to the parish maps was part of the Parish of Hartley, County of Cook. The land was originally part of a 110 acre lot allocated to Robert Pitt according to the 1890 town map.

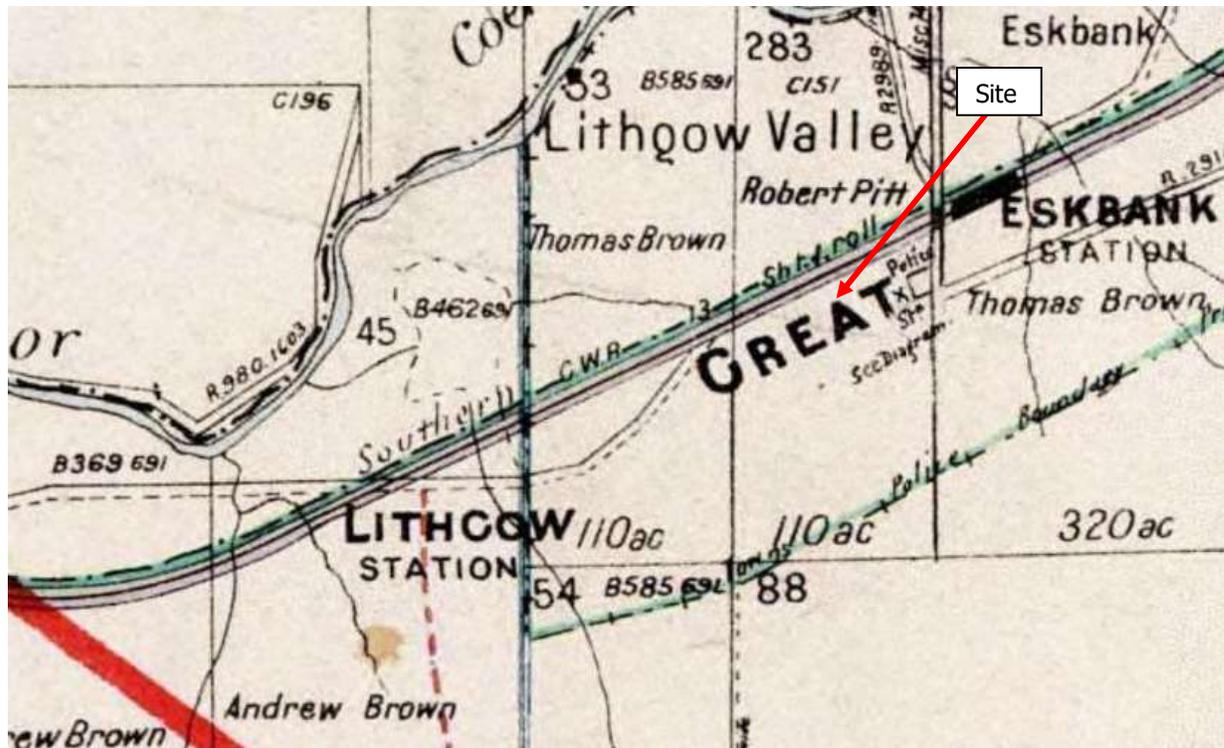


Figure 5: Site within Parish of Lett map, 1890⁶

⁶ Land Registry Services, Historical Land Records Viewer online, Filename: 11278501.jp2 <https://hlrv.nswlrs.com.au/>

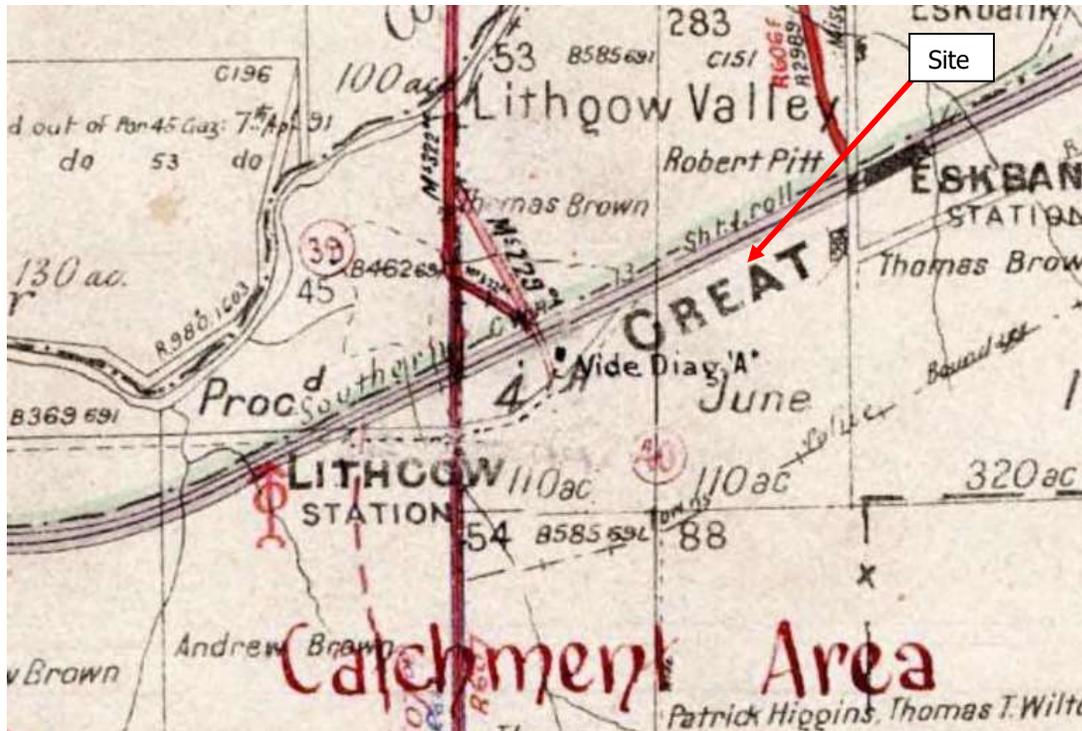


Figure 6: Site within Parish of Lett map, 1897⁷



Figure 7: Site within Parish of Lett map, 1897⁸

By the time the following map was drawn in 1924, much of the present day street network had been formed by this time.

⁷ Filename: 11278401.jp2 <https://hlrv.nswlrs.com.au/>

⁸ Filename: 11278301.jp2

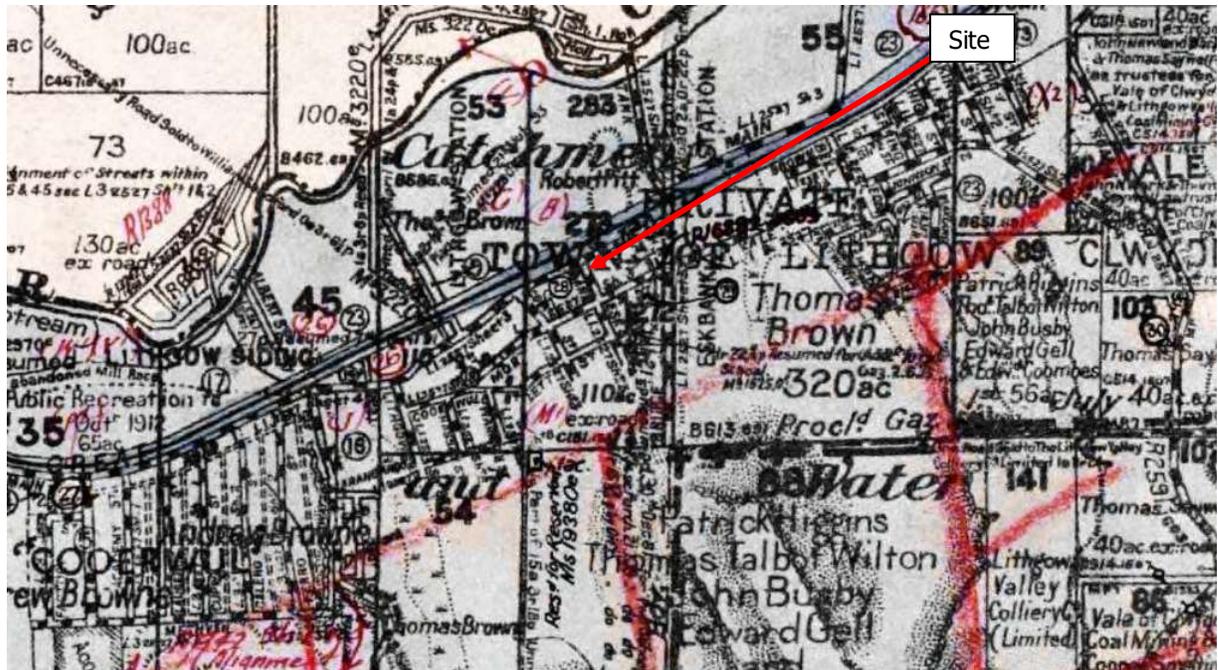


Figure 8: Site within Parish of Lett map, 1924⁹



Figure 9: Site within Lithgow Town Map, 1930¹⁰

⁹ Filename: 11277901.jp2

¹⁰ Filename: enLithgow-Sheet_2.jp2

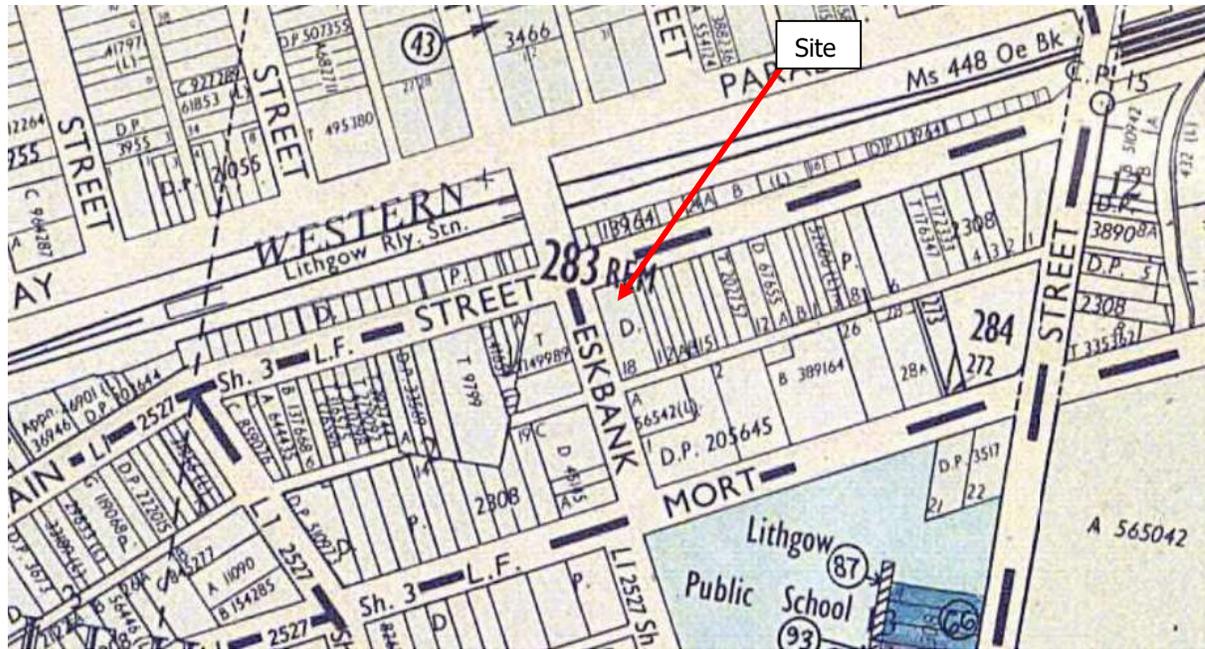
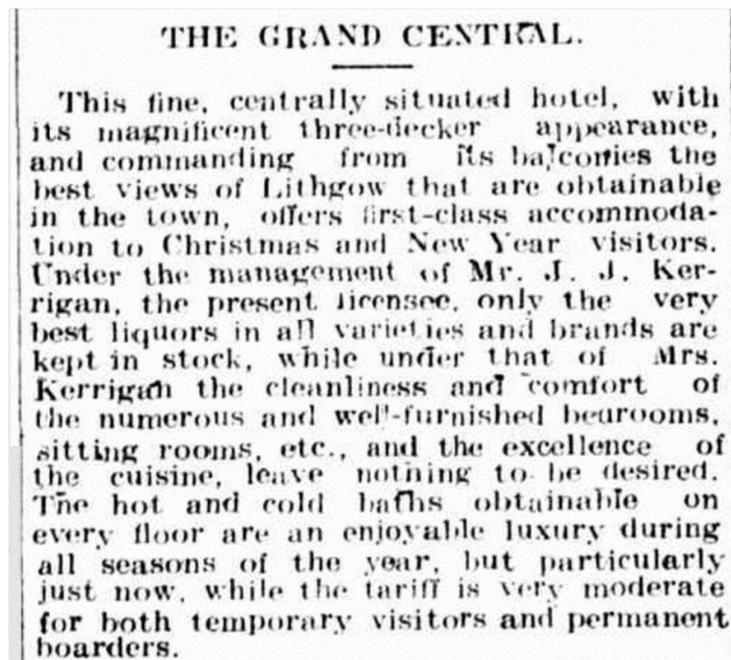


Figure 10: Site within Lithgow Town Map, 1971¹¹

The parish and town maps show the pattern of roads, subdivisions and therefore development in the town.

2.3.2 Newspaper articles

These article excerpts -and their transcripts- relate to the Grand Central Hotel which was frequently used by political and industrial leaders to make speeches from the verandahs. Some articles state up to 500 people in attendance.



¹¹ Filename: 11523104.jp2

THE GRAND CENTRAL.

This fine, centrally situated hotel, with its magnificent three-decker appearance, and commanding from its balconies the best views of Lithgow that are obtainable in the town, offers first-class accommodation to Christmas and New Year visitors. Under the management of Mr. J. J. Kerrigan, the present licensee, only the very best liquors in all varieties and brands are kept in stock, while under that of Mrs. Kerrigan the cleanliness and "comfort of the numerous and well-furnished bedrooms, sitting rooms, etc., and the excellence of the cuisine, leave nothing to be desired. The hot and cold baths obtainable on every floor are an enjoyable luxury (luring all seasons of the year, but particularly just now, while the tariff is very moderate for both temporary visitors and permanent boarders).¹²

**MR. PETERS ON THE STRIKE.
CONDEMNS THE PREMIER'S ADVICE.**

In opening his speech from the balcony of the Grand Central Hotel on Saturday night, Mr. Peters said that in the absence of Mr. Dooley, he had been given a message to deliver to the people from the executive of the Western Miners' Association. The letter was addressed to Mr. Dooley, by Mr. Truscott, general secretary, and read: "I am directed by the delegates of the Coal Miners' Association to request that you will be good enough to announce at your meeting to-night that the delegates specially desire that all the men in Lithgow now unemployed will observe the greatest of law and order during the present industrial trouble." Continuing, Mr.

*MR PETERS ON THE STRIKE**CONDEMNS: THE PREMIER'S ADVICE.*

In opening his speech from the balcony of the Grand Central Hotel on Saturday night, Mr. Peters said that in the absence of Mr. Dooley he had been given a message to deliver, to the people, from the executive of the Western Miners' Association. The letter was addressed to Mr. Dooley by Mr. Truscott, general secretary, and read: "I am directed by the delegates of the Coal Miners' Association to request that you will be good enough to announce at your meeting to-night that the delegates specifically desire that all the men in Lithgow now unemployed will observe the greatest of law and order during the present industrial Trouble."¹³

¹² THE GRAND CENTRAL. (1908, December 23). Lithgow Mercury (NSW : 1898 - 1954), p. 6. Retrieved October 13, 2020, from <http://nla.gov.au/nla.news-article219294618>

¹³ MR. PETERS ON THE STRIKE. (1909, November 15). Lithgow Mercury (NSW : 1898 - 1954), p. 2. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article218486272>

FEDERAL POLITICAL SITUATION.

ADDRESS BY MR. J. H. CATTS, M.P.

Mr. J. H. Catts, M.P., addressed an open-air meeting from the balcony of the Grand Central Hotel on Saturday night, on the Federal political situation, and the aims and objects of the Labor Party. During the greater part of his address, a considerable number of persons were present.

Mr. G. Cann, acting secretary of the local branch of the Labor League, occupied the chair, and extended to Mr. Catts a hearty welcome.

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LABOR REJOICINGS.

Mr. Dooley, in response to repeated calls from his supporters, briefly addressed a meeting from the balcony of the Grand Central Hotel in Main-street on Wednesday night. He thanked all those who had worked so enthusiastically in the cause they had so much at heart. Mr. R. Pillans also spoke, and said he rejoiced in the fact that Labor had again gained a majority in

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¹⁴ FEDERAL POLITICAL SITUATION. (1909, October 25). Lithgow Mercury (NSW : 1898 - 1954), p. 2. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article218483536>

¹⁵ LABOR REJOICINGS. (1907, September 13). Lithgow Mercury (NSW : 1898 - 1954), p. 6. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article219136931>

**ADDRESSES BY MR. PILLANS AND
SENATOR TURLEY.**

Mr. R. Pillans and Senator Turley addressed an open-air meeting from the balcony of the Grand Central Hotel on Saturday night. Mr. D. Clyne occupied the chair, and introduced the speakers.

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THE COAL LUMPERS' STRIKE.

UNION DELEGATES IN LITHGOW.

Two delegates from the Sydney Coal Lumpers' Union, Messrs. T. L. Roche and Jas. Butler, came to Lithgow on Friday night, for the purpose of seeking financial assistance from the local unions and the public generally, in the strike which has been proceeding in Sydney for nearly three months. During Saturday they had interviews with Mr. J. Dooley, president of the Lithgow P.L. League, Mr. Clyne, Mr. Pillans, and other prominent unionists, and obtained promises of support, and on Saturday night they addressed an open air meeting from the balcony of the Grand Central Hotel. There was a very good attendance, though there were several noisy spirits in the crowd. The chair was occupied by Mr. D. Cameron.

THE COAL LUMPERS STRIKE UNION DELEGATES IN LITHGOW

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¹⁶ ADDRESSES BY MR PILLANS AND SENATOR TURLEY. (1907, September 9). Lithgow Mercury (NSW : 1898 - 1954), p. 5. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article219138901>

¹⁷ THE COAL LUMPERS STRIKE. (1907, July 1). Lithgow Mercury (NSW : 1898 - 1954), p. 2. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article219139227>

CANDIDATES FOR LABOR SELECTION.

ADDRESS BY MR. G. BODKIN.

An address was delivered from the Bank-street balcony of the Grand Central Hotel on Saturday night by Mr. George Bodkin, one of the candidates for selection by the Political Labor League, to contest the coming elections in the Labor interest. About fifty people gathered to hear the speaker, who was briefly introduced by Mr. E. Simon.

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THE PROPOSED LABOUR DAILY.

MEETINGS IN LITHGOW.

Mr. R. J. Stuart-Robinson addressed a meeting from the balcony of the Grand Central Hotel on Saturday night upon the proposal to establish a new morning newspaper in Sydney. Mr. G. Bodkin occupied the chair, but owing to the wet weather the attendance was affected. The speaker, in his address, dealt with some phases of the question which were explained by Mr. Lavender in an address in Lithgow last December, and reported in this journal.

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¹⁸ CANDIDATES FOR LABOR SELECTION. (1907, May 29). Lithgow Mercury (NSW : 1898 - 1954), p. 1. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article219135702>

¹⁹ THE PROPOSED LABOUR DAILY. (1904, March 1). Lithgow Mercury (NSW : 1898 - 1954), p. 2. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article221481879>

THE FEDERAL ELECTIONS.

THE SENATE.

MR. GRIFFITH IN LITHGOW.

A VOTE OF CONFIDENCE.

Mr. Arthur Griffith, labour candidate for the Senate, spoke from the balcony of the Grand Central Hotel on Saturday night to a very large concourse of people. Though considerably interrupted at times by a few of the audience, the speaker received a good hearing on the whole. Mr. G. Bodkin, president of the local labour league, was in the chair, and suitably introduced the speaker.

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THE FEDERAL ELECTIONS.

PARRAMATTA.

CAPTAIN STRACHAN AT LITHGOW.

ADVOCACY OF PROTECTION.

Captain Strachan, the protectionist candidate for Parramatta, opened his campaign in Lithgow last night, when he addressed a meeting of about 200 persons from the balcony of the Grand Central Hotel. Mr. C. H. Wilson was in the chair, and the speaker received a patient hearing throughout.

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²⁰ THE FEDERAL ELECTIONS. (1903, December 1). Lithgow Mercury (NSW : 1898 - 1954), p. 2. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article221482986>

²¹ THE FEDERAL ELECTIONS. (1903, November 27). Lithgow Mercury (NSW : 1898 - 1954), p. 9. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article221490977>

STATE POLITICS.

**MESSRS. NEILSEN AND SULLIVAN J
LITHGOW.**

DEFENCE OF THE LABOUR PARTY.

Messrs. Neilsen and Sullivan, Ms.L.A., members of the State Labour party, delivered addresses on Saturday night from the balcony of the Grand Central Hotel, under the auspices of the local league. It was at first intended to hold the meeting in the School of Arts, but afterwards it was decided to hold the meeting in the open-air. The number of the crowd in the street below fluctuated, but at one time there must have been about 400 people present. The meeting was orderly, despite occasional interruptions from a few.

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THE SENATE ELECTIONS.

A LADY CANDIDATE.

MRS. MOORE-BENTLEY IN LITHGOW.

Mrs. Moore-Bentley, the lady candidate for the Senate, addressed an open-air meeting from the balcony of the Grand Central Hotel. There was an audience of some 500 in the street below, and the speaker received a capital hearing throughout. Mr. R. Pillans was in the chair, and in asking for a quiet hearing, said the attendance spoke volumes for the interest the people took in those matters. It seemed to him very fitting that a labourite like himself should take the chair on that occasion, for they as workers, and the Labour party as a body, were practically responsible for giving the women of this State a vote. (Hear, hear.) He did not believe in a woman being tied up at home all the time and not get an opportunity to attend a political meeting. Laws were made for the women as well as the men, and in his opinion the women should have a say in the making of those laws. If the women could do no good with their vote they would do no harm. (Applause.) He had much pleasure in introducing Mrs. Bentley.

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²² STATE POLITICS. (1903, November 27). Lithgow Mercury (NSW : 1898 - 1954), p. 6. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article221490934>

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2.4 PHOTOGRAPHIC EVIDENCE

2.4.1 Aerial photography

This aerial photograph of the site is from the c1950s. It shows the subject site and the pattern of the surrounding development.



Figure 11: Site within aerial view of Lithgow, c1950s²⁴

²³ THE SENATE ELECTIONS. (1903, November 10). Lithgow Mercury (NSW : 1898 - 1954), p. 2. Retrieved June 12, 2020, from <http://nla.gov.au/nla.news-article221480725>

²⁴ Item 20: Milton Kent aerial views of Lithgow, Newcastle, Orange, Port Kembla, Tamworth, Temora, Wagga Wagga, Wollongong, Young, between 1953-1956, CALL NUMBER ON 447/Box 191 <https://archival.sl.nsw.gov.au/Details/archive/110368001>

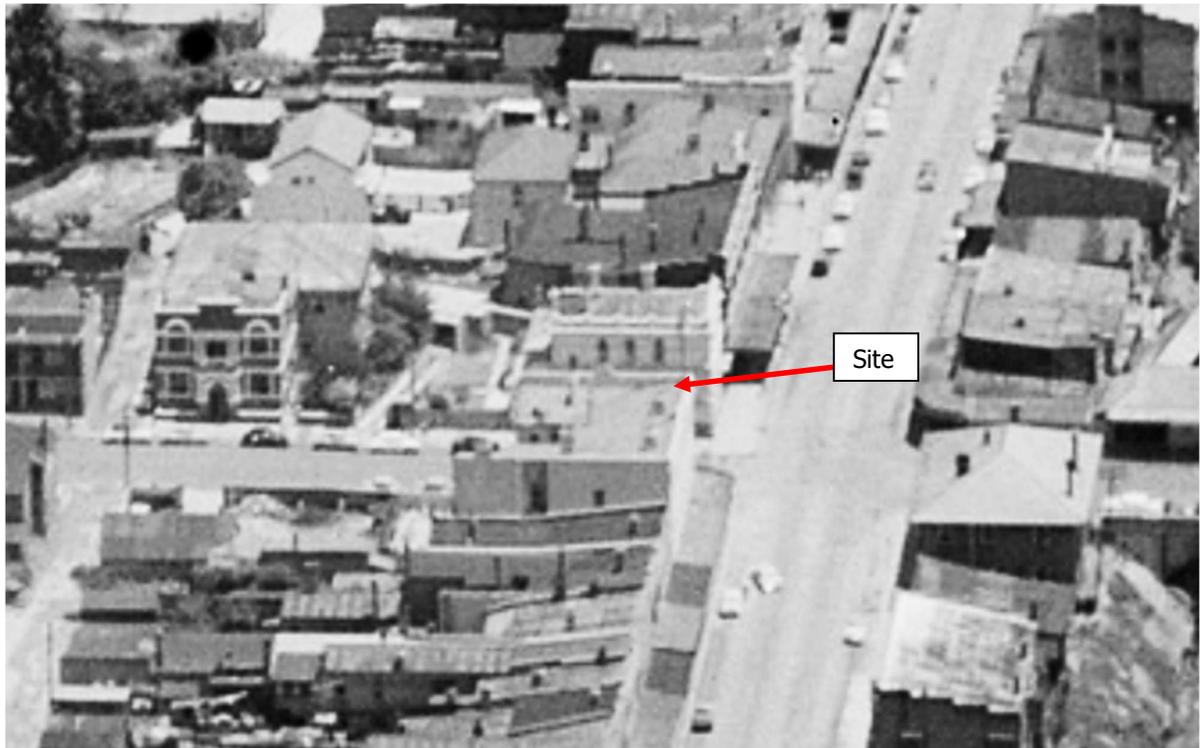


Figure 12: Detailed view of site within aerial of Lithgow, c1950s²⁵

2.4.2 Site photography

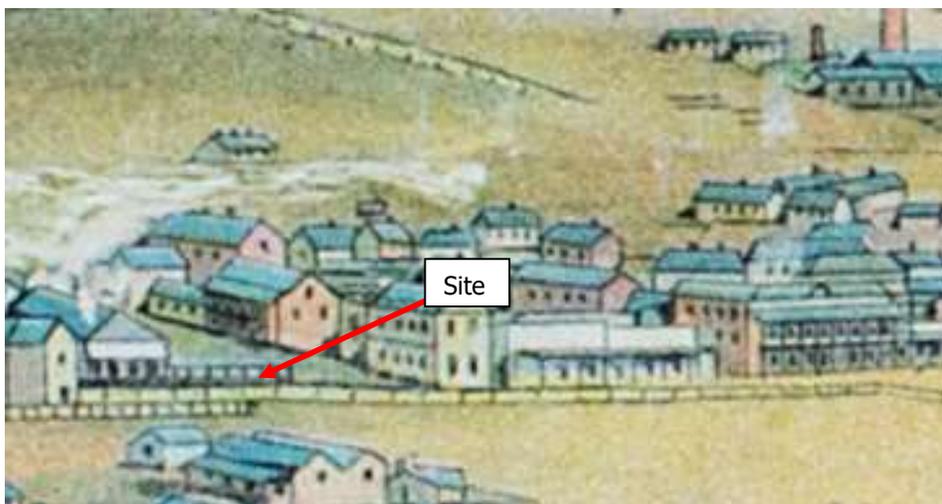


Figure 13: Detailed view of 'View of Lithgow Supplement to the Lithgow Mercury Christmas 1902' showing site²⁶

The building is possibly under construction as this point.

²⁵ 447/Box 191 <https://archival.sl.nsw.gov.au/Details/archive/110368001>

²⁶ Ian Rufus Collection

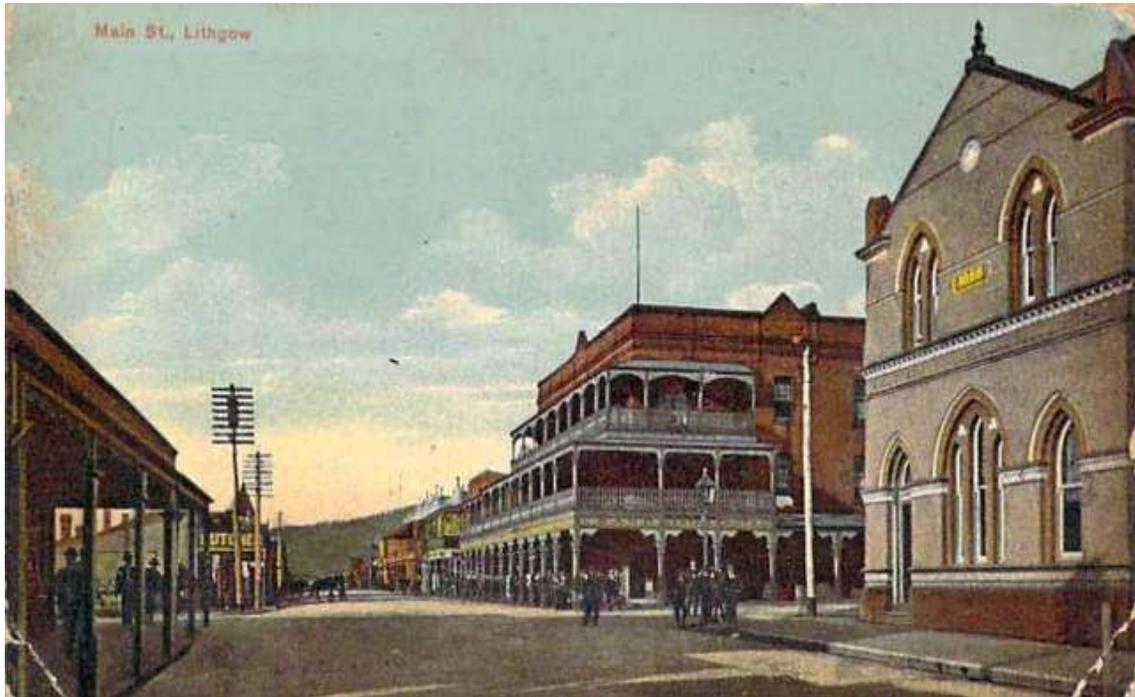


Figure 14: Postcard with view toward the Grand Central Hotel (undated)²⁷

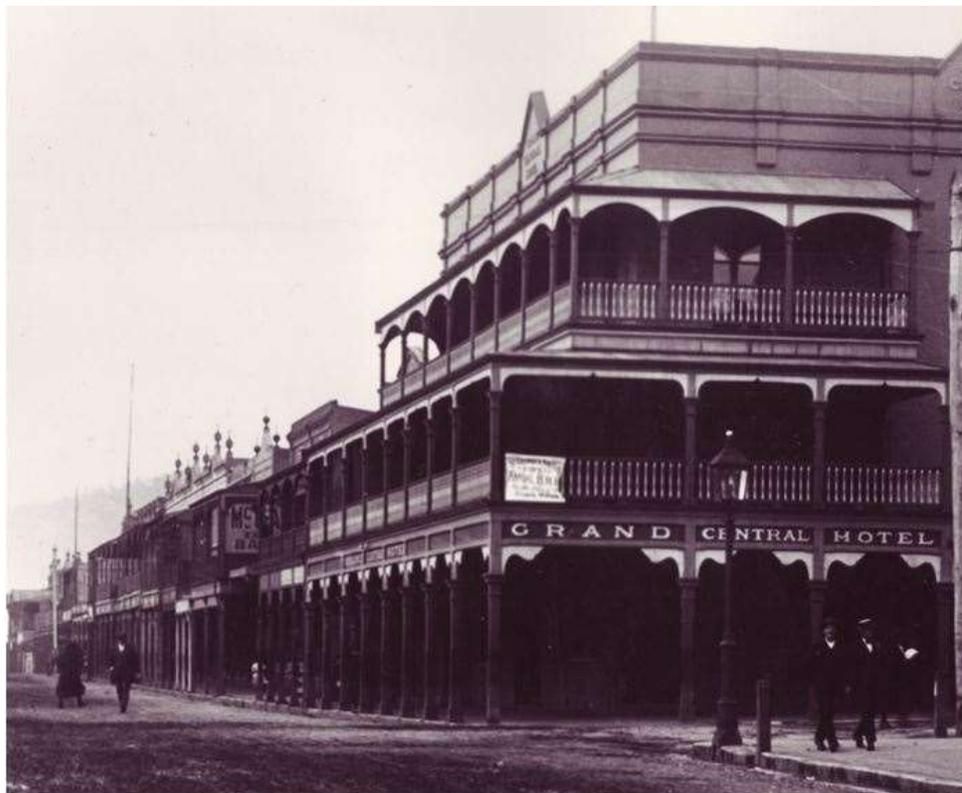


Figure 15: Grand Central Hotel (undated)

The original building with the three-storey verandah appears to have rendered brickwork. The balusters are likely to match the original staircase.

²⁷ May 4 2020, The Past Present blog <https://australiaspastpresent.com/2018/05/04/lithgow/>

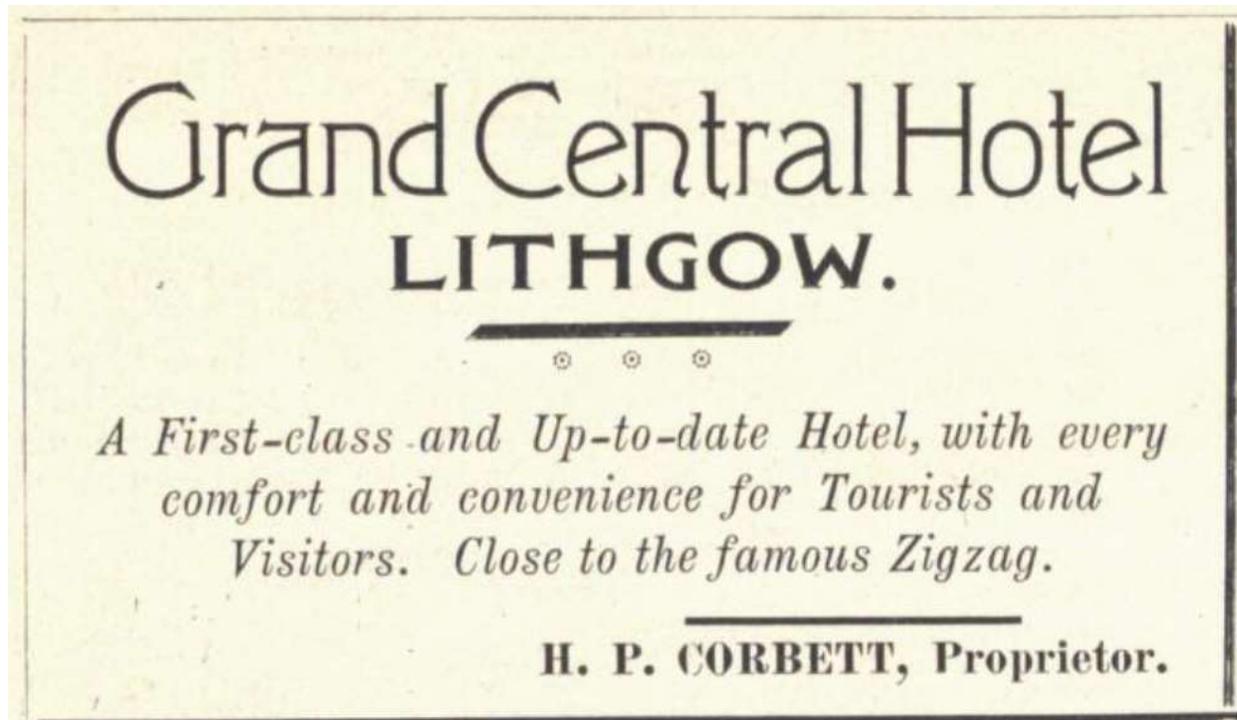


Figure 16: Advertisement for the Grand Central Hotel from 'The tourist hotel and boarding house directory', 1906²⁸

Railway Station.	Name of Hotel or Boarding-house.	By whom kept.	Persons accommodated.
ESKBANK AND LITHGOW , a coal-mining district at the foot of the Great Zig Zag. There are large ironworks, pottery, and smelting works close to the town, as well as a number of interesting views in the district.	Hotels.		
	Court-house	F. Hurt	14
	Cosmopolitan	J. W. Spooner.....	20
	Imperial	A. Alexander	12
	Tattersall's	W. Smith.....	19
	Lansdowne	G. A. Hunn.....	12
	Royal	J. Brockbank	15
	Club-house	J. Holt.....	8
	Zig-Zag..	T. Young.....	12
	Commercial	W. T. Hunting ...	50
	★ Grand Central.....	H. Corbett (see	55

Figure 17: Directory information for the Grand Central Hotel from 'The tourist hotel and boarding house directory', 1906²⁹

The 1906 advertisement above shows H.P. Corbett was the proprietor and that 55 persons could be accommodated.

²⁸ May 4 2020, The Past Present blog <https://australiaspastpresent.com/2018/05/04/lithgow/>

²⁹ New South Wales. Government Tourist Bureau, issuing body. (1906). The tourist hotel and boarding house directory, from <http://nla.gov.au/nla.obj-187610868>



Figure 18: View towards the Grand Central Hotel (undated)³⁰



Figure 19: View of subject site within Main St c1900-1927.³¹

³⁰ Lithgow City Council website: <http://council.lithgow.com/wp-content/uploads/2019/07/busyCorner.jpg>

³¹ [Scenes of industry and town, Lithgow, N.S.W.] ca. 1900-1927, Sydney & Ashfield : Broadhurst Post Card Publishers <http://archival.sl.nsw.gov.au/Details/archive/110047421>

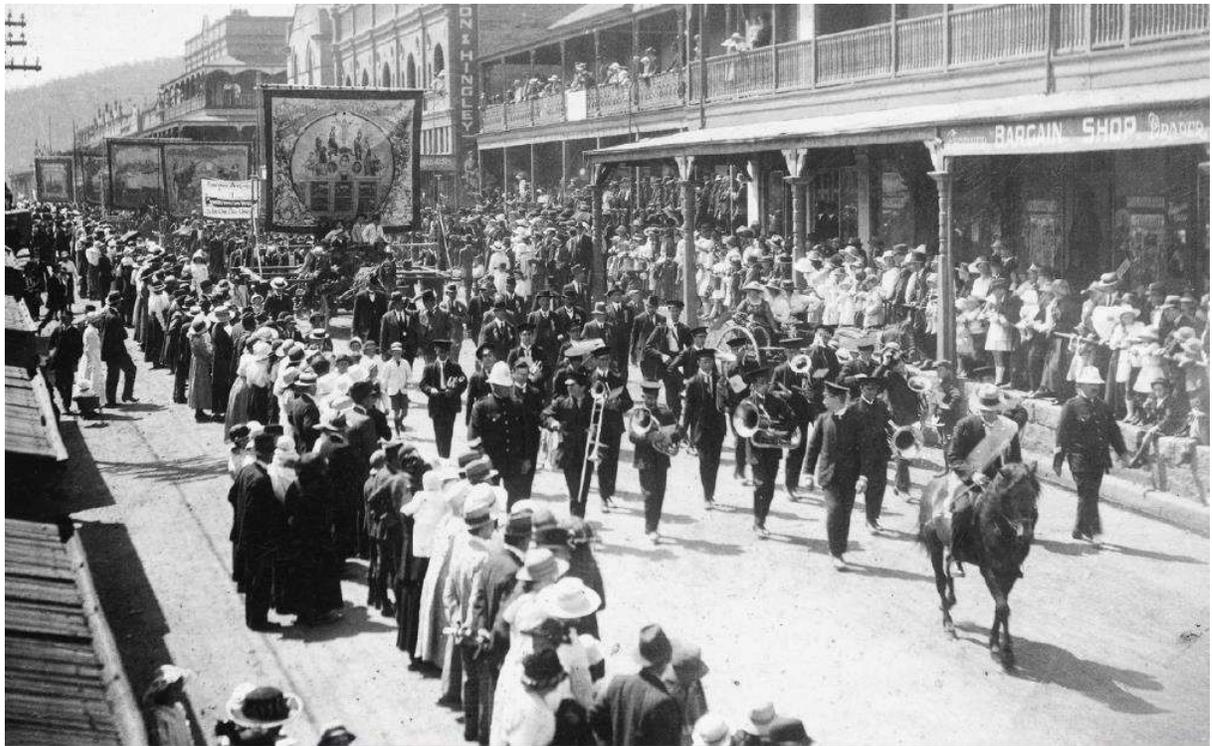


Figure 20: The Six-Hour Day procession in Main Street, c.1924 with the cadet band leading the parade.³²



Figure 21: Detailed view of above photograph, showing the Grand Central Hotel³³

³²Lithgow District Historical Society collection

³³Lithgow District Historical Society collection

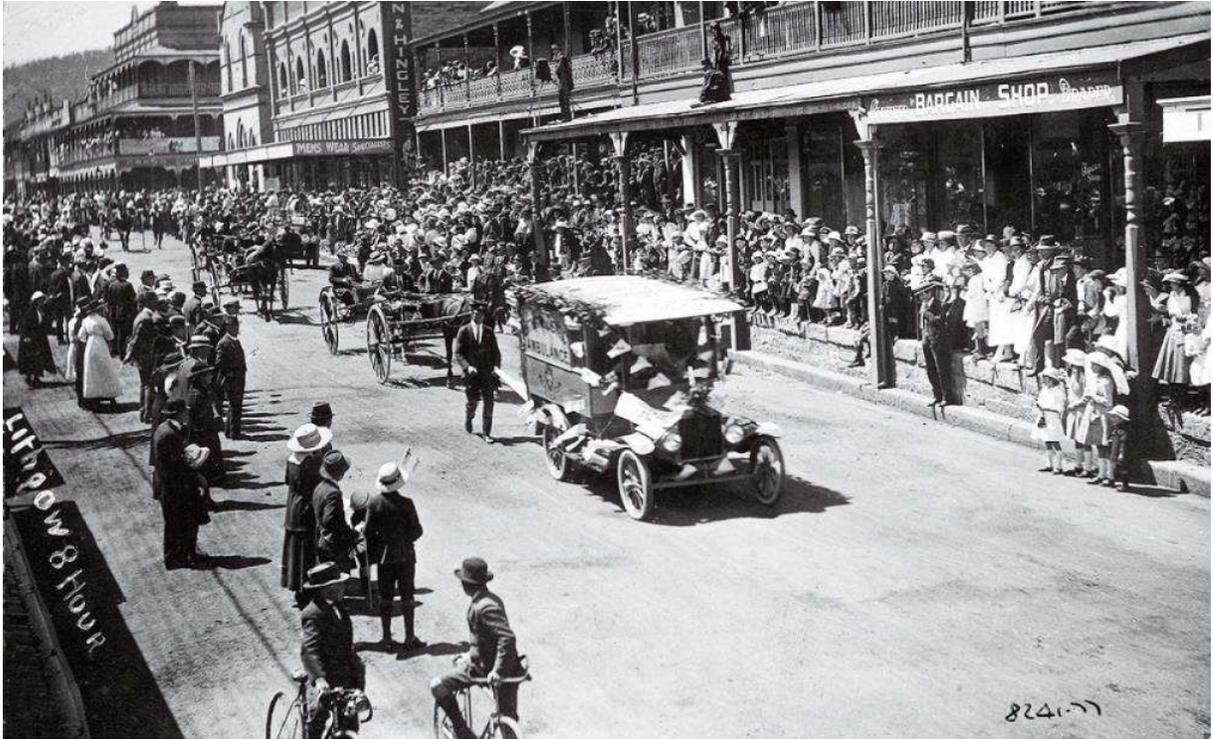


Figure 22: The 1914 Eight-hour Day procession in Main Street. The balconies of the Grand Central Hotel are prominent at the top left.³⁴



Figure 23: Detailed view of above photograph, the balconies of the Grand Central Hotel are prominent at the top left.³⁵

³⁴Lithgow District Historical Society collection

³⁵Lithgow District Historical Society collection



Figure 24: Grand Central Hotel Lithgow card 1 side 2, 1924. ³⁶

A great deal of economic activity can be seen on the card below in the 1930s.

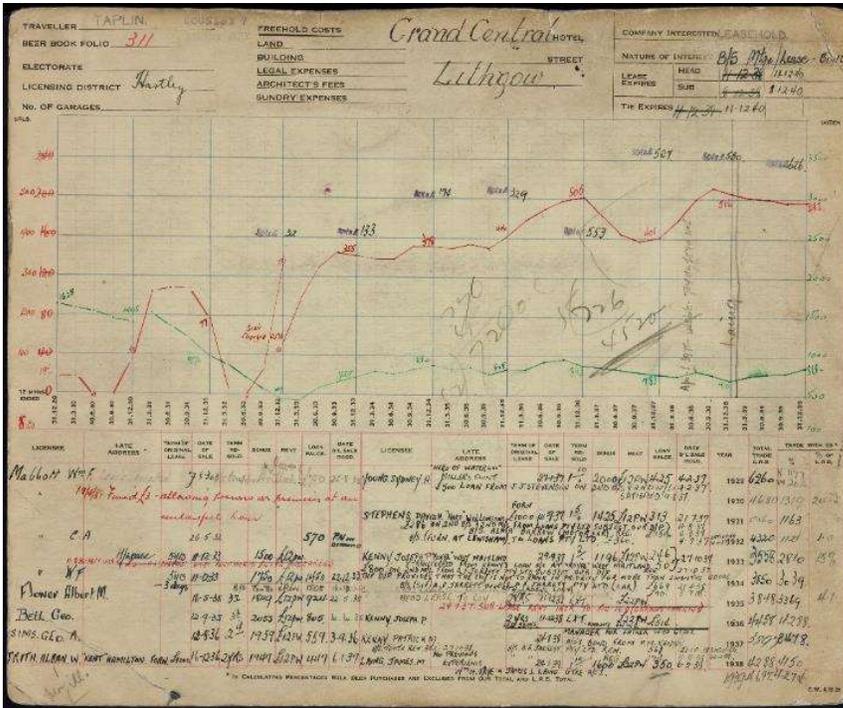


Figure 25: Grand Central Hotel Lithgow card 3 side 1, 1930's. ³⁷

³⁶ Grand Central Hotel Lithgow card 1 side 2, Archives Program, Australian National University website: <http://hdl.handle.net/1885/108799>

³⁷ Grand Central Hotel Lithgow card 3 side 1, <http://hdl.handle.net/1885/108797>



Figure 26: Grand Central Hotel Lithgow card 3 side 2, 1930's.³⁸

The two photographs above are dated 1930 and 1937, one shows the balconies remaining the other with them removed. A handwritten note in pencil below the photos says 'balcony to come off'.

³⁸ Grand Central Hotel Lithgow card 3 side 2, Archives Program, Australian National University website: <http://hdl.handle.net/1885/108796>

The enhanced detailed view of the 1937 photo below shows the patching of the rendered brickwork where the verandahs were removed.



Figure 27: Detailed view, Grand Central Hotel Lithgow card 3 side 2, 1930's.³⁹



Figure 28: Grand Central Hotel Lithgow card 5 side 2, 1950's.⁴⁰

³⁹ Grand Central Hotel Lithgow card 3 side 2, Archives Program, Australian National University website: <http://hdl.handle.net/1885/108796>

⁴⁰ Grand Central Hotel Lithgow card 5 side 2, <http://hdl.handle.net/1885/108793>



Figure 29: Grand Central Hotel Lithgow card 6 side 2, 1960's.⁴¹



Figure 30: Grand Central Hotel Lithgow card 7 side 2, 1970.⁴²

⁴¹ Grand Central Hotel Lithgow card 6 side 2, <http://hdl.handle.net/1885/108793>

⁴² Grand Central Hotel Lithgow card 7 side 2, Archives Program, Australian National University website: <http://hdl.handle.net/1885/108788>



Figure 31: Grand Central Hotel Lithgow card 7 side 2, 1970's.⁴³

3 SUMMARY OF DOCUMENTARY EVIDENCE

The amount of documentary historical evidence shows the significance of the building. One of the largest buildings in the town, with its 3 levels of verandah, it was aptly named and appreciated. The historical photographs of the subject property show the former Hotel from its opening for use by the early 1900s the removal of the verandahs in the mid 1930s, and its consistent use as a Hotel until recently.

The newspaper articles show the importance to the Lithgow community, reinforcing the social value of the site. The articles reflect a history of the Hotel being used as a social hub of sorts, with industrial and political leaders alike giving speeches to large crowds from the verandahs.

The parish and town maps illustrate the parish and town maps show the pattern of roads, subdivisions and therefore development in the town surrounding Main Street.

4 PHYSICAL EVIDENCE

4.1 IDENTIFICATION & ANALYSIS OF EXISTING FABRIC

The former Hotel is a large three storey building with well-proportioned brick facades and simple straight edged parapets featuring shallow tied piers, string courses and small pediments (with the hotel name) to both street frontages. Timber framed sash windows line the two street facades at first and second floor levels while below the suspended steel awning over the footpath is a modern tiled facade which is typical of contemporary hotels.

External features

In the early 1900s Grand Central was a notable architectural feature of Lithgow's Main Street and features in many early photographs. Sited on the important Bank Street corner, the building in its original form fully exploited the visual conspicuousness of its site, dominating the immediate streetscape by its height as well as the strong form and attractive detail of its tiered three storey

⁴³ Grand Central Hotel Lithgow card 7 side 2, Archives Program, Australian National University website: <http://hdl.handle.net/1885/108788>

timber verandah which lined the two major street frontages. Despite its scale, however, the Hotel did not overpower its neighbours, its form and detailing relating compatibly to the established repertoire of architectural features characteristic of the street as a whole.

Access from the rooms to the verandah appears to have been through large double hung windows rather than French doors. It is very hard to determine exactly which techniques was used given the resolution in the early photos and the deep shadow provided by the verandah. This would have given effectively an outside area to each room and good airflow, as asset in the hot summers of Lithgow.

Comparing the present building with the early photographs reveals the extensive alterations it has undergone. The massive three storey high verandah was removed. With no verandah, the lower portion of the windows were bricked up, fairly roughly as it was only to be rendered. The brickwork above the present awning also shows evidence of the recent render removal by sandblasting which has left it in poor condition. This abrasive cleaning which significantly attacks the brickwork surface and mortar jointing is also hazardous for the weather proofness of the building.⁴⁴

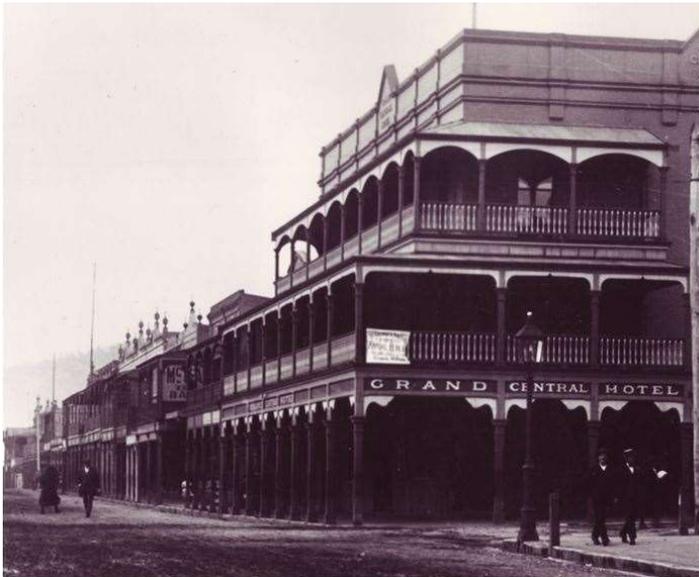


Figure 32: Early view of former hotel from corner of Main St and Eskbank St



Figure 33: Recent view of former hotel from corner of Main St and Eskbank St

⁴⁴ Lithgow Main Street Study, 1991. Prepared for The Council of The City of Greater Lithgow by Travis Partners Pty Ltd

Brickwork

The original dry pressed brickwork would have been entirely suitable as the surface was to be rendered and painted. The construction of a solid wall in English bond tied the two skins of the brickwork together which gave the walls added strength. Dependent upon the porosity of the brick and also cementitious mortar, there may have been water ingress problems, which required the building to be initially rendered.

Given the overall rendered finish, when the verandahs were removed, the replacement work was rough with infill of poorly matching brickwork as it was simply to be rendered to match.

The brickwork has been likely sandblasted likely to remove the paint and render. Aesthetically it was likely to be considered more pleasing to have exposed brickwork but it is a poor result in heritage terms. The only benefit is that in an archaeological sense the layout of the original verandahs can be easily seen.

External timber windows and the verandah suspension rods appear to be in reasonable condition.





Figure 34: View of brickwork where verandahs were removed



Figure 35: Detailed views of northern alterations, services and sandblasted brickwork

It does seem unlikely that any original finishing material exists below awning level on the street frontages. The earlier typical 1930s renovation has been entirely stripped away.



Figure 36: Comparison of 1930 and recent street level finishes

The less prominent northern elevation does provide an area for services, fire exit stairs and also bathroom and toilet light and ventilation.



Figure 37: Distant view of north elevation roof and services



Figure 38: View of rooftop beside Eskbank St



Figure 39: View of unsympathetic additions from fire exit door

Accommodation

The first and second floor were all basically accommodation. Some which were likely the original bedrooms originally have been recently used for utility and office purposes.

It appears that all ceilings have been fire rated and so are not original. Similarly, all doors appear to have been replaced with solid core timber for the same purpose. It is also possible that the walls have been sheeted or repaired as they are very smooth.

From the mouldings around the doors and skirtings, all have evidence of substantial wear to be expected in an almost 120 year old pub. With the removal of the verandahs, the French doors giving access to the rooms have been converted to windows. At that time, little change had occurred in window design from the style and type prevalent at the original building phase. For all intents and purposes the current windows are suitable to the original building.



Figure 40: View of likely original window on second floor, not part of the original verandah area

There are a few mantelpieces around the building, but it is unclear how many are original. For example this one has lost the typical timber detailing, or has been entirely replaced.



Figure 41: Possibly original fireplace mantelpiece, with missing detail.



Figure 42: View of typical wall and original architrave/skirting of first and second floor

This is a typical wall and architrave/skirting detail. Virtually all these details appear original. They show evidence of a hard life, preserved under a healthy layer of paint. As they are extensive, these details do provide a wonderful impression of the age and importance of the building, even though the doors and toplights have been blanked out.

Ground floor

The central staircase provides internal access to the floors above. It is virtually the only remaining early detail on the ground floor. The design is interesting with a central first flight splitting into two for the second. It provides a focus for the coloured leadlight window on the first landing. The staircase is in good overall repair but has some replaced balusters that do not match. It is also in need of some reinforcement as the structure is somewhat light. The existing steel reinforcement probably requires to be upgraded, in a heritage design to maintain the significance of it.

Likely the height of the stair rail needs to be lifted for current requirements, but there are many options for an additional higher handrail to be installed that suit heritage significant situations. Quite likely the solution for the reinforcement and handrail will be able to be found in one solution.

Underneath the carpets the original floorboards are likely to be found. If so, they would have significant marking and wear characteristics. However the carpeted surface will better preserve the early historic wear, effectively containing them in an archaeological manner rather than risking further current wear and also providing protective compliant nosing.



Figure 43: Views of original staircase with some balusters being mismatching replacements



Figure 44: Views of early repairs or construction details.



Figure 45: Staircase leadlight window

The staircase is an important part of the heritage value of the building, and the coloured leadlight window is also important to be retained. There is some damage but it should be easily repaired in a matching manner.

As far as can be seen, everything besides the staircase on the ground floor has been altered to the point that it retains virtually no heritage value. It appears that many walls have been removed and the bar facilities are completely recent. The extensions to the building are obviously new and a most unsympathetic addition to a building with such heritage value.

The basic use of the areas on the ground floor is unchanged, with virtually no alteration being proposed. Any major alterations to the building at a later stage will have the opportunity to be designed to complement the heritage significance of the overall building.



Figure 46: The existing bar and restaurant has been totally refurbished

The bar is to be completely removed. If any traces are found of the original fittings or materials, they should be at least documented.

Bathroom facilities

Similar renovation works have been done in the bathrooms. All have been refurbished relatively recently and have little heritage value. It would seem that little would remain of the original facilities. Again, if any traces are found of the original fittings or materials, they should be at least documented.



Figure 47: Views of the ground floor non original toilets

Basement and keg storage

We were unable to go down into the basement to inspect as the steep access was judged unsafe. Typically pub basements, once simply used for storage, hold refrigeration gear, keg tapping apparatus etc. Although recent, such items will one day be a more important part of our heritage. Unless contamination risk or other safety issues require, and no other uses are proposed, the equipment should desirably remain.

In particular the ladder and keg rolling detail should be kept. There are likely original finishes as well. For safety, the trapdoor needs to be secured.



Figure 48: View of ladder and keg rolling rail down to cellar

4.2 STREETScape

Eskbank Street and Main Street feature mixed development types from different eras. There are heritage items nearby. The site is within the Main Street Heritage Conservation Area.



Figure 49: View further north on Eskbank St to subject site



Figure 50: Views from Main St and Eskbank St intersection toward site



Figure 51: View further east on Main St toward site

4.2.1 Heritage items nearby



Figure 52: Heritage Map, showing heritage items 2014 LEP



Figure 53: ANZ Bank, 79 Main St



Figure 54: Former parcels office, Lithgow railway station, 54 Eskbank St



Figure 55: Office building, 31 Main St

As no change is to occur to the frontages of the building, and the nearby items only have views to those elevations, there is no appreciable impact on the nearby items

4.3 SUMMARY OF PHYSICAL EVIDENCE

The former heritage listed Hotel is within the Lithgow CBD. The adjoining properties are commercial in nature. The three storey building is a high profile building in the town. It has seen almost 120 years of near constant use and therefore many alterations have been made to suit various needs of the proprietors of the time. The ground floor has had the most modifications. The first and second floors retain more original features.

Eskbank Street and Main Street both feature styles from different eras, with some modern buildings and a concentration of heritage items. The site is within a Heritage Conservation Area.

5 ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1 ASSESSMENT OF SIGNIFICANCE

Assessment of the site's significance is based on the following criteria and gradings.

NSW Heritage Assessment Criteria

Criterion (a)	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).
Criterion (b)	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).
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d)	An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
Criterion (e)	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).
Criterion (f)	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).
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments.)

Gradings of Significance

Grading	Justification	Status
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.	Fulfils criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which will contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

The following tables assess the heritage significance of the adjoining heritage item and its constituent elements based on the NSW criteria:

NSW Heritage Assessment Criterion	Significance	Grading	Reasons
Historical significance Criterion (a)	Local	High	The former Hotel provides physical evidence of the typical activities of a Hotel, including providing accommodation.
Historical association significance Criterion (b)	Local	High	Due to its size and location the former Hotel has association with being consistently used to deliver speeches to the public by political and industrial leaders in the early part of the 20 th century.
Aesthetic significance Criterion (c)	Local	High	The former Hotel designed by architect Harry Rupert Goyder, was originally a highly decorative three storey building with verandahs in Victorian filigree style. In the 1930s the verandahs were removed. It still presents an imposing facade due to its size and position on a prominent street corner. The building was sandblasted to remove its painted finish late 20 th century. It has seen many alterations to suit its various owners and uses, some unsympathetic.
Social significance Criterion (d)	Local	High	The former Hotel contributes to the local community's sense of place. It can provide a connection to the local community's history.
Technical/ Research significance Criterion (e)	Local	Moderate	This property has some potential to inform on the scientific and technological development of Hotels in Lithgow and more broadly across NSW.
Rarity Criterion (f)	Local	Moderate	The style of building and setting is common in NSW, however it is considered rare in a local context.
Representativeness Criterion (g)	Local	High	This property is an example of a common type of building across New South Wales.

Figure 56: Assessment of property's heritage significance

Element	Level of significance
Overall building design	High
Streetscape value	High
Alterations adding commercial spaces to rear	Intrusive

Figure 57: Heritage significance of elements of the property within the context of the overall site

5.2 STATEMENT OF SIGNIFICANCE

The Grand Central is a three-storey building with verandahs, constructed in c1902 in Victorian filigree style, designed by Katoomba architect Harry Rupert Goyder. Although the filigree verandahs were removed between 1930 and 1937 according to historical photography⁴⁵, it still presents an imposing Inter War style facade due to its size and position on the prominent street corner and intersection of Main Street and Eskbank Street. The hotel was described as containing 26 rooms as well as the hotelier family accommodation.

The Grand Central is particularly important in a social sense. It is centrally placed and therefore was often the scene of political activity, where various leaders of the time addressed large crowds of working people.

The subject site itself has local significance and is within the Lithgow Main Street Heritage Conservation Area. There are listed buildings nearby, although these other items will not be impacted by the proposed development.

6 HERITAGE IMPACT ASSESSMENT

6.1 PROPOSAL

This report concerns the adaptive re-use of the original hotel as a boarding house. The existing and approved commercial areas of the hotel will remain in similar uses.

6.1.1 Proposal Plans

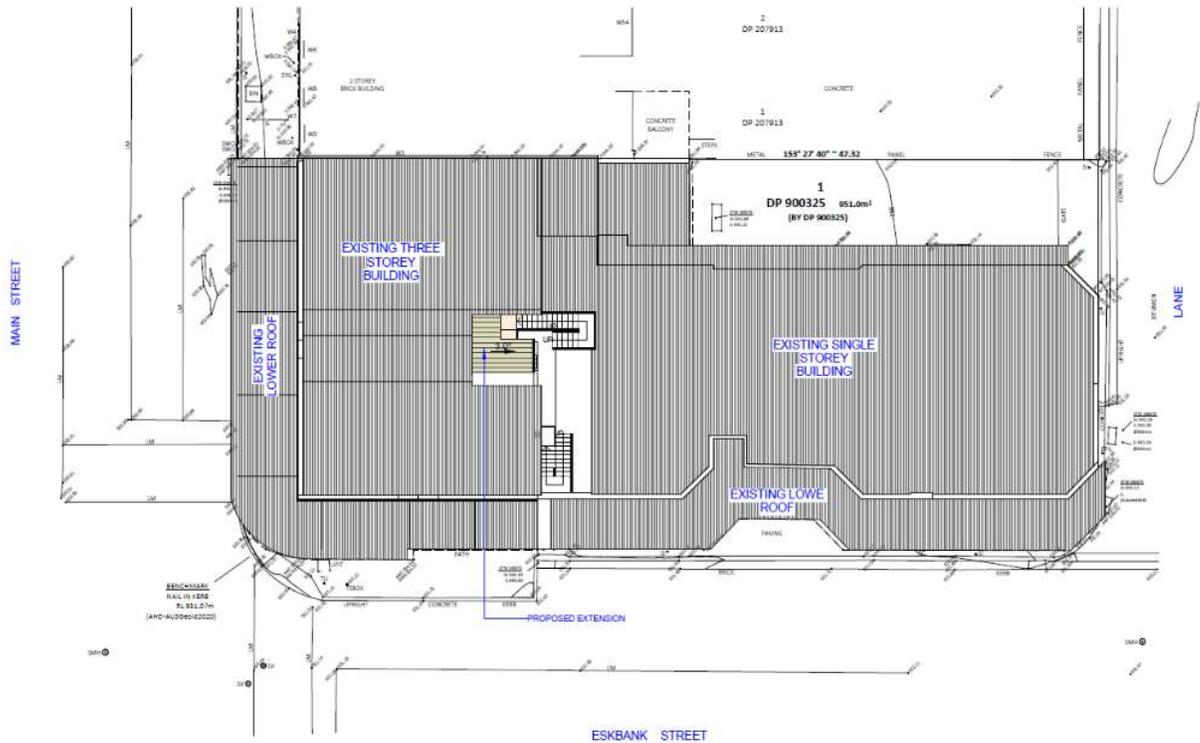


Figure 58: Site Plan

⁴⁵ Grand Central Hotel Lithgow card 3 side 2, Archives Program, Australian National University website: <http://hdl.handle.net/1885/108796>

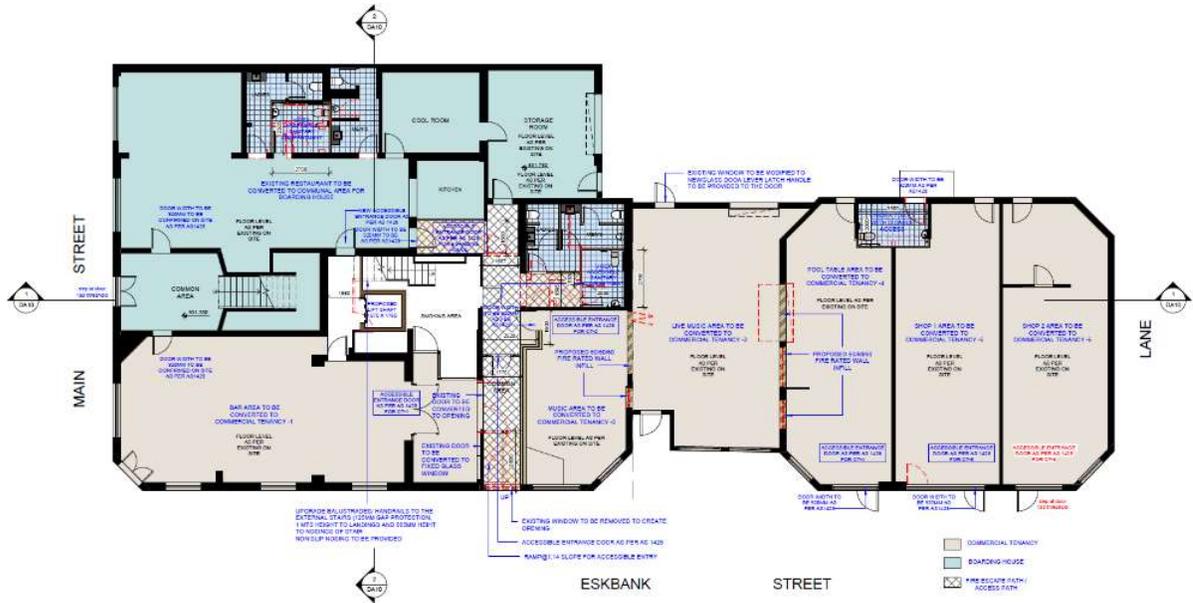


Figure 59: Ground Floor Plan

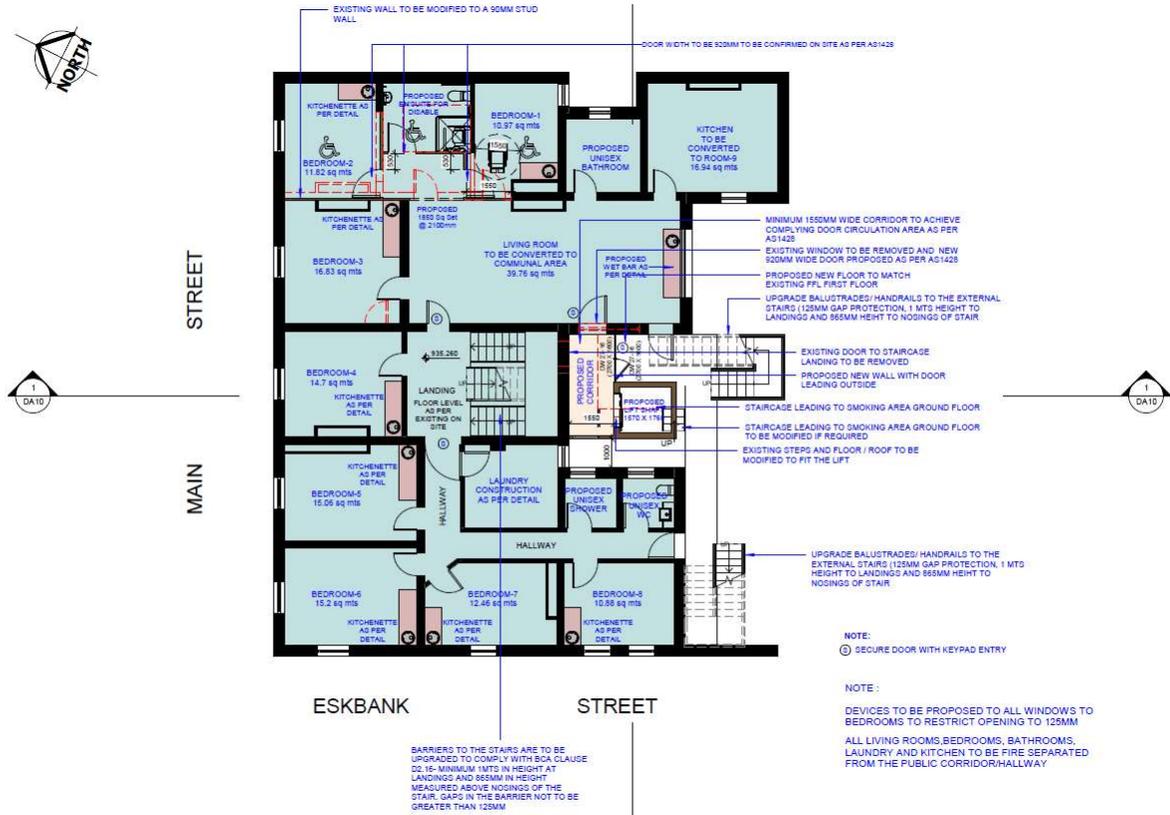


Figure 60: First Floor Plan

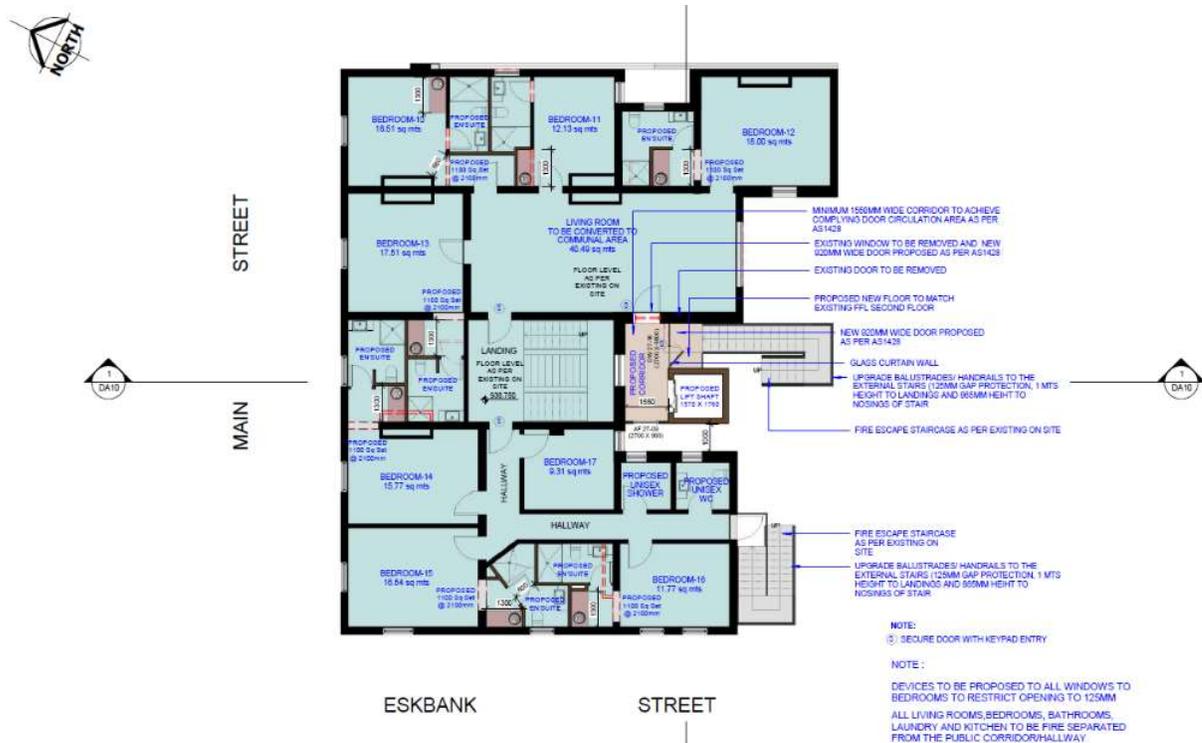


Figure 61: Second Floor Plan

Comment:

Most rooms remain structurally unchanged. Only one existing fireplace is proposed for removal. While it would be better to retain all of them, the removal of a single one is reasonable. Details concerning finished result need to be included in the construction designs, ensuring a heritage compliant solution.

Provision for a small bench and sink are shown in many rooms, plus the provision of walls etc for ensuites. Seeing many of the rooms basically still have their original architraves and skirtings, the new benches and plumbing should be fitted over the original detailing, and a detail be shown on the construction drawings. In some cases removal of such detail will be unavoidable, and all removed detail should be retained in whole pieces, and be stored on site, possibly in the basement for use in any repairs etc.

The typical heritage approach to a knockthrough is to leave a nib either side of the opening. A straight cut opening, with no false jamb or architrave, as it shows the change to the original building and the changes are within private rooms and provide safety access. A small nib is not only heritage practice, it is also much more simple to build and finish. Different detail possibly for a major visible area.

The plans show no chimneys on the roof. It is preferable the chimneys remain, especially as they are quite a visible feature in the conservation area, from the rear of the building, as well as the item itself. This detail should also be included in the construction design plans.

It is understood the building must have all alcohol references removed for the particular residential use. The expressed name in the pediments on the building do say "hotel". This is a very significant building and the historic use is part of that. If need be, the name Grand Central remain in a contrast colour and the word hotel be painted into the background.

Also a simple suggestion for the window opening restrictor.



6.1.2 Elevations



Figure 62: Right Elevation



Figure 66: Cross Section 1-1



Figure 67: Cross Section 2-2

7 IMPACTS ON HERITAGE SIGNIFICANCE OF ITEMS

7.1 ASSESSED IMPACTS

The impact of the proposed development is assessed using the recognised significance on the heritage item, on the nearby conservation area and on nearby heritage items.

1. The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

(List in point form. List also, any other completed or proposed future works, such as the implementation of maintenance plans, interpretation strategies or archival recording.)

- The hotel is a quite typical layout of the period, with basically office and retail premises on the ground floor. Some unfortunately modern extensions for further commercial use are similarly retained. This will mirror the original and recent uses of the building in basic activity.
- Future works such as maintenance plans, interpretation strategies or an archival recording are not needed in conjunction with this proposal.

2. The following aspects of the proposal could detrimentally impact on the heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts.

(List the ways in which the item or area is significant and way/s they could be affected; why the work is necessary for the ongoing viability; and, the steps taken to minimise negative impacts. Consider addressing significance under each of the seven criteria used to define heritage significance)

There could be significant impacts to the existing windows depending upon the need for acoustic and thermal transmission of the glazing. It is understood that a sheet overlay system on the glass is to enable the existing timber windows and the early glass to be retained in a compliant manner.

The insertion of modern services is often a problem with the significance and appearance of external walls. Care has been taken with the arrangement to keep all such services within the existing light well of the building, to minimise viewing from surrounding streets.

Requirements for insertion of services, provision of new accesses, new ensuite and walls are included in the report.

3. The following sympathetic solutions have been considered and discounted for the following reasons.

(List alternatives (especially those identified in the conservation management plan or other study) and clearly argue why these cannot be implemented).

Do nothing:

The existing building in particular has serious issues with accessibility, to say nothing of the need to transport heavy items upstairs. This greatly reduces the uses available to the building. Various other issues with the National Construction Code (NCC) have been identified.

Develop with existing rooms:

The building is temporarily in use with accommodation only on the first floor. To access the second floor to the remaining rooms an elevator and other NCC requirements must be solved.

Develop with new rooms:

Another manner of increasing the liveability of the structure would be to add new accommodation above the more recent commercial spaces on the Eskbank St side of the building. Such work would have the advantages of shop top housing which would improve the population density of the Main Street precinct. This would add life and vitality to the area, encourage more pedestrian traffic and promote commercial viability toward the levels experienced in the heady historical days of Lithgow's booming industrial development.

Further site development could also encourage alteration to the less significant areas of the site to designs more complementary to the heritage significance of the area. Perhaps the reconstruction of the verandahs of the original building, such as 176 Main Street, above the current Oneilias Café.

Chosen option:

The chosen option is to insert an elevator within the rear lightwell of the building, to allow access to the top floor. That area has a high level of compromise at present with fire stairs, piping and conduits. In this manner the entire building will be able to be occupied, in much the same residential manner above the ground floor as in the original hotel. This effects minimal disruption to the original fabric of the heritage item and improves the residential amenity of the building.

The original form and character which provides its physical heritage significance is maintained. This allows its social and historical significance to continue being read without unduly disrupting significant views of the building in the Main Street, maintaining its individual heritage item status and significant positive heritage impact to the conservation area.

7.2 STATEMENT OF HERITAGE IMPACT

The alterations and additions will have minimal impact on the significance of the site or adjoining and nearby heritage items. The design of the proposal is considered to be both compatible and sympathetic to the existing buildings. Most changes will be to modified areas of the original building, or to protect existing damaged surfaces.

The listed heritage items in the vicinity of the site do not have curtilages extending onto the proposed development site. The proposal will not materially affect views or shading of the adjacent items. Therefore, the heritage items in the vicinity will not be detrimentally affected and do not warrant separate heritage investigation.

An archaeological report would not potentially reveal any useful information. The minor nature of the works which will be made to the interior, mitigates against any significant information or relics being found.

The proposed use is compatible with the original nature of the building, it will provide an ongoing viable use of the former hotel. This will improve the general area and assist in the adjoining and nearby items being conserved into the future.

8 REFERENCES

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Nangle, J. (1944) *Australian Building Practice* William Brooks & Co, Sydney.

NSW Department of Lands:

Parish Map Preservation Project [online] <https://hlrv.nswlrs.com.au/>

SIX Viewer © [online] six.nsw.gov.au

1943 Sydney suburbs - Ausimage © SKM 2007 from RMS photography.

Colour Satellite imagery (Med resolution) - via Raytheon © CNES 2006.

APPENDICES

8.1 STATE HERITAGE INVENTORY

8.1.1 The Grand Central Hotel ⁴⁶

(copies dark as supplied)

6393



NSW State Heritage Inventory form

Lithgow City Council

03 JUN 2014

Doc. No.

GDA Ref.

Years.

ITEM DETAILS					
Name of Item	The Grand Central Hotel				
Other Name/s Former Name/s					
Item type (if known)	Built				
Item group (if known)	Commercial				
Item category (if known)	Hotel				
Area, Group, or Collection Name					
Street number	69				
Street name	Main Street				
Suburb/town	LITHGOW CITY NSW	Postcode	2790		
Local Government Area/s	LITHGOW CITY				
Property description	Lot 1 DP900325				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Hotel				
Former Use	Hotel				
Statement of significance	<p>Constructed in 1902 and designed by Katoomba architect Harry Rupert Goyder this late Victorian styled building originally had an elaborate three stoned filigree verandah, an imposing façade addressing an important corner position opposite the railway station.</p> <p>Centrally placed in the town it was often the scene of political and union activity which included addresses from the balcony from around 1903. In 1921 around 5000 people gathered to hear Mr. Dooley's speech, the Acting Premier.</p> <p>Publicans included original owner Henry Phillip Corbett, John Joseph Korigan, 1908, Frank Benjamin 1944, and Reginald Boyd, 1948.</p> <p>The hotel was also involved in a beer strike, price rises, and other union activity. Important gathering place especially for miners and in 1939 when beer was declared "black" in nine hotels, all hotels were picketed and again in 1941 miners took strike action against rising beer prices. Located within the Lithgow Conservation Area.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

1

⁴⁶ <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5061201>



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DESCRIPTION													
Designer	Harry Rupert Goyder, architect from Katoomba												
Builder/ maker	Unknown												
Physical Description	<p>The Grand Central Hotel was early federation elaborate Filigree style building in the tradition of late Victorian style, when it was constructed with detailed frieze work, symmetrical styling with a parapet employing classical motifs. The hotel today is much changed due to the removal of the elaborate two storied verandah.</p> <p>This three storied face brick building that addresses Main and Eskbank Streets. A tall parapeted facade which is rendered and painted and has a central gable facing each of the streets. String lines formed from corbelled brickwork and attached pilasters break up the facade into bays. There are indications on the walls where a verandah was once supported, and now only an awning at street level. A light post projects through this awning.</p> <p>The walls are face brick in English bond, and windows are timber framed double hung, two lites per pane. Low flat arched heads with generally two header courses, some with three. On the Eskbank Street side some of the upper windows have six lites per pane. Ground floor windows are considerably altered from the original with large fixed panes of glass.</p> <p>'Grand Central Hotel' is written in relief in the parapet gables, and the whole ground floor walls are tiled. They are relatively modern in appearance and approx. 250 mm square. There are doors which address the street corner. Timber panelled doors, generally of recent origin. A timber stair case in the entrance lobby leads to the residential portion of the hotel, appears to have been altered. The stairs are decorated with historic photographs.</p> <p>Historical images indicate that the original verandah was 3 storied, with timber posts, decorative brackets and picket style balustrades on the upper floors.</p>												
Physical condition and Archaeological potential	<p>The building is in fair to good condition externally.</p> <p>The site would have a moderate to low archaeological potential.</p>												
Construction years	<table border="1"> <thead> <tr> <th>Start year</th> <th>1902</th> <th>Finish year</th> <th></th> <th>Circa</th> <th><input checked="" type="checkbox"/></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Start year	1902	Finish year		Circa	<input checked="" type="checkbox"/>						
Start year	1902	Finish year		Circa	<input checked="" type="checkbox"/>								
Modifications and dates	<p>Built circa 1890s Possibly renovated in 1936.</p> <p>1960s. The original verandah removal may date from the 1960s when the Lithgow Municipal Council decreed that all verandah posts were to be removed, at the State Government's request.</p>												
Further comments	Reinstatement of part or whole of the original verandah would contribute greatly to the streetscape and this buildings presence.												



NSW State Heritage Inventory form

HISTORY	
Historical notes	<p>The Grand Central was probably built in 1902. Henry Philip Corbett from Blackheath was the first Licensee and was granted his licence in October 1902. The hotel was described as containing 26 rooms plus the families accommodation. The cost of construction was estimated at £5,500 including land. At that time it was recorded that Lithgow had 9 hotels and the town population was around 6000. Architect was Harry Rupert Goyder of Katoomba.</p> <p>It was centrally placed and often the scene of political activity which included: November 1903 when Messrs Nelson and Sullivan gave addresses from the balcony of the Grand Central Hotel under the auspices of the Labour League advocating that a labour man should be elected for Lithgow.</p> <p>November 1919 when W. L. Duncan, one of the three New South Wales Nationalist Senate candidates, attempted to address a Lithgow audience but had difficulty being subjected to many interjections and continuous interruptions.</p> <p>In March 1922 Mr. Hoskins also addressed a very large gathering of strikers from the balcony of the Grand Central Hotel, at Lithgow. The head of the big steel industry, Hoskins maintained that '40 hours work for 44 hours pay had crippled the industry'</p> <p>In February 1921 A Friday night crowd probably 5000 people, gathered in front of the Grand Central Hotel to hear Mr. Dooley's speech, Acting Premier, was not given a very enthusiastic reception as he had lost a number of supporters owing to a split in the ranks of Labour at Lithgow, and there are now a good number of socialists in the camp, who have nothing in common with the Labour.</p> <p>Publicans include: John Joseph Kerrigan in 1908, the Kelly's, Frank Benjamin 1944, Reginald Boyd (a local butcher) in 1948, Bill Mabbutt, Bill Schreiber, and later the Inzitari family in the 1980s who carried out considerable internal alterations.</p> <p>As with other hotels in the town the hotels of Lithgow was involved in a beer strike, price rises, and other union activity.</p> <p>In 1920 the hotels raised the beer prices from 3d to 4d per glass or mug, the increase to take effect from Saturday. The decision was at owing, to the increase in the brewers' charges, and to the increase in the brewers' charges, increases in freight and the imposition of a super-tax. Increases in bottled beer and draught beer in bottles also have been decided upon.</p> <p>In 1926 there was a general beer strike in Lithgow. It began on a Saturday early in February with the weather decidedly against it. Prices had recently increased and this had caused much discontent. A stop-work meeting decided that the hotels should be boycotted until beer prices were brought down. The bars are being picketed, but the thermometer registering more than 90 degrees, which was on the side of the publicans, however beer strike ended, following a decision by the hotel keepers to-day to revert to the old prices for all drinks and maintain the same standard of glasses Again in October 1939 when Beer was declared 'black in nine hotels and all hotels will be picketed and again in 1941 miners took strike action against rising beer prices.</p> <p>From 1950 through the 1960s NSW and local council by-laws led to widespread demolition of shop verandahs, in order to modernise shopping streets and remove likely hazards to vehicular traffic.</p>
THEMES	
National historical theme	1. Building settlements, towns and cities 2. Working 3. Developing Australia's cultural life
State historical theme	1. Accommodation 2. Labour 3. Leisure
Local themes	1. Lithgow hotels 2. Union activity 3. Sharing leisure time



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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Believed to have been constructed in the late Victorian era and originally of elaborate filigree style.
Historical association significance SHR criteria (b)	Centrally placed and often the scene of political activity which included Messrs Nelson and Sullivan gave addresses from the balcony of the Grand Central Hotel under the auspices of the Labour League in 1903. In 1919 one of NSW Nationalist Senate candidates, attempted to address a Lithgow but continuously interrupted. In 1921 around 5000 people, gathered to hear Mr. Dooley's speech, Acting Premier speech. In 1922 Hoskins also addressed a very large gathering of strikers from the balcony. Publicans included John Joseph Korrigan, 1908, Frank Benjamin 1944, and Reginald Boyd, 1948. Also involved in a beer strike, price rises, and other union activity.
Aesthetic significance SHR criteria (c)	Originally a highly decorative 3 storied verandah in Victorian filigree style. Now with verandah removed still presents an imposing façade due to its size and position on a prominent street corner. Designed by Katoomba architect Harry Rupert Goyder
Social significance SHR criteria (d)	Scene of many public and political speeches and union activity. Important gathering place especially for miners and in 1939 when beer was declared "black" in nine hotels, all hotels were picketed and again in 1941 miners took strike action against rising beer prices.
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	Relatively rare 3 storied country hotel
Representativeness SHR criteria (g)	A good example of a large country town hotel
Integrity	Low level of integrity with full verandah removal.
HERITAGE LISTINGS	
Heritage listing/s	Proposed local LEP listing.
	Located within the Lithgow Conservation Area



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INFORMATION SOURCES

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

Type	Author/Client	Title	Year	Repository
written	Sydney Morning Herald reporters	Articles 14 December 1944, 25 November 1919, 24 November 1903, 26 February 1921, 24 October 1908, 16 'increased beer prices' 16 February 1920, 'Beer strikers leave no loophole' 29 March 1941	1903 1908 1919 1920 1922 1941 1944	https://trove.nla.gov.au
written	The Argus reporters	'Mr Hoskins addresses workers' 25 March 1922	1922	https://trove.nla.gov.au
written	The Dubbo Liberal and Macquarie Advocate	'Robbery Scene' 14 January 1916	1916	https://trove.nla.gov.au
written	The Daily News (Perth, WA)	Article 21 December 1948	1948	https://trove.nla.gov.au
written	Geraldton Guardian (WA)	Article 9 February 1926	1926	https://trove.nla.gov.au
written	Heritage Branch of Dept of Planning	NSW shopping history timeline	2002	www.heritage.nsw.gov.au
written	various	File- newspaper clippings including 7/10/1902 Lithgow Police Court - Licensing	1902 +	Lithgow Library

RECOMMENDATIONS

Recommendations	Reinstate 3 storied verandah and French doors if opportunity allows.
-----------------	--

SOURCE OF THIS INFORMATION

Name of study or report	Preparation of inventory sheets	Year of study or report	
Item number in study or report	5		
Author of study or report	BJ Hickson		
Inspected by	BJ Hickson		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	BJ Hickson	Date	16 August 2012

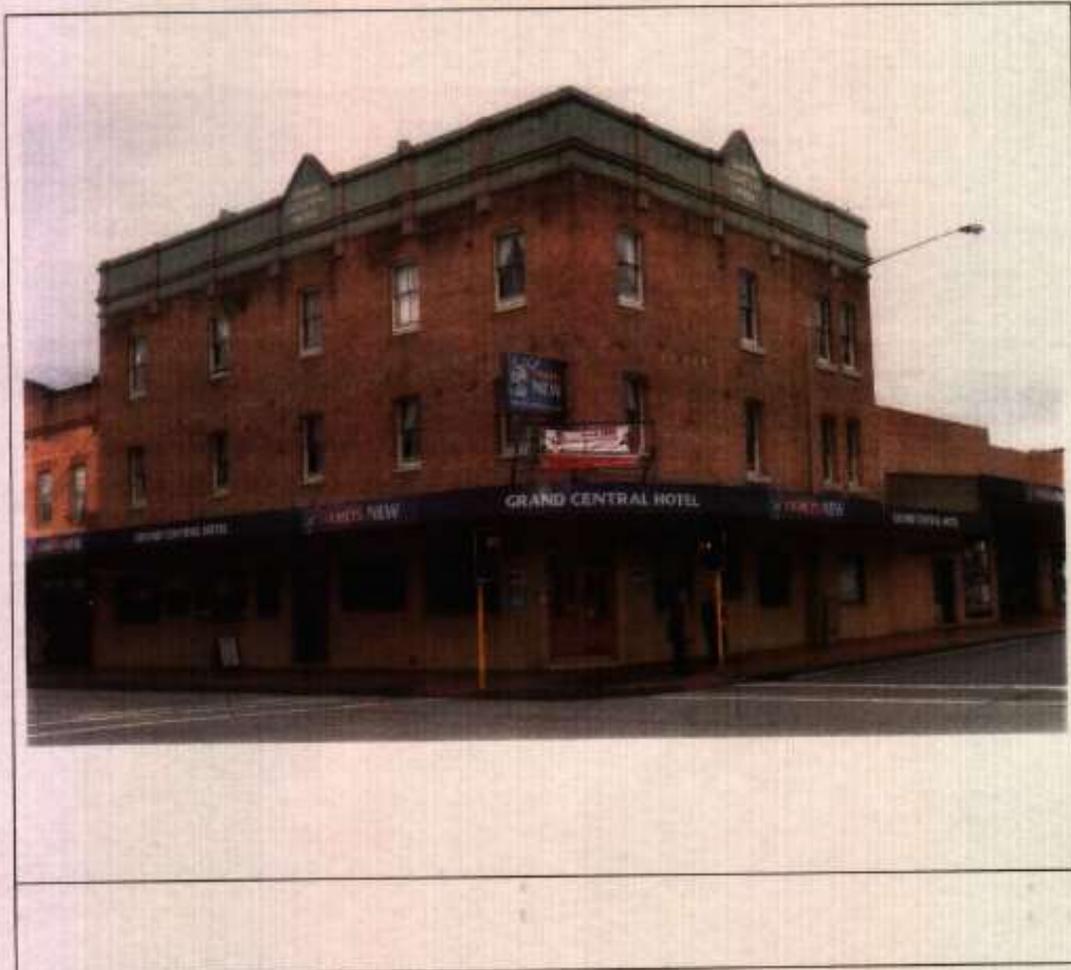


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IMAGES - 1 per page

Image caption	Corner view of the Grand Central Hotel			
Image year	05/07/2012	Image by	BJ Hickson	Image copyright holder

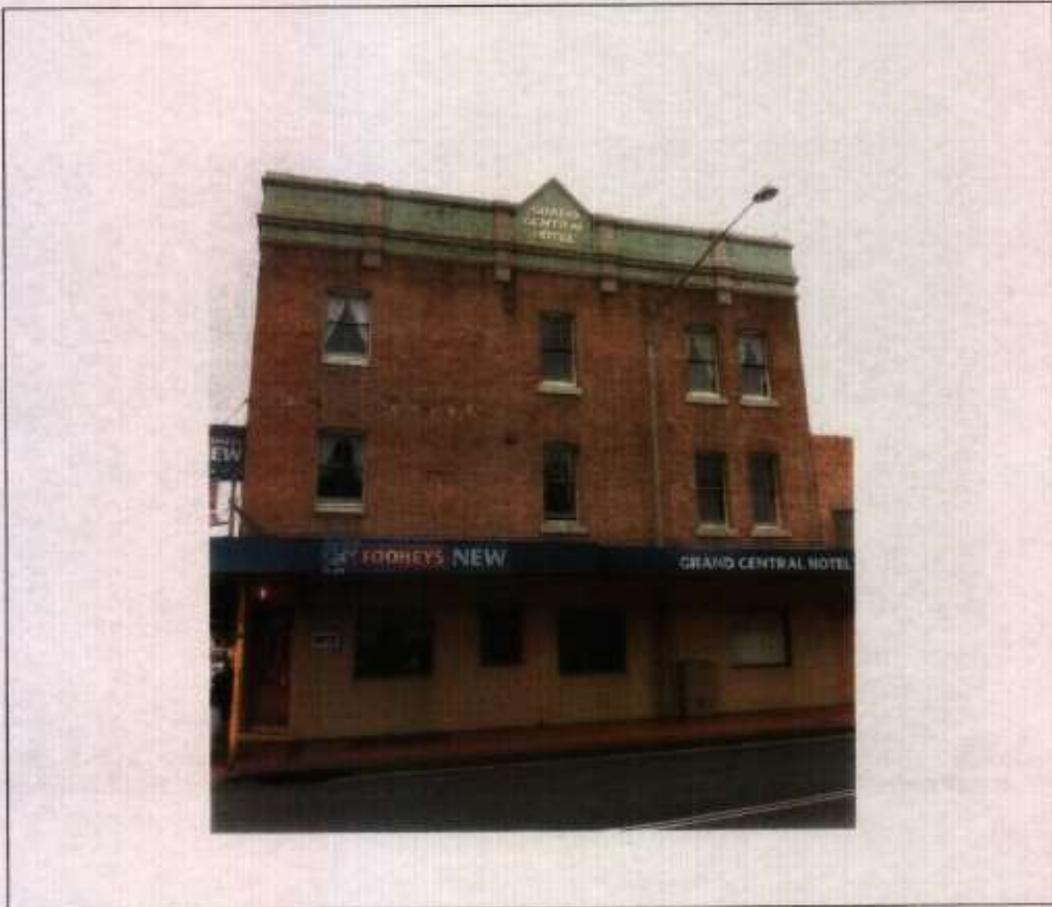




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image caption	Side view from Eskbank Street.				
image year	05/07/2012	image by	BJ Hickson	image copyright holder	





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Image caption	Heritage week photograph in 1986 printed in the Lithgow Mercury newspaper				
Image year	1919	Image by	Mrs A Bennet Via newspaper clipping	Image copyright holder	No copyright



8.1.2 ANZ Bank⁴⁷

Item Details

Name

ANZ Bank

Other/Former Names

Address

71 Main Street LITHGOW NSW 2790

Local Govt Area

Lithgow

Group Name

Lithgow Main Street

Item Classification

Item Type

Built

Item Group

Commercial

Item Category

Bank

Statement Of Significance

The building is an architecturally interesting example of consistent gothic revival detailing applied to a 19th century commercial building. It is well designed for its corner site and contributes significantly to the streetscape. It is externally intact. This bank is widely recognised as having significant aesthetic appeal. Particularly grand and imposing it contributes greatly to the streetscape. Its church-like grandeur on the Main Street gives the building special landmark qualities, accentuated by its corner position. It demonstrates the wealth and optimism of banking institutions in the mid to late Victorian era.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette No.	Gazette Number
Local Environmental Plan	12/19/2014 12:00:00 AM	Lithgow Local Environmental Plan 2014	I337			

Heritage Item ID

1960834

Source

Local Government

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
71	Main Street	LITHGOW/NSW/2790	Lithgow	Unknown			Unknown	Primary Address

Description

Designer

William Wardell (perhaps)

Builder/Maker

Construction Year Start & End

1888

Circa

NO

Period

1851 to 1900

Physical Description

Two storey rendered brick building in Gothic Revival character, lined to imitate ashlar with highlighted trims and string courses. Windows are lancet shaped and string courses have a small frieze decorated with lancet motifs. The Main Street façade is almost symmetrical, with a gabled parapet and central three light window. A single storey portion on the west side breaks this symmetry and has simpler detailing, suggesting that it may be a later addition. The Esbank Street side has a parapet with lancet shaped niches and piers. Chimneys are moulded. There is a chimney at the front corner of the building. Hipped corrugated roof. The main entrance is placed asymmetrically on the façade and has a lancet-headed fanlight. Simple render-work mouldings decorate the windows and doors.

Updated

Physical Condition

Excellent

Updated

Modifications And Dates

Minor enclosures and additions at the rear. Ground floor interior has been modernised and made accessible while maintaining external design.

Further Comments

History

⁴⁷ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1960834>

Historical Notes or Provenance

Updated

Built around 1888, this building was the original English, Scottish and Australian Bank (The E.S. & A).

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Assessment

Criteria a)

Historical Significance

Include

Exclude

Local significance - early commercial development in Main Street.

Criteria b)

Historical Association Significance

Include

Exclude

Criteria c)

Aesthetic/Technical Significance

Include

Exclude

Local significance - well designed and comatibly extended.

Criteria d)

Social/Cultural Significance

Include

Exclude

Criteria e)

Research Potential

Include

Exclude

Criteria f)

Rarity

Include

Exclude

Criteria g)

Representative

Include

Exclude

Integrity/Intactness

Updated

Excellent exterior.

References

References

Records Retrieved: 0

Title	Author	Year	Link	Type
No Results Found				

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary

As with any group listing what is important in heritage terms are the elements that the buildings have in common. These will usually include the scale of the building, the envelop shape, the materials, colours, and the front elevation detailing.

8.1.3 Lithgow Railway Station Group and Residence ⁴⁸

Item Details

Name

Lithgow Railway Station Group and Residence

Other/Former Names

Eskbank East

Address

Railway Parade LITHGOW NSW 2790

Local Govt Area

Lithgow

Group Name

Line: Main Western Line - Blue Mountains section

Item Classification

Item Type

Built

Item Group

Transport - Rail

Item Category

Railway Platform/ Station

Statement Of Significance

Lithgow Railway Station is significant as an important regional headquarters for the NSW Railways since the 1920s combining a range of buildings and structures dating from the 1880s to the mid-1920s and is significant for its strong associations with the rail and coal industry in the wider Lithgow and Eskbank area. Along with nearby Eskbank Station, the site provides physical evidence of the activities and development that occurred in the historic Lithgow railway corridor marking several important phases in the evolution of railway operations in the most western end of the upper Blue Mountains. The buildings reflect the development of the site, the shift of the station location and the development of the town as a major mining area in the early years of the century.

Lithgow Railway Station is of aesthetic significance as it comprises a number of buildings that are individually good examples of their type. The platform building is a good example of a standard island building demonstrating the typical characteristics of Federation railway architecture used throughout NSW. The weatherboard overhead booking and parcels office and the goods lift tower display both aesthetic and technical achievements in design and construction. The Station Master's residence is a fine example of a grand two-storey railway residence with a prominent and landmark quality overlooking the railway corridor. Its distinctive architectural detailing and fenestration is evidence of prosperity in the railways and the importance given to the railway staff in the 1880s.

Assessed Significance Type

State

Endorsed Significance

State

Date Significance Updated

12/10/2009

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette No.	Gazette Number
Heritage Act - s.170 NSW State agency heritage register						
Heritage Act - s.170 NSW State agency heritage register		Lithgow Railway Station Group & Residence		4801025		
Heritage Act - State Heritage Register	8/30/2013 12:00:00 AM		01833	2561	3934	107
Local Environmental Plan		Lithgow Local Environmental Plan 2014	1435			

Heritage Item ID

5061201

Source

Heritage NSW

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	Railway Parade	LITHGOW/NSW/2790	Lithgow	Bathurst			BATHURST	Primary Address

Description

Designer

NSW Government Railways

Builder/Maker

NSW Government Railways

Construction Year Start & End

Circa

Period

⁴⁸ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5061201>

1924 - 1925

YES

1901 to 1950

Physical Description**Updated****LANDSCAPE FEATURES**

The setting of the station within a relatively steep rock cutting provides a distinctive landscape presentation to Lithgow Railway Station. The northern embankment has been sealed with shotcrete and the same material has been used part way along the southern embankment. The exposed embankment surface is a friable composition of shale, rubble and soils. Removal of vegetation has revealed a dry stone wall of roughly shaped sandstone blocks set near to the top of the southern embankment, extending from the overhead footbridge for approximately 20m with a height ranging from 0.5-2m to the concrete ramp. Proximity to the ramp indicates the wall is an integral element of the original station construction. A 'path' or bed for the concrete ramp runs across the embankment in front of the wall (AM consulting, 2014, 3).

Apart from a couple of garden beds with shrubs (clipped into spheres and rounded shapes) and small planting of annuals (traditionally) and hardy soft-wooded perennials (again, tightly clipped into shapes) (Longworth, 2012, 4) along the eastern portion of the island platform there is no other landscaping at the station. The existing landscaping is not considered significant but contributes to the setting and character of the place and continues a tradition of railway gardening on this site for some time.

STRUCTURES

Island platform - brick faced (1925)
Old Station Platform - levelled rock face (1877)
Eskbank Street Overbridge (1924)

BUILDINGS

Station Building - type 11, island building, brick (1925)
Former Booking/Parcels office & Goods lift tower - timber (1925)
Station Master's residence - 6 Railway Parade (c.1880)
Hayley Street Footbridge and Overhead Booking Office (1993)

Structures:**ISLAND PLATFORM (1925)**

Lithgow station is a typical island platform, curving slightly along the Up end. The platform is brick faced with concrete deck and asphalt finish. Modern light fittings, illuminated signage, timber bench seating, small planters, and a central garden bed (which appears to be the former location of the access ramp/stairs from Eskbank Street) comprise the platform furnishings. The platform is set within the rock cutting lower than the adjoining street levels and accessed from the western end via concrete stairs and U-shaped tube-like ramps leading to the footbridge linking the station to both Railway Parade and Main Street. A contemporary canopy provides weather protection between the station building and the footbridge through the stairs.

HAYLEY STREET FOOTBRIDGE AND BOOKING OFFICE (1993)

The Hayley Street Footbridge is a modern concrete deck footbridge suspended over steel beam and trestles over the station platform and the railway tracks to both side streets leading to the bus interchange on Railway Parade. It has a simple arrangement with the Station Master's office and the booking office on the northern half featuring a gabled corrugated metal roof with a small series of skylights. The remainder of the footbridge is covered with the same roof with no skylights and features steel pipe-rail balustrades with glazed enclosures. It is linked to the platform by the tube-like ramp and the stairs. A lift tower is located at the ramp entrance of the footbridge. The footbridge, overhead booking office and Station Master's office are typical of modern structures with simple detailing and no architectural merit. Excluded from listing.

OLD STATION PLATFORM (1877)

This former platform is evidence of the first Lithgow Station and is a levelled railway platform over the rock cutting. It is located further to the west of the present station at the southern foundation of the Sandford Avenue overbridge. Access to the redundant platform was not available for close inspection. The former station building no longer exists.

ESKBANK STREET OVERBRIDGE (c1924)

Two rendered segmental arch spandrels with rock cliff abutments on both sides of the former overhead booking/parcels office structure.

Buildings:**STATION BUILDING (1925, extended 1961)**

External: Constructed of face brick with a corrugated metal gabled roof extending as an awning to both platforms, the Lithgow station building is an island platform building in standard 'A10' Federation style design. It features 10 bays with a linear arrangement along the platform with tuckpointed brickwork and engaged piers between the bays. The eastern (Up) end of the building has been extended approximately one bay in 1961 (formerly used as Railway Refreshment Room) with a matching gable end detailing featuring large metal box-framed window openings supported on with brick brackets with security mesh and a single door with side windows and fanlight on the east side. A narrow awning provides protection over this door. Other features to the original bays of the building include standard iron brackets over decorative corbels supporting the ample platform awnings, fretted timber work to both ends of the awnings, timber framed double-hung vertically proportioned windows with multi-paned upper sashes, timber panelled doors with multi-paned fanlights, and a brick chimney with corbelled top and modern roof vents to toilets. The wall mounted clock on No. 1 platform next to the Station Master's office appears original. Windows on the platform elevations of the two most eastern bays have been enlarged and covered by security mesh or grills. Another single door with windows on each side is also located on the west end of the building and provides access to the gent's toilets. There is a modern canopy extension at the western end of the station building, where the new platform canopy extends from the footbridge stairs access to the station.

Internal: Although the station building generally appears intact externally its internal room layouts and divisions have been modified. The original floor layout included (from west to east) an SM's office, telegraph office, general waiting room, ladies room & lavatory, store and gent's room. The current floor layout consists of a locked room, SM's office, waiting room, ladies toilets, staff meal room and gent's toilets. Apart from the toilets and the waiting room the rest of the rooms are kept locked. The interiors have been refurbished with only plasterboard ceiling panelling, simple moulded cornices and high wall vents appear to remain from the original phase. The floors are tiled.

FORMER BOOKING / PARCELS OFFICE & GOODS LIFT TOWER (1925)

External: The former booking office is located on the western side of the Eskbank Street overhead bridge at the Up end of the station. Constructed of timber with weatherboard cladding the building is now partially utilised as ladies waiting room and public toilets. It is elevated on a steel beam and trestles structure with concrete deck and adjoins the arched road overbridge on the eastern side. The former booking/parcels office also adjoins the timber goods lift tower on the north side. The street elevation of the building has been faced with a brick wall and a flat awning along the street frontage. A timber panelled balustrade with artwork reflecting a coal mining theme completes the remaining portion of the overhead bridge on the north side of the tower. The door and windows on the street elevations are of later modifications with metal frames and security mesh. The large gates to the former parcels office and the goods lift have been blocked with metal panels. Original timber framed double-hung windows with multi-paned upper sashes are located on north, east and western elevations of the booking/parcels office. A shallow pitched gabled red corrugated iron roof covers the building. The timber goods lift tower is the dominant element of the former booking/parcels office building and has a hipped corrugated metal roof. The goods lift is not in operation, and it is not clear if the original lift survives. However; existence of few safety signs indicates possible uses for maintenance or similar activities. The timber tower extends down onto the platform with a timber panelled out-of-shed building on the platform. The southern leg of the steel trestles sits within the out-of-shed.

Internal: Access only was available to the open ladies waiting room and toilets. The interiors of this former booking office are simple with plasterboard wall and ceiling panelling decorated with plain timber rail at intel height and timber skirting. Floors are tiled. The original ticket window survives.

STATION MASTER'S RESIDENCE (c.1880)

External: Located at 6 Railway Parade to the eastern side of Lithgow Station, the Station Master's residence is a fine example of a grand two-storey railway residence. It is constructed

of brick and stone, with rusticated render to the main railway facades and a slate tiled roof. The residence is located on the northern side of the railway line with a projecting faceted observatory room over the entrance portico. The distinctive Victorian features include arched windows with contrasting rendered moulded trims and sills, projecting keystones, rendered contrasting string band at the first floor slab level, decorative moulded brackets supporting the wide eaves, a rendered chimney with corbelled top, timber framed double-hung windows with two-pane upper sashes, timber panelled entrance door with sidelights and fanlight, and an arched two-storey high decorative portico with tessellated tile flooring over the front entry dominating the railway faade. A highly decorated drawing room bay on the ground floor level dominates the Sydney side elevation of the building and features a series of segmental arched tall windows with moulded sill course and label panels below the sill, pitched slate roof with lead capping and flashing, decorative moulded brackets supporting the awning, and moulded trims and keystones to the arches. Access to the residence is via a porch from the face brick two-storey wing on the Railway Parade elevation. A later skillion roof utility room addition is located on the western side of the residence. The orientation of the building's openings including the architectural detailing and embellishment provide evidence of the close relationship between the Station Master's residence and the Station as well as the importance given to the railway staff at the time.

Internal: The former Station Master's residence is still in use as guest accommodation and generally maintains its original layout and detailing despite the refurbishments over time. The main original features include timber board ceiling lining to the refurbished kitchen, timber moulded architraves throughout, decorative high wall vents, timber panelled ceilings with decorative ceiling roses to main ground floor rooms and upper floor bedrooms, an original light switch, timber decorative stair with turned balustrade and newel post, and fireplaces with simple timber surrounds. There is only one fireplace with a cast iron grate, the remainder of the fireplaces having been blocked. The kitchen features an old style Bega brand stove in the fireplace. The bathrooms and kitchen are relatively new fit-outs while the floor finishes are generally carpet to the rooms and tile to the wet areas. A small laundry and a toilet are located in the later skillion addition.

MOVEABLE ITEMS

The following moveable items have been observed at Lithgow Railway Station Group:

- A Seth Thomas clock at overhead Station Master's office (no number).
- Wall mounted clock on Platform 1 elevation of the Station Building next to the former Station Master's office door.
- Various early timber station signs depicting the station building room and platform names.
- Old Bega brand stove in the kitchen of the SM's residence.
- Early light switch on the upstairs main bedroom of the SM's residence.

POTENTIAL ARCHAEOLOGICAL FEATURES

The former 1877 railway platform of the first Lithgow Station is the only known potential archaeological element at the Lithgow Railway Station Group.

Physical Condition

Updated 08/25/2009

Station Building - Generally in good condition with minimal missing mortar joints that present no structural danger.

Former Booking/Parcels office & Goods lift tower - Generally in moderate condition. Rising damp and rotten timber evident at the platform base of the out-of-shed and the lift tower.

External repainting is required in near future. Internal spaces could not be inspected.

Station Master's Residence - Generally in good condition externally with cracks on the rusticated render along bottom portion of the railway elevation. However, this is not considered as a structural issue. Natural wear and tear throughout the exterior evident. Internally the residence is in very good condition.

Island Platform - Good condition.

Hayley Street Footbridge - Very Good condition.

Old Station Platform - Access was not available for close inspection, however appears to be in moderate condition due to overgrown grassed environment.

Modifications And Dates

Externally, the main platform building appears as it was constructed with additional bay on the Up end.

1929 - an awning was erected over the footpath of Eskbank Street.

1948 - the overhead booking office on Eskbank Street was extended.

1977 - Office Building - air-condition units installed to the district engineer's, officer and clerk offices.

1983 - the Eskbank Street booking office was modernised.

1990 - a new 'bus/rail interchange' was erected at the western end of the platform with the footbridge over tracks. The Eskbank Street access ramp was closed and a new booking office was opened on the footbridge.

1994/95 - a lift was installed at the new ramp.

N.d - The former brick subtype 1 through shed (goods shed) could not be located and appears to have since been demolished.

N.d - Foot warmer and out-of-shed removed.

Further Comments

The Lithgow Coal Stage Signal Box, Eskbank Railway Station, and Lithgow (James Street) Underbridge all have separate listings.

The following items are located adjacent to the station but are excluded from the listing as they do not warrant listing on the SHR:

Substation - c.1940 rectangular single-storey substation of face brick construction featuring strongly emphasized engaged piers with decorative projecting accent, a four course brick base with a recessed course and bullnosed splay on top, a parapet with capping extending above the piers, and a metal door with bullnosed brick surrounds. The rear of the substation appears to be damaged in part with paint finish on the wall possibly to obscure some graffiti.

Office Building - c.1955 large two-storey office building of face brick construction. It is located to the west of the Station Master's residence at the corner of Railway Parade and Eskbank Street. The building combines three adjacent wings, one of which has a higher sill level to the upper storey windows resulting in a higher eaves and ridge level than the other wings. They form a stepped complex building. The overall fenestration of the building is typical of post-war period office building façade articulation featuring large 12-pane metal windows with three casement windows, with dominant mullions emphasised. A rendered string course forms a hood along the lintel height of the ground floor and is the only decorative element on the main façade that provides continuity between the wings beside the windows. The main office block entry is from the eastern smallest wing via a recessed porch with large multi-paned floor to ceiling glazing and a single door opening. Three doors with a utilitarian appearance (one to the main large building and the others in group to the central wing) provide separate access to the individual wings. The roof is hipped with terracotta tiles. A single flight later addition steel fire stair is attached to the west elevation of the large wing, which required creation of a new door opening on the upper level elevation. These are the only visible major modifications to the exterior of the building. Security grills to ground floor doors and obscure glazing to some windows are the other minor changes.

History

Historical Notes or Provenance

Updated

With the completion of the Lithgow Zig Zag in 1869, the Western railway's terminus moved from Mt Victoria to Bowenfels, signifying the successful crossing of the Blue Mountains. Whilst the railway would continue west, Lithgow proved to be an important destination in itself due to coal & iron ore deposits.

The line opened in 1869 but there was no station for Lithgow until 1877. The first station at Lithgow was located just to the west of the present station. The former 1877 railway platform is still extant.

The line was duplicated in 1880 (AM consulting, 2014, 2).

In the first half of the 1920s, it was decided to expand Lithgow as a regional headquarters for the NSW Railways. Apart from the new large locomotive depot, the Railways selected a new site west of Eskbank station for the development of a new passenger station (to replace Eskbank Station, which remains but is unused (AM consulting, 2014, 2).

Like most stations between Emu Plains and Lithgow, Lithgow received a standard Federation style set of two platform structures, a main face brick building and a detached brick 'out-of-shed'. There was also a footwarmer shed on the western end of the platform. The new station site featured two new buildings, both opened in 1925. The first was a timber booking and parcels office elevated on a steel beam frame with a concrete deck that was located adjacent to Eskbank Street. Access from this entry point was by a ramp and stepway to the island platform. One unusual feature was the installation of a lift for staff use only to handle baggage, parcels and 'out-of's'.

It is assumed that the dry stone retaining wall is associated with the adjacent remnant concrete pedestrian ramp and therefore the original construction of the railway station (AM consulting, 2014, 2).

A two-storey face brick office building for train controller and western communications was constructed at 12 Railway Parade at the corner of Railway Parade and Eskbank Street in 1954-56, and is still in use in 2009. The line was electrified in 1957 (AM consulting, 2014, 2).

In 1961, the last traditional Railway Refreshment Room was built and opened in the Sydney end of the building, following the closure of a similar facility at Mt. Victoria.

The overhead station offices and footbridge were constructed in c.1993 and access has been relocated to the western end of the station.

In October 2019 to mark the 150th anniversary of the railway line to Bowenfels, the NSW Rail Museum will bring a special heritage train to Lithgow to celebrate the occasion - part of a weekend of activities (Lithgow Mercury, 17/10/19).

Historic Themes

Records Retrieved: 12

National Theme	State Theme	Local Theme
Governing	Land tenure	Developing roles for government - building and administering rail networks
Building settlements, towns and cities	Welfare	Decentralising metropolitan activities to provincial cities
Building settlements, towns and cities	Welfare	Creating landmark structures and places in regional settings
Building settlements, towns and cities	Welfare	19th Century infrastructure
Building settlements, towns and cities	Mining	Changing land uses - from rural to suburban
Developing local, regional and national economies	Aboriginal pre-contact	Railway Station
Developing local, regional and national economies	Aboriginal pre-contact	Building the railway network
Developing local, regional and national economies	Government and Administration	Developing local landmarks
Developing local, regional and national economies	Events	Landscapes and parklands of distinctive styles
Developing local, regional and national economies	Events	Developing local, regional and national economies
Tracing the evolution of a continent's special environments	Exploration	Modification of terrain
Tracing the evolution of a continent's special environments	Exploration	Changing the environment

Assessment

Criteria a)

Historical Significance

Lithgow Railway Station Group is of historical significance for its role as an important regional headquarters for NSW Railways combining a range of buildings and structures dating from the 1880s to the mid-1920s and for its association with the rail history and the coal industry in the Lithgow and Eskbank area. The site provides physical evidence of the activities and development that occurred in Lithgow railway historic precinct and marks an important phase in the evolution of railway operations in the most western end of the upper Blue Mountains and the Metro West railway region.

Include

Exclude

Criteria b)

Historical Association Significance

Include

Exclude

Criteria c)

Aesthetic/Technical Significance

Include

Exclude

The Lithgow Railway Station Group is of aesthetic significance as it comprises a number of buildings that are individually good examples of their type. The station building is a good example of the standard island building style with a sympathetic addition to one end and features typical characteristics elements of the Federation design railway building. The weatherboard overhead booking and parcels office building and the goods lift tower display both aesthetic and technical achievements in design and construction. Although it is unclear it appears that the original lift may still be in use. The Station Master's residence is a fine example of a grand two-storey railway residence with a prominent and landmark quality overlooking the railway corridor. Its distinctive architectural detailing and fenestration is evidence of prosperity in the railways and the importance given to the railway staff in the 1880s.

Criteria d)

Social/Cultural Significance

Include

Exclude

The place has the potential to contribute to the local community's sense of place and can provide a connection to the local community's history.

Criteria e)

Research Potential

Include

Exclude

Lithgow Railway Station Group has research potential at local level due to its relatively intact complex of buildings that generally maintain their original relationship and layout. The group also has the ability to provide valuable information on railway design for the local coal industry as part of the larger rail network.

Criteria f)

Rarity

Include

Exclude

Lithgow Railway Station Group comprises a rare goods lift tower from the street down to the platform. The 1925 goods lift tower is a unique arrangement and possibly the first example of providing this form of platform access in the railway network.

Criteria g)

Representative

Include

Exclude

The Station Group as a whole is a representative example of a larger station design incorporating standard design buildings and structures associated with the coal industry goods traffic that is still an important railway activity in the region.

Integrity/Intactness

Updated 03/12/2010

The overall integrity of the Railway Station Group including the station building, the residence, and the overhead booking /parcels office and goods lift tower is high. The buildings are relatively intact externally.

References

References

Records Retrieved: 4

Title	Author	Year	Link	Type
Dry Stone Retaining Wall at Lithgow Railway Station (letter dated 1/9/2014)	Australian Museum (AM) Consulting P/L	2014		Written
Conservation Guide: Railway Gardens	Longworth, Jim	2012	http://www.nswrailheritage.com.au/railheritage1.htm	Written
Historical information prepared for S170 update project	ARHS	2009		Written
The Railway Stations of NSW 1835-1980	Sharp, S.A	1982		Written

Heritage Studies

Records Retrieved: 8

Title	Year	Item Number	Author	Inspected By	Guidelines Used
S170 Heritage & Conservation Register Update	2009	5061201	City Plan Heritage		Yes
S170 Heritage & Conservation Register Update	2009	5061201	Gadden Mackay Logan		Yes
S170 Heritage & Conservation Register Update	2009	5061201	Hughes Trueeman		Yes
S170 Heritage & Conservation Register Update	2009	5061201	NSW Department of Commerce		Yes
S170 Heritage & Conservation Register Update	2009	5061201	OCP Architects		Yes
S170 Heritage & Conservation Register Update	2009	5061201	Office of Rail Heritage - Australian Rail Track Corporation		Yes
S170 Heritage & Conservation Register Update	2009	5061201	ORH		Yes
S170 Heritage & Conservation Register Update	2009	5061201	Paul Davies Pty Ltd		Yes

Procedures / Workflows / Notes

Records Retrieved: 2

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
43940	57(2)	Exemption to allow work	Standard Exemptions	Minister Cowied	11/09/2020		
43941	57(2)	Exemption to allow work	Heritage Act - Site Specific Exemptions	watters	04/08/2013		

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary