

Conservation Management Plan

Russell Hotel and
Fortune of War Group

137–143A

George Street, The Rocks

SHR Listing 01575, 01595, 01547

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Planning,
Industry &
Environment

Russell Hotel and Fortune of War Group George Street, The Rocks

Conservation Management Plan

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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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EXECUTIVE SUMMARY

The Conservation Management Plan (CMP) for The Russell Hotel/Fortune of War Group, located at 137, 139–141 and 143–143A George Street, The Rocks, has been prepared by TKD Architects with the assistance of Place Management, Strategic Planning and Heritage Team.

The Russell Hotel/Fortune of War Group is listed on the State Heritage Register and the Place Management NSW Section 170 Heritage and Conservation Register, a register required by State Government Agencies under the Heritage Act 1977. The CMP for The Russell Hotel/Fortune of War Group has been structured to fit within the framework of The Rocks Heritage Management Plan (adopted February 2010). It conforms to the current guidelines of the New South Wales Heritage Council and has been prepared to a standard suitable for endorsement by the Heritage Council.

Conservation can be regarded as the management of change. It seeks to safeguard that which is important in the built environment within a process of change and development. One of the functions of this document is to establish criteria, policies and recommendations for the conservation and on-going use of the building in an appropriate and desirable future direction. In this way, future occupants, managers and owners for the place will be able to formulate proposals within a known framework of acceptable directions, and planning authorities will be able to assess those proposals.

The Russell Hotel/Fortune of War Group is considered to be of State Heritage significance for its rarity and representativeness, and for its historical, associational, aesthetic and research values. The overall site of The Russell Hotel/Fortune of War Group has historical significance as part of the site of the colony's first hospital and as the location of a development built c.1830 by Samuel Terry, the successful emancipist merchant and landowner.

The three individual sites comprising the Group have supported the same, or very similar, uses not just since the construction of the extant buildings, but since the construction of Terry's development which preceded them. The sites therefore demonstrate a continuity of use extending over more than 180 years.

Both The Russell Hotel and The Fortune of War Hotel are substantially intact in their detail and planning and are excellent representative examples of licensed hotels of their respective eras (the economic boom of the 1880s and the Inter-War period respectively). The level of integrity of their original layouts, internal and external finishes and details means that they are still able to demonstrate the key characteristics of their architectural styles. The George Street elevation of 139–141 George Street demonstrates the design characteristics of an 1880s Classical Revival style commercial building façade.

The Russell Hotel/Fortune of War Group as a whole, with its particular combination of buildings of different architectural styles and construction dates, makes an important contribution to the streetscape of the George Street commercial precinct of The Rocks. This intact 19th and early 20th century streetscape is unique in the state.

The key findings and recommendations of this CMP are:

- The buildings of The Russell Hotel/Fortune of War Group have been altered internally and with new infill additions, they can be managed as a single complex. However, the planning and fabric of The Russell Hotel and The Fortune of War Hotel remain substantially intact. These buildings are therefore able to demonstrate the key characteristics of their respective periods and architectural styles.
- The continuity of use of each of the buildings of The Russell Hotel/Fortune of War Group has reduced the pressure for alteration of the significant fabric and spaces of the complex. These historic uses should therefore be continued.
- The scope for further development on the site of The Russell Hotel/Fortune of War Group is limited, but the mid 1980s building at the rear of 139–141 George Street could be redeveloped sympathetically.
- The SCRA scheme should be updated to indicate the current development potential over the rear of 139–141 and 137 George Street and the potential for a set back awning structure on the roof deck of the Fortune of War Hotel.
- Careful modification of early or original walls for new openings to facilitate improved internal connections within and between retail tenancies is supported subject to minimisation of heritage impacts.
- The rendered, gabled parapet to the southern side of the roof terrace of The Fortune of War Hotel appears to date from c.1830 when the first buildings on the site of The Russell Hotel/Fortune of War Group were constructed by Samuel Terry.
- The following areas of additional research should be considered for future management plans:

- Investigation of physical and documentary evidence to confirm the date of the rendered, gabled parapet (apparently c.1830) on the southern side of the roof terrace of The Fortune of War Hotel and the building to which it originally belonged,
- Investigation of the lower section of the Globe Street façade of The Russell Hotel to determine if any evidence of the painted, marbled finish to the lower section of the façade remains,
- Investigation to determine if evidence of any further painted signage remains on any of the painted facades of the buildings,
- Investigation to determine if the rear elevations of The Fortune of War Hotel were originally painted, or if they were face brick.

Refer to the Frequently Asked Questions Section of this CMP for a guide to what can or cannot be achieved with the buildings of The Russell Hotel/Fortune of War Group.

FREQUENTLY ASKED QUESTIONS (FAQs)

Introduction

This section of the Conservation Management Plan (CMP) is intended as a guide to prospective lessees of The Russell Hotel/Fortune of War Group, a State-significant property in The Rocks, on what can or cannot be achieved with the property. It contains a number of Frequently Asked Questions (FAQs) that aim to show the limits to future use and change and to assist with decisions about the maintenance and management of the property. The advice given in this section is a summary only and should be read in conjunction with the full CMP and the policies in section 7.0. The most applicable policy section is referenced in the FAQ; however, the reader should be aware that more than one policy section and policy may apply in each situation, and more policy sections may need to be consulted.

Background and Property Significance

The Russell Hotel/Fortune of War Group, comprising three buildings at 137-143a George Street, The Rocks, is considered to be of State Heritage significance for its historical, associational, aesthetic and research values.

The site has historic significance as part of the site of the colony's first hospital and as the location of a c.1830 development built by Samuel Terry, the 'Botany Bay Rothschild'. Its historic significance also results from the continuity of use of the site over 180 years, the design of the main bar of The Fortune of War Hotel and from the rendered, gabled parapet (probably c.1830) to the hotel's roof terrace.

The associational significance of the site stems from its strong connection with Samuel Terry as well as its association with Tooth & Co, the brewing company responsible for designing and building The Fortune of War Hotel.

The site's aesthetic significance derives from the architectural characters of the three individual buildings comprising the Group. These are The Russell Hotel, a Queen Anne style licensed hotel building dating from 1888, The Fortune of War Hotel, a 1921 building in the Federation Free Style and 139-141 George Street, which dates from 1882 and has a Classical Revival style sandstone façade. The picturesque corner tower of The Russell Hotel is a local landmark. The main bar of The Fortune of War Hotel, with its materials, finishes, counter and bar top hamper, is a rare surviving example of its type in Sydney.

With their different construction dates and architectural styles, as well as their high intactness, the three buildings of the Group combine to make an important aesthetic contribution to the streetscape of George Street, The Rocks, the most intact nineteenth and early twentieth century streetscape in the Sydney CBD.

The research significance of the Group's overall site stems from its potential to reveal information about building configurations, services and features that date from the time prior to the construction of the extant buildings. The buildings may also be able to reveal further information about Terry's development c.1830 as well as provide evidence of past finishes and planning.

The Russell Hotel and Fortune of War Hotel are excellent representative examples of licensed hotels of their respective eras, but they are now rare in their level of integrity of planning and detail. The George Street façade of 139-141 George Street is representative of the architectural character of an 1880s Classical Revival style, but it is now one of only a few surviving examples of this style on a commercial building façade in Sydney.

Use

What uses are appropriate for the building(s)?

CMP Section 7.6, Policy 17	The three individual sites comprising the Group have supported the same, or very similar, uses since the time of their completion. The continuation of the mixture of uses, with ground floor licensed premises/café/restaurant/retail and accommodation on the upper floors is preferred.
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Can we change the use of the building(s) or rooms in the building(s)?

CMP Section 7.6, Policy 17	New uses can be accommodated in the buildings, providing they adopt the principle of "loose fit", where the new use is adjusted as necessary to work within the available spatial and architectural configuration of the building, so as to avoid adversely impact on significant heritage fabric or spaces.
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Modification of existing buildings

What changes can be made to the significant heritage features of the exterior of the building(s)?

CMP Section 7.8.1, Policy 24	<p>The scope for new development on the site is limited. In general, no external alterations or additions should occur, except minor additions for services, where these can be concealed from public view or where major alterations have already been made.</p> <p>The rear wing of 139–141 George Street (also known as 30–32 Nurses Walk) and infilled verandah of the the Fortune of War are of relatively recent construction and of little significance. If the rooms in these additions were to prove unsatisfactory for contemporary standards, there would be an opportunity for these sections to be re-built, or partly re-built. The rear wing of 139–141 George Street is the only area of the site where a large sympathetically designed external alteration or addition that minimises heritage impacts would be acceptable, subject to approval.</p>
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Can the building(s) be added to at the upper levels?

CMP Section 7.8.1, Policy 27	Any new development should be carried out within the existing building envelope. Also refer to comments for previous FAQ (Policy 24)
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Can the facades be altered?

CMP Section 7.7.2, Policy 22	The remaining original architectural design and detailing of the George Street and Globe Street facades of the Russell Hotel/Fortune of War Group contribute to its significance and interpretation, and must be conserved as part of their on-going use, ongoing management and future development strategy. Any changes to the facades must not compromise their significance.
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Can the roofline be altered? Can new openings be made in the roof (ie for dormer windows or skylights)?

CMP Section 7.8.1, Policy 27	New structures could be built on the roof terrace of The Fortune of War Hotel or on the flat roof area of The Russell Hotel where these are not visible from the public domain at street level. A roof terrace awning setback from the George Street façade of the Fortune of the War Hotel to minimise heritage fabric and visual impacts from George Street could be acceptable and subject to approval.
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Is there any scope for basements or basement parking?

CMP Section 7.6	Excavations for extensions to the existing basement or for a new basement for parking could only proceed if there was no risk of damage to the existing buildings, and subject to approval.
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Can new balconies, verandahs, decks or roof decks be introduced, and if so, where?

CMP Section 7.7.2, Policy 22	If desired, new semi-enclosed outdoor areas would need to be incorporated in a new infill building replacing the rear wing of 139–141 George Street and be concealed from public view.
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Can changes to the exterior be introduced (eg new doors and windows)?

CMP Section 7.7.2, Policy 22	New doors and window can generally only be incorporated in a new infill building replacing the rear wing of 139–141 George Street. Otherwise, the remaining original architectural design and detailing of the George Street and Globe Street facades, doors and windows of the Russell Hotel/Fortune of War Group contribute to its significance and interpretation, and must be conserved as part of their on-going use, ongoing management and future development strategy. Any changes to the facades, doors and windows must not compromise their significance, minimise heritage impacts and would be subject to approval.
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Can security grilles be placed on the doors and windows? Can secondary glazing be introduced to the windows for noise and temperature control?

CMP Section 7.7.2, Policy 22	Any modern installation should be of style, form, scale, materials and colours appropriate to the locality and to the era of the building. They should be simple and not easily detected especially when viewed from the street. They should be of high quality manufacture and materials. Security grilles for windows and doors should be simple. Horizontal iron railings should match the locations of the existing window frame behind. Vertical rails should be straight with minimal or no ornate detailing. Mass-manufactured aluminium security grilles are not appropriate. Secondary glazing, grilles and bars should, in preference, be installed on the inside face of the window and doors to minimise their visibility. These works would be subject to minimising heritage impacts and subject to approval.
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Can external aerials, satellite dishes or solar panels be added? Can new mechanical plant be installed on the roof?

CMP Section 7.7.2, Policy 22 CMP Section 7.12.1, Policy 42	Roof top services installations should be located with other existing plant installations, and should be not visible when viewed from George Street. Updating and replacing of existing mechanical plant should increase the efficiency and sustainability of the installation.
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Can the names of the building, and associated signage, be changed? Can there be new external signage?

CMP Section 7.15, Policy 56 and Policy 57	Any new external signage associated with current or new building tenants must be in harmony with the overall character of the place, and complement the historic character of The Russell Hotel/Fortune of War Group and are subject to approval. Changes to external signage are to meet heritage requirements and requirements of PMNSW and the City of Sydney. Existing significant external signage is to be conserved. The name, 'The Fortune of War', is significant for its continued use and association with the site and cannot be changed. 'The Russell Hotel' has been named 'The Port Jackson Hotel' and 'The Patent Slip Hotel' in the past, and may be changed subject to approval. The shops at 139-141 George Street do not have significant names and can be changed subject to approval.
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Can exposed stone or brickwork be rendered or painted over?

CMP Section 7.14, Policy 53	Elements which are currently unpainted must not be rendered or painted.
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What maintenance and repair works are required to the building?

CMP Section 8.1, CMP Section 8.2	<p>Standards that need to be addressed to assure the compliance of The Russell Hotel/Fortune of War Group with the provisions of “NSW Heritage Council <i>Minimum Standards of Maintenance and Repair</i>” are those for <i>Inspection, Essential Maintenance and Repair, Weather Protection, Fire Protection and Security</i>.</p> <p>The three buildings are in fair to good condition. However, repair works required in the immediate and short term future have been identified in Section 8.2.</p>
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Modification of the interiors of the existing building(s)

What interior spaces are the most significant and can't be changed?

CMP Section 7.7.1, Policy 21	<p>Much of the internal building spaces and fabric of the Russell Hotel/Fortune of War Group are of exceptional and high significance and must be treated with great care.</p> <p>Acceptable conservation actions include maintenance, preservation, restoration and reconstruction. Modification and adaptation is appropriate provided that it is in accordance with <i>Burra Charter</i> principles and with the specific guidelines provided in this CMP.</p> <p>The significance of spaces and fabric are shown in the coloured diagrams and descriptions in Section 5.2.</p>
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Are some areas/floors of the building less significant than others?

CMP Section 7.7.1, Policy 21	<p>Areas of lesser significance are more recent additions, and parts of the building that have been previously modified, demonstrating less of the original configuration, spaces and finishes of the original buildings. This includes the ground floor retail tenancies and parts of the upper floor levels that are used for accommodation.</p> <p>The significance of spaces and fabric are shown in the coloured diagrams and descriptions in Section 5.2.</p>
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Are there any internal fittings or features that need to be retained, and cannot be modified?

CMP Section 7.8.3, Policy 37	<p>The significant fixtures and fittings of the Russell Hotel/Fortune of War Group should be retained and conserved in situ. They should not be removed, concealed by new fabric or relocated to another space. The following items should be retained and conserved in situ:</p> <ul style="list-style-type: none"> • The main bar of the Fortune of War Hotel (space G.24), including all the original features, fixtures and finishes such as the wall tiles, battened ceiling, counter timber wall shelves, picture rails and other joinery. • All the marble, painted timber and marbled timber mantelpieces of the Russell Hotel/Fortune of War Group. The marbled finish to the mantle shelf in 1.13 (former Russell Hotel dining room) should be re-finished to match the original marbling to the remainder of the fireplace. • The timber stairs to the Russell Hotel (G.02, 1.02 and 2.02) and the Fortune of War Hotel (G.03, 1.03 and 2.03). The stairs should not be reconfigured and the section of stair leading from the ground floor of The Russell Hotel (G.11) to the first floor should be re-opened. • The intact joinery – door leaves, windows, skirtings, architraves, cornices and timber ceiling battens – to the buildings in the group. • The intact door and window hardware that remains on some original doors and windows.
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Can new fitouts be installed?

CMP Section 7.8.1, Policy 25, Policy 29 and Policy 30	<p>New fitouts can be installed provided that the introduction of new fabric is undertaken in such a manner that it does not result in a lessening of the cultural significance of the place. New work should, on close inspection, be identifiable as such and should, where possible, be capable of being removed without damage to significant fabric or spaces.</p> <p>Future fitouts should not visually detract, through detailing or clutter, from the opportunity to experience the design and patina of the extant fabric. This extends to furnishings, artworks, internal signage and the like.</p> <p>New work should be reversible, “loose fit” and should be able to be removed without damaging significant fabric and will be subject to approval.</p>
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Can internal partitions or walls be removed? Can doors be removed?

CMP Section 7.8.1, Policy 24	<p>Alterations and additions should take place only where they will not have an impact on heritage significance. Generally, they should be planned only in spaces and for elements that have been graded as having Little Significance. Refer to the Gradings of Significance drawings and the Summary of Elements in Part 7 of this document.</p> <p>Where proposals for alterations provide opportunities to re-establish earlier or more significant plan forms, these opportunities should be taken.</p> <p>Brickwork could be removed to create openings within the arches in the party wall between 139 and 141 George Street (between rooms G.18 and G.13) providing that the bricks are salvaged for the possible reconstruction of the walls in the future if required.</p>
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Can existing flooring or covers over existing flooring be replaced with new finishes?

CMP Section 7.8.1, Policy 24	Flooring and floor coverings of little or no significance can be removed and replaced with new materials of a quality and finish comparable with the significance of the place.
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Can new internal signage, directions or promotional material be added or displayed?

CMP Section 7.8.1, Policy 30	New internal signage associated with future fitouts should not visually detract, through detailing or clutter, from the opportunity to experience the design and patina of the extant fabric. New installations should be reversible to avoid damage to significant internal fabric.
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Are there possible locations for new en suite bathrooms in the building?

CMP Section 7.8.1, Policy 25	New en suite bathrooms can be introduced subject to careful design that minimises impacts on significant fabric and spaces from the new services and fit outs and subject to approval.
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Can existing toilets and kitchens be upgraded?

CMP Section 7.7.1, Policy 21	Kitchen and bathroom fitouts are introduced fabric rated of moderate or little significance and can be replaced and upgraded. Refer to Section 5, Section 7.7 and Section 7.8 of this CMP for further policies and guidance, and will be subject to approval.
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Are there possible locations for new lifts?

CMP Section 7.8.1, Policy 25 and Policy 32	A new lift shaft could be introduced subject to careful design that minimises impacts on significant fabric and spaces from new services and fit outs. Generally, new works in the buildings should not prevent the future redivision of the Russell Hotel/Fortune of War Group into its three original buildings (ie by building a lift shaft across a former bounding/party wall) and subject to approval.
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Can another internal stair lift be inserted?

CMP Section 7.10, Policy 39	<p>The existing staircases are narrow and would not accommodate an internal stair lift.</p> <p>An equitable access strategy should be developed by professionals experienced in this field for the entire building. This will avoid piecemeal and incremental improvements and provide solutions that are appropriate to the buildings' heritage values and that are also reversible and will be subject to approval.</p>
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Are there any constraints on internal lighting?

CMP Section 7.8.2, Policy 35	Light fittings and switches are not significant and can be changed using existing outlets. It is not possible to add a false ceiling for recessed down lights. Recessed downlights should not be installed in original ceilings.
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How can new and / or upgraded electrical / communications / hydraulic services be introduced?

CMP Section 7.8.2, Policy 34	Remove redundant or intrusive service runs, fixtures and fittings where possible. To minimise impact and loss of original fabric, the replacement of services, such as wiring and plumbing, must use existing service routes/ducts, or replace existing surface mounted services without damaging or removing fabric. Any penetrations through heritage fabric for supply and waste pipes must be minimised, and are subject to approval.
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How can new and / or upgraded mechanical services be introduced?

CMP Section 7.8.2, Policy 33 CMP Section 7.12.3, Policy 44	Where new mechanical systems or services are found to be essential, remove and replace redundant or intrusive service runs, ducts and plant where possible. New plant installations, or extensions of the existing installations, on the roof terraces off the buildings are to be designed to minimise adverse visual and heritage impacts. New plant should be designed to be efficient and sustainable.
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Can we use window mounted package units or exhaust fans?

CMP Section 7.8.2, Policy 34	No externally mounted air-conditioning or ventilation equipment are to be fixed to the building facades or be visible from the George or Globe street frontages, or Nurses Walk.
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How can insulation for climate control or noise abatement be added?

CMP Section 7.12.2	Inert bulk insulation can be introduced into existing roof voids. The installation of reflective and composite roof insulation should be considered if associated conservation works involve the replacement of, or extensive repairs to, roofs. The installation of acoustic insulation should be considered for new fitouts, and wherever floors or ceilings are removed for conservation works.
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How can the building be upgraded to meet building code requirements?

CMP Section 7.9, Policy 38	Approaches to compliance with building codes for the upgrading and re-use programs for the Russell Hotel/Fortune of War Group must focus on responding to the spirit and intent of the legislation, through alternative solutions, if strict compliance would adversely impact on heritage significance and is subject to approval. The buildings should not be used for any purpose for which upgrading requirements for building code compliance will result in unacceptable adverse impacts.
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What opportunities exist for alterations to achieve improved equitable access to, and within, this property?

CMP Section 7.10, Policy 39	The many floor level changes, narrow hallways and door openings in the buildings make the provision of equitable access throughout the building unlikely without extensive interventions. However there may be scope for sensitive circumscribed building interventions to provide accessible suites within the buildings. An equitable access strategy should be developed by access professionals with heritage building experience.
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Historical archaeology

What historical archaeological resources are present on the site?

CMP Section 3.8, CMP Section 7.13, Policy 46	<p>The Russell Hotel/Fortune of War Group and its site are identified in the Map of Archaeological Resources in The Rocks (in Appendix C of The Rocks Heritage Management Plan, 2010) as an area of archaeological sensitivity. There is the potential for in situ remains of the c.1830 construction phase and associated artefactual deposits. The potential resource is identified in Section 3.8, Figure 270.</p> <p>The resource should be conserved, maintained and interpreted for future generations.</p>
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What are the historical archaeological approval requirements for the site?

CMP Section 7.13, Policy 47, Policy 48, and Policy 49	<p>The site comprises areas of varying archaeological integrity and sensitivity. Prior to any ground disturbance works, an archaeological assessment by a suitably qualified and experienced archaeologist should be carried out in the site, to determine if any archaeological assessment or approvals are likely to be required.</p> <p>Should the site works require excavation or disturbance of potential deposits, an application for an Excavation Permit under Section 60 of the NSW Heritage Act 1977 must be made.</p> <p>An appropriate on-site investigation strategy (an archaeological methodology and Research Design) must be prepared by a suitably qualified and experienced archaeologist and submitted to the NSW Heritage Council as supporting documentation for any excavation permit applications.</p> <p>Should any unexpected archaeology be uncovered during the excavation works, the works must stop and the NSW Heritage Council must be notified in accordance with Section 146 of the NSW Heritage Act. A suitably qualified and experienced historical archaeologist is required to assess the finds, and determine what measures, including additional approvals, may be required before works can recommence on the site.</p>
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Aboriginal archaeology

What Aboriginal archaeological resources are present on the site?

CMP Section 7.13	<p>Due to quarrying of the site in the 1830s, it is not known if subsurface deposits that relate to pre European Aboriginal occupation of the area exist on this site. There is limited potential that sub-surface evidence of Aboriginal occupation may be found below the built structures of The Russell Hotel/Fortune of War Group.</p>
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What are the Aboriginal archaeological approval requirements for the site?

CMP Section 7.13, Policy 51	<p>The study area is unlikely to retain Aboriginal objects; however, should any Aboriginal objects be exposed during any future development or maintenance works, disturbance of the area should cease and the Cultural Heritage Division of the Department of Planning, Industry and Environment (DPIE) should be informed in accordance with section 89A of the NPW Act. Works should not continue without the written consent of DPIE.</p>
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1.0 Introduction

1.1 Context of the Report

The CMP for The Russell Hotel/Fortune of War Group has been structured to fit within the framework of *The Rocks Heritage Management Plan* (adopted February 2010). It conforms to the current guidelines of the New South Wales Heritage Council and Place Management NSW.



Figure 1: Location of the Russell Hotel/Fortune of War Group within The Rocks, subject site outlined in yellow. Source: *The Rocks Heritage Management Plan* (2010) by Godden Mackay Logan Pty Ltd, Figure 1.10 with TKD Architects overlay.

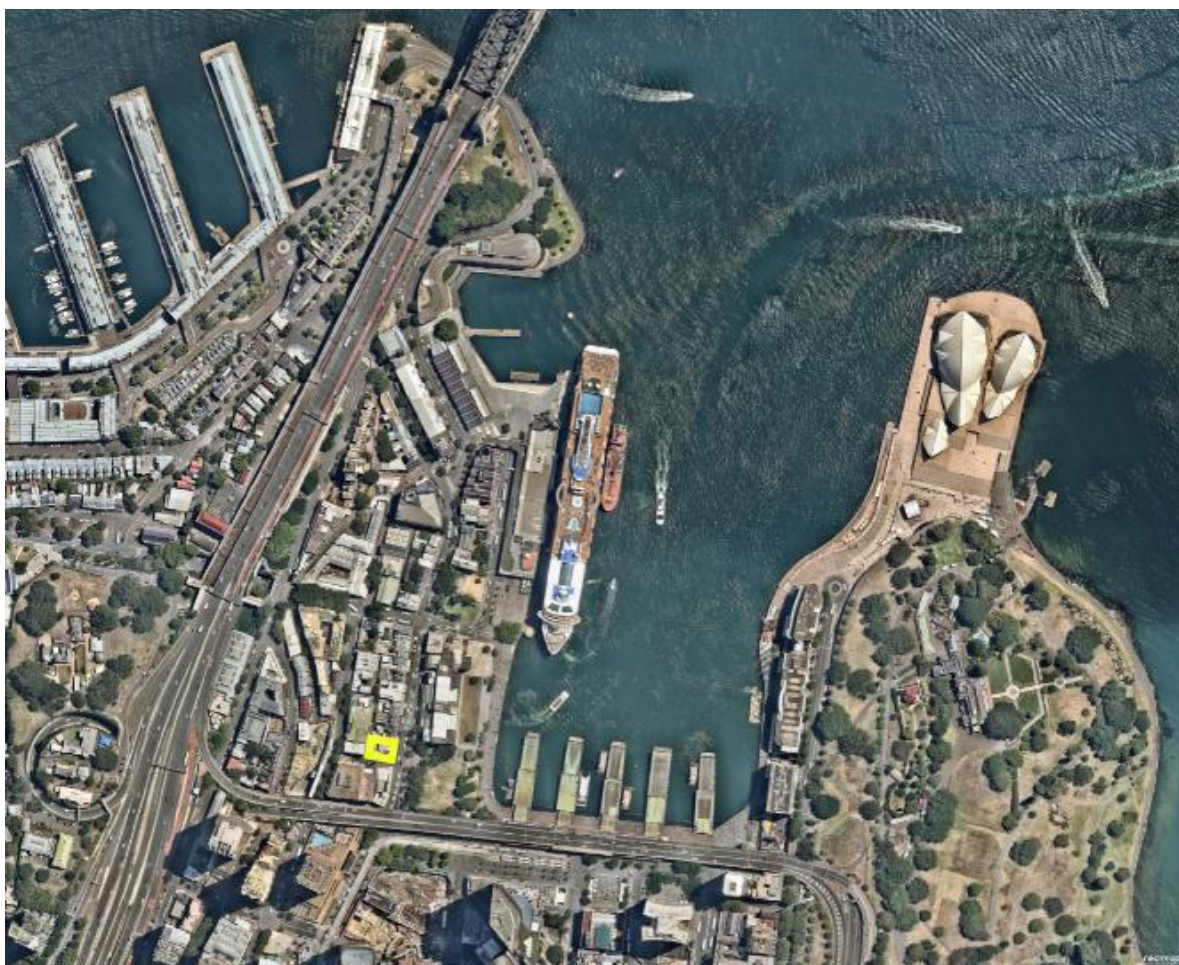


Figure 2: Aerial photo Circular Quay and the Rocks showing the location of the Russell Hotel and Fortune of War Group. The subject site is outlined in yellow. Source: NearMap with TKD Architects overlay.

1.2 Objectives

The main objective of this Conservation Management Plan is to provide guidelines for the conservation, re-use, interpretation and management of The Russell Hotel/Fortune of War Group to ensure that the heritage values of the place are maintained and, where appropriate, enhanced.

This CMP aims to be a practical document, to guide decisions that may affect the heritage value of the place. It will form a basis for future planning and provide a standard against which to assess the heritage impact of future developments on the building, site and in the vicinity. The CMP is to be used when planning any works, both temporary and permanent, that involve alteration to the surviving fabric of the place.

1.3 Site Ownership

The site consists of 137 George Street (The Fortune of War Hotel), 139-141 George Street, and 143-143a George Street (The Russell Hotel), is bounded by Globe Street, on the south, and the former ES & A bank at 131–135 George Street, also listed on the State Heritage Register, on the north. The building is owned by the Crown and managed by Place Management NSW (PMNSW). PMNSW are investigating, subject to the recommendations of this CMP, opportunities for future compatible uses and long-term leasing of the property, in addition to tenanted commercial use.



Figure 3: Site Plan showing location of the Russell Hotel and Fortune of War shown outlined in yellow. Source: NearMap with TKD Architects overlay.

1.4 Cadastral Identification

The Russell Hotel/Fortune of War Group at 137, 139–141 and 143–143A George Street, is owned by the Crown and vested in Place Management NSW. The site comprises of Lot 1 of DP 790997, located within the County of Cumberland, Parish of St. Phillip (see Figure 4).



The subject site is located at 137–143a George Street, The Rocks. It consists of the following three storey masonry buildings:

- The Russell Hotel and Fortune of War Group address George Street; The Fortune of War and the shops at 139-141 George Street have an awning supported on timber posts over the footpath along George Street. Nurses Walk is to the west at the rear of the properties and Globe Street is to the south of The Russell Hotel; both are pedestrian walkways, although Globe Street also has a driveway leading to an underground carpark for the neighbouring site.



Figure 5: Eastern elevation on George Street of the study area. The façade of The Russell Hotel on the corner of George and Globe Streets is rendered and painted masonry, the shops at 139-141 George Street are of sandstone and The Fortune of War has a face brick façade. 139-141 George St has an awning supported by three timber posts, and The Fortune of War has a cantilevered steel awning over the footpath. Source: TKD Architects 2020.



Figure 6: Southern Elevation of the study area, featuring the façade of the Russell Hotel along Globe Street. The rear portion of the building is a 1913 addition. Source: TKD Architects 2020.



Figure 7: Northern elevation of the study area, featuring the façade and verandah addition to the Fortune of War. Source: TKD Architects 2020.



Figure 8: Western elevation of the study area, featuring the rear facades and 1913 additions to the Russell Hotel, and 139-141 George Street buildings. Source: TKD Architects 2020.

1.6 Heritage Listings

This CMP fits within the following hierarchical framework and supersedes previous CMP documents. Policies for management and change are provided in Section 7.0 – Conservation Policies and Strategies.

LEGISLATION	<p>PLACE MANAGEMENT NSW ACT 1998 No 170 Ensures the protection and conservation of natural and cultural heritage of the foreshore area. https://www.legislation.nsw.gov.au/inforce/c7273b41-443f-42e7-9660-3a188bbc74ff/1998-170.pdf</p> <p>HERITAGE ACT 1977 No 136 Is intended to promote and manage the conservation and protection of items of State Heritage Significance. https://www.legislation.nsw.gov.au/#/view/act/1977/136</p>
PRECINCT MANAGEMENT	<p>ROCKS HERITAGE MANAGEMENT PLAN 2010 (RHMP) Although not a statutory document, the RHMP provides an understanding of the heritage value of The Rocks and guidance to PMNSW in the conservation and management of the wider Rocks precinct. https://www.property.nsw.gov.au/sites/default/files/The%20Rocks%20Heritage%20Management%20Plan.pdf</p>
ASSET MANAGEMENT	<p>CONSERVATION MANAGEMENT PLAN This CMP sits under the RHMP and provides a framework for the site specific management of heritage matters for the identified significance of The Russell Hotel/Fortune of War Group.</p>

1.6.1 Heritage Management Framework

Statutory Listings

The Russell Hotel/Fortune of War Group is listed on Place Management NSW's **Heritage Conservation Register (s170 Register)** as an item of state significance.

The Russell Hotel/Fortune of War Group is listed on the **State Heritage Register** as:

- Fortune of War Hotel, 01547, 85, on 10 May 2002,
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053163>
- Russell Hotel, 01575, 85, 10 May 2002,
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053191>
- 139-141 George Street, 01595, 85, 10 May 2002,
<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5053211>

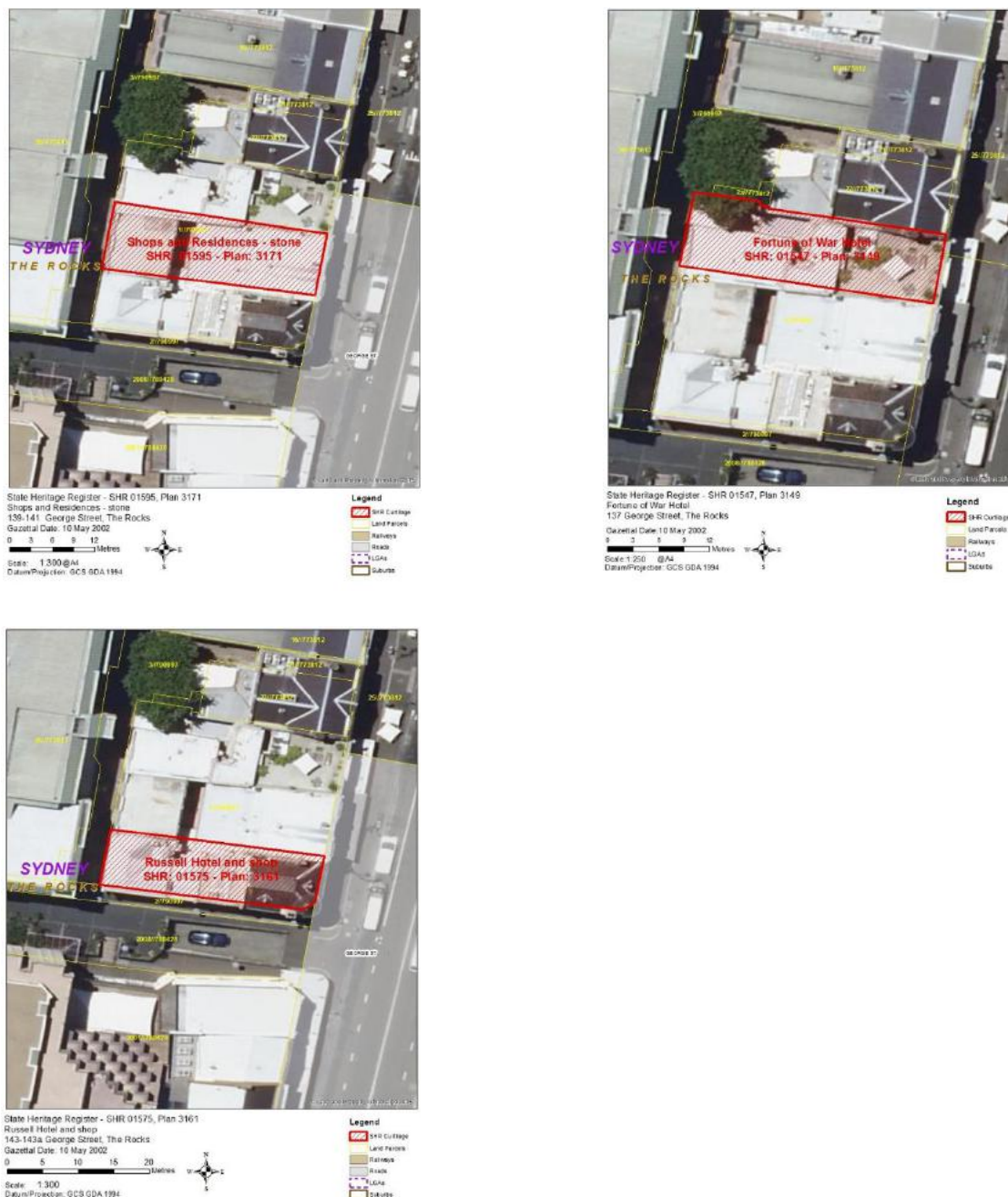


Figure 9: The State Heritage Register listing boundary plans no: for SHR item no: 01547, 01575, 01595. The SHR boundary is shown in red and includes the current lot boundary (Lot 1 of DP 790997). Source: Heritage Council NSW.

The Russell Hotel/Fortune of War Group is included in The Rocks Conservation Area listing and the George Street North Commercial Heritage Precinct listing on the Place Management NSW **Section 170 Heritage and Conservation Register** as an item of local significance.

<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4500458>

Non-Statutory Listings

The Russell Hotel/Fortune of War Group is also included in the listing for The Rocks Conservation Area on the Register of the **National Trust of Australia (NSW)**. The Rocks Conservation Area encompasses the area generally bounded by Circular Quay to the east, all of Walsh Bay and Millers Point to Sussex Street to the north and west and extends to Grosvenor Street to the south.

Listing on the Register of the National Trust carries no statutory implications. The Trust's opinions however, are usually sought when major proposals are being formulated in heritage precincts or in relation to heritage buildings.

The Russell Hotel/Fortune of War Group is included in the listing for The Rocks Urban Conservation Area on the **Register of the National Estate**, Ref No. 1/12/036/0423.

Listing on the Register of the National Estate carries no statutory implications for items not in the ownership of the Commonwealth Government however, it is indicative of the high cultural values of the place.

The Fortune on War Hotel is listed on the Australian Institute of Architects **Register of Significant Buildings in NSW** (Item 137). Listing in the AIA Register of Significant Buildings in NSW carries no statutory implications. It is indicative, however, of the recognised architectural values of the building and its importance to the history of architecture.

1.7 Methodology and Structure

This Conservation Management Plan has been prepared in accordance with guidelines outlined in *The Burra Charter*: the Australia ICOMOS Charter for Places of Cultural Significance, 2013, known as *The Burra Charter*, the Heritage NSW's Guidelines on Conservation Management Documents, and James Semple Kerr's, *The Conservation Plan* (sixth edition) 2004.

This report is the fourth CMP prepared for the place, and updates the following documents:

- Conservation Management Plan, Russell Hotel and Fortune of War Group, 137, 139-141 & 143-143A George Street, The Rocks, prepared by Kate Mountstephens Architecture and Heritage in 2013
- Conservation Management Plan, The Russell Hotel, 143 and 143A George Street, The Rocks, prepared by Nick Jackson in 2007
- Conservation Management Plan, 139-141 George Street, The Rocks, prepared by Nick Jackson in 2007
- Conservation Management Plan, 137 George Street, The Rocks, prepared by Nick Jackson in 2007
- Conservation Management Plan, The Russell Hotel, 143 and 143a George Street, The Rocks, prepared by Clive Lucas Stapleton and Partners in 1999
- Conservation Management Plan, 139-141 George Street, The Rocks, prepared by Clive Lucas Stapleton and Partners in 1999
- Conservation Management Plan, The Fortune of War Hotel, 137 George Street, The Rocks, prepared by Clive Lucas Stapleton and Partners in 1999.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW. The key methodology of both documents is to identify the nature of any heritage significance as a basis for making decisions which will affect the future of the place. The Conservation Plan provides guidance on substance, structure and methodology for the writing of effective, site- specific conservation plans.

The CMP comprises the following sections:

- **Executive Summary**, which concisely describes the outcomes and findings of the CMP;
- **Frequently Asked Questions**, is intended as a guide to what can or cannot be achieved with the property;

- **Section 1 Introduction** (this section) provides the key background information relevant to the preparation of this CMP;
- **Section 2 Documentary Evidence** provides a summary history of the site and development of the buildings
- **Section 3 Physical Evidence** provides a summary of the analysis of the physical evidence of the site to determine the extent and integrity of original fabric and the nature of subsequent changes
- **Section 4 Assessment of Cultural Significance** provides a statement of heritage significance for the site. This section provide a comparison of the site with others within NSW in order to understand its relative significance;
- **Section 5 Grading of Significance** identifies the varying levels of significance for individual elements within the site and recommends a heritage curtilage;
- **Section 6 Constraints and Opportunities** sets out the heritage management context for the site including client requirements and a discussion of any heritage opportunities and constraints that might apply;
- **Section 7 Conservation Policy** sets out the recommended policies and actions for effective management of the heritage significance of the site into the future, and policies to guide the future development of the property;
- **Section 8 Implementing the Plan** provide guidelines for the implementation of the conservation policies;
- **Section 9 Bibliography** lists the sources of information referred to in the CMP;
- **Appendices** include the selective supplementary material referred to in this CMP including existing heritage listings.

1.8 Limitations

The inspection of the building relied on non-intrusive observation to assess its condition and did not involve any physical intervention or removal of fabric. Roof access was not available.

This CMP does not address in great detail pre contact Aboriginal history, Aboriginal cultural associations or Aboriginal significance of the place. In preparation of this CMP, consultation was not undertaken with stakeholders, key knowledge holders, or the Local Aboriginal Land Council.

1.9 Terminology

The terminology used in this report, where referring to conservation processes and practices, follows the definitions as presented in the Article 1 of *The Burra Charter*. For terminology used in identification of historic architectural styles and building elements, refer to terminology in the Pictorial Guide to Identifying Australian Architecture (various editions) prepared by Irving, Apperly and Reynolds.

In order to achieve a consistency in approach and understanding of the meaning of conservation, a standardised terminology for conservation processes and related actions should be adopted. The terminology in *The Burra Charter* is a suitable basis for this. Article 1 of *The Burra Charter* gives the following definitions.¹

Place: means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance: means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance: is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric: means all the physical material of the place including components, fixtures, contents, and objects.

Conservation: means all the processes of looking after a place so to retain its cultural significance.

Maintenance: means the continuous protective care of the fabric and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction.

¹ Australia ICOMOS Burra Charter 1999, p. 2.

Preservation: means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration: means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction: means returning the place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation: means modifying a place to suit the existing use or a proposed use.

Use: means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use: means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting: means the area around a place, which may include the visual catchment.

Related place: means a place that contributes to the cultural significance of another place.

Additional terms used in this CMP are defined below.

Curtilage: means the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. The four types of curtilage are lot boundary, reduced, expanded and composite (Heritage Curtilages, NSW Heritage Council, 1996).

Replacement detail: means elements of joinery, masonry or other material, internal or external, that replaces in a similar style missing parts of fabric, and which is materially compatible and in scale with the missing fabric, but which is not consistent with *Burra Charter* definitions of restoration or reconstruction.

Yard: an enclosed piece of ground adjoining or surrounded by a building or other structure, accessible from the building and usually from a public thoroughfare such as a lane or passage; in this document, always at the rear or back of a building, hence the 'back yard'.

A series of abbreviations are used throughout the document:

COS	City of Sydney (Council)
DCP	Development Control Plan
LEP	Local Environmental Plan
MDS	Metropolitan Detail Series survey plan
ML	Mitchell Library
NTS	Not to Scale
PMNSW	Place Management NSW
SCA	Sydney Cove Authority
SCRA	Sydney Cove Redevelopment Authority
SHFA	Sydney Harbour Foreshore Authority
SHI	State Heritage Inventory
SHR	State Heritage Register
SLNSW	State Library of NSW

1.10 Documentary and Photographic Sources

The following reports and studies utilised or referred to during the preparation of this CMP are contained in 9.0 Bibliography. Sources of documentary evidence are summarised in the footnotes throughout the report.

The historical information in this CMP was drawn from sources provided by Place Management NSW including previous reports, historical maps, plan drawings and photographs. A limited amount of supplementary historic research was undertaken during the preparation of the Documentary Evidence Section.

Historical photographs, unless otherwise stated, were sourced from the PMNSW Archives and collections.

Current site documentation and photography was undertaken by TKD Architects in 2020, unless noted otherwise.

1.11 Authorship and Copyright

This 2020 CMP update has been prepared by TKD Architects with the assistance of Place Management NSW, Strategic Planning and Heritage Team. The Statement of Significance and conservation policies have been updated with input from all authors of the CMP.

This revised CMP was prepared by Dr. Roy Lumby, Senior Heritage Specialist, and Stacy Vallis, Heritage Specialist of Tanner Kibble Denton Architects. The Historical Archaeological Assessment has been extracted from the detailed archaeological assessment prepared by Victoria Cottle, Historic Heritage Consultant of AMBS Ecology and Heritage.

The CMP was reviewed by George Phillips, Practice Director of Tanner Kibble Denton Architects.

The exhaustive historic research completed by the authors of the previous conservation management plans for the buildings of The Russell Hotel/Fortune of War Group (Kate Mountstephens Architecture and Heritage, Clive Lucas Stapleton and Partners and Nick Jackson), and by Dr. A. Wayne Johnson of the Place Management NSW is acknowledged by the author of this report. The assistance of the Place Management NSW heritage staff is also acknowledged.

The copyright of this CMP is vested in the Place Management NSW.

1.12 Acknowledgements

This Conservation Management Plan (CMP) updates the previous CMPs written in 1999, 2007 and the most recent 2013 CMP. The 2013 Conservation Management Plan in respect of the Russell Hotel and Fortune of War Group, 137, 139-141 & 143-143A George Street, The Rocks, was prepared by Kate Mountstephens Architecture and Heritage.

The authors gratefully acknowledge the assistance of the following in the preparation of the CMP:

- Tiffany Gardoll, Heritage Officer, Strategic Planning and Heritage, Place Management NSW Department of Planning, Industry and Environment.
- Miriam Stacy, Senior Manager Heritage, Strategic Planning and Heritage, Place Management NSW Department of Planning, Industry and Environment.

2.0 Documentary Evidence

2.1 Introduction

This section provides a background history of the sites at 137–143a George Street, The Russell Hotel/Fortune of War Group, up until the time of construction of the three existing buildings that comprise the group. The later history of each site, and an outline of the development of the components of each building, is included in this Section, and Section 3.

The history of the subject site and buildings should be read with reference to the broader contextual history of The Rocks precinct. An overview of the history of The Rocks can be found within *The Rocks Heritage Management Plan* and publications such as Max Kelly's *Anchored in a Small Cove – A history and archaeology of The Rocks* (Sydney Cove Authority, 1997).

This history has been approached thematically, as a thematic framework offers multiple storylines for the place to assist in understanding its significance. This approach can provide contextual patterns and associations, especially in relation to human activities in the environment, which would not be immediately obvious were a strictly descriptive or chronological approach taken.

The NSW Heritage Council has developed a thematic framework for use in heritage assessment and management. Thematic Framework identifies thirty-eight principal themes.² Themes that have been established as relevant for this study are noted in the table in Section 2.9.

2.2 Thematic History

This history has been approached thematically, in order to better understand how The Russell Hotel / Fortune of War Group developed. This method can provide contextual patterns and associations, especially in relation to human activities in the environment, which would not be immediately obvious were a strictly descriptive or chronological approach taken.

The Heritage Council of NSW has developed a thematic framework for use in heritage assessment and management. Thematic Framework identifies thirty-eight principal themes.³ The organising principle for thematic framework is the dynamism of human activity. The historical development of an area or item can be understood as occurring in a thematic way. A physical illustration of this can be seen when we think about a landscape or building or arrangement of artefacts as a series of layers, each one representing a progressively earlier or later theme, or historical influence. Thinking about a place in terms of themes can help us understand its significance.⁴

The State historical themes of New South Wales were used in this history to guide research questions, interpret the history, and structure the narrative of the development of The Russell Hotel/Fortune of War Group within the context of the development of The Rocks.

2.3 Early Developments in The Rocks

2.3.1 Indigenous Sydney – The Cadigal

Sydney Cove is located in the country of the Cadigal people of the Eora nation. The Sydney area, including The Rocks, Darling Harbour and Pyrmont/ Ultimo formed the territory of a “clan” (subgroup) known as the Cadigal. Their word for The Rocks - or more specifically the shore where the hospital stood on George Street between Globe St and Argyle St - was “Tallawolodah”. The peninsula of land which we now call Dawes Point was “Tarra”, and Sydney Cove itself was “Warrang” or “Warrane”.

Due to the rugged outcrops of rock which later gave the “The Rocks” its name, it is unlikely there was any “permanent” occupation of the upper ridges. Flat stones by the water at Dawes Point were said to have been used by the Cadigal to cook fish.

Archaeological evidence excavated in 1989 shows that a campfire was lit on the site of the Shangri-La Hotel (176 Cumberland Street, The Rocks). This indicates that a small group of Cadigal had, some 500 years ago, stopped on the site and cooked a meal of rock oysters, bream, schnapper and other shell fish, no doubt taking in the views over the harbour.

² Both the Australian Heritage Commission (national) and Heritage NSW (state) have identified themes for research relating to places of heritage significance. Refer to www.heritage.nsw.gov.au

³ Both the Australian Heritage Commission (National) and Heritage NSW, formerly NSW Heritage Office (State) identified themes for research relating to places of heritage significance.

⁴ Heritage Division, formerly the NSW Heritage Office, Heritage Information Series, Historical Research for Heritage, Baskerville, Bruce (2002).

2.3.2 The Convict Settlement (1788–1820)

After the arrival of the Europeans in 1788, the upper ridges of The Rocks were quickly occupied by convicts who built rough huts to live in. Along George Street, the Government built a hospital, dockyard and market place. At the northern end of The Rocks an observatory, followed in 1791 by a fort (Dawes Point Battery) were constructed. In 1810 the streets of The Rocks were formalized and generally given the names they bear today.

As the colony grew the rough convict huts were replaced by modest houses and also a few mansions. From the archaeological excavations that have been carried out over the past 10 years, it has become evident that the lives of the convicts were far different than the general view of many people. The convicts were often tradespeople from Britain's cities, and large numbers of political prisoners exiled after the Irish rebellion in the 1790s. They appear to have had a far better lifestyle in Sydney than they would have expected in Europe. They ate well off fine china and expensive oriental porcelain and furnished their houses with fine figurines and exotic curios. Many made substantial fortunes from investing in ships trading with Asia and the Pacific.

As Sydney expanded in the 1790s, the initial concentration of the colony's occupants in The Rocks thinned out, with those remaining consolidating larger areas around them. In 1809 the Government instituted a system of town leases, and new arrivals to the area were forced to register the land they occupied and pay a fee to the colonial secretary.

2.3.3 The Port Town (1800–1900)

Following the opening up of Sydney to free settlement after 1822, the government surveyors surveyed and issued titles to the land in The Rocks and other parts of Sydney. Long-term occupants were granted title of ownership to their land. As Sydney underwent a population boom between 1839 and the 1850s, many old-time occupants subdivided their lands, either selling off portions or else retaining them as landlords for tenants due to assisted immigration and then the gold rushes.

From circa 1810 the waterfront was extensively developed with wharves and warehouses, attracting merchants who built their houses, stores and shops along George and Argyle Streets. By the late 19th century The Rocks had become run down and overcrowded, the dozens of pubs being seen as meeting places for criminal gangs, and the back streets the haunts of prostitutes. In short, it was considered a typical waterfront slum.

In 1900 an outbreak of bubonic plague in Sydney was used by the NSW Government as an excuse to clean up the area. Of the 103 deaths attributed to the plague, only three occurred in The Rocks. The entire area was bought up ("Resumed") by the Government's Sydney Harbour Trust (after 1937 the Maritime Services Board) which then demolished hundreds of houses considered to be uninhabitable.

2.3.4 Redevelopment (1900–current)

The newly formed State Government Housing Board designed and built "workers" housing in 1911–13, in a move to keep tighter control on the area. Rows of new terrace-style houses were occupied by waterside workers and their families. Shops, pubs and other commercial buildings were simultaneously constructed following the resumption. In 1913 Sydney Municipal Council opposed the construction of "terrace" housing as being unhealthy; this being the period of sub-urban expansion and the development of the "Garden Suburb" ideal. The First World War halted much of the Government's redevelopment plans for the area and effectively stopped further demolition.

In the inter-war period (1918–1939) little construction occurred in The Rocks; with notable exceptions of a few pubs (Fortune of War and the Glenmore), and some NSW Government offices (Housing Board, Dept. of Labour and Industry, State Clothing Factory). Some private factories were also built in The Rocks at this period (Playfair's butchers, Bushell's, Cadbury's) and all relied on locally-based labour. One of the last buildings to be designed, and commenced, was the new offices for the Maritime Services Board (MSB) which, interrupted by the World War II, was not completed until 1953, and now serves as the Museum of Contemporary Art.

The construction of the Sydney Harbour Bridge between 1923 and 1932 saw the demolition of some 400 houses in Princes Street, Upper Fort Street and the western side of Cumberland Street. Princes Street itself disappeared from the map.

With the exception of the MSB, almost no development occurred in The Rocks in the period from c1932–1970. Further demolition of houses for the Cahill Expressway occurred in 1956–7, along with the removal of Little Essex St (Brown Bear Lane). The other significant construction at this time was the Overseas Passenger Terminal at Circular Quay between 1959 and 1962, serving as the post-war immigration gateway to Sydney.

In the 1960s it was planned to demolish all the buildings in The Rocks and build high-rise. The local residents, planners, historians and sociologists, with the support of the Builders Labourers Federation, opposed the re-development. Between 1971 and 1973 the Government gave in to their demands and it was decided that The Rocks would be re-developed by means sympathetic to the historic nature of the buildings, whilst at the same time being economically viable. Local residents were re-housed in the area, and the former Victorian residential terraces of George, Playfair, Gloucester and Harrington Streets were converted to commercial uses. The area south of the

Cahill Expressway, known as the “sacrificial zone” was redeveloped with high-rise commensurate with the rest of the city from 1979 onwards.

2.4 History of the Occupation of the Site

2.4.1 A Penal Outpost

To the Cadigal people of Sydney, the western shoreline of Sydney Cove (known to them as Warrane) was called Tallawolladah.⁵ The Cadigal lands ranged from Darling Harbour in the west to the Heads in the east, and also included Manly. No evidence of indigenous occupation is evident in the immediate vicinity of 137–143a George Street.

The Rocks is historically associated with the penal settlement established by Governor Arthur Phillip in January 1788. The settlement initially comprised 1,350 convicts, sailors and military overseers who arrived in the eleven ships of the First Fleet.

The western foreshore of Sydney Cove (The Rocks) developed from the 1790s for government uses such as the dockyard and convict gaol (1797), the commissariat's store (1809) and coxswain's barracks (1816), and as such became a focus in the settlement for activities undertaken by or dealing with the convicts. Huts accommodating government officials such as the surveyors were also located here. These government compounds were sited to either side of George Street, which in its earliest years was no more than a dirt track that ran along the flat low-lying foreshore land sited below the rock ridge that endowed the locality with its name. George Street, initially known as High Street, was the principal public right of way in the colony.

2.4.2 Early History of the site of 137–143a George Street

With the arrival of the First Fleet, an area roughly bounded by George, Argyle, Harrington and Globe Streets was set aside for the establishment of the colony's hospital. The hospital opened in February 1788 under the care of surgeon John White and it operated until 1816 when it was relocated to Macquarie Street.

The hospital cared for hundreds of sick convicts, 500 alone arrived with the Second Fleet. The sick were brought ashore at the Hospital Wharf (later renamed King's/Queen's Wharf). Initially the sick were accommodated in tents and other rudimentary forms of shelter. The hospital began as two roughly constructed buildings and it included a rear herb garden, which was used to create remedies and stretch the short supply of drugs.

From 1790 a portable hospital building, shipped out from England with the Second Fleet, was used. It took approximately one week to construct and was completed by 7 July. One week after completion nearly 500 people were being treated at the hospital. Tents were used to house the oversupply of patients.

Over time, the hospital became a substantial edifice comprising ward blocks, stores, dispensary and, to the north, the residences of the principal and assistant surgeons.

With the outbreak of smallpox among the indigenous peoples in 1789–90 many came or were brought to the hospital on the site of 127 George Street. The boy Nanbaree brought his dying grandfather here, after which the orphaned child was cared for by surgeon John White and lived nearby on the site of what is now the Orient Hotel.

In 1797, High (George) Street was realigned. The realignment required the portable hospital to be dismantled and re-erected on a stone foundation slightly west of its original location.⁶ A store and dispensary were then erected to the north and west of the hospital buildings. In 1816 the new Sydney Hospital opened in Macquarie Street and the old hospital closed.

Harper's plan of 1823 (**Error! Reference source not found.**) clearly shows the portable hospital, and a building of similar proportions existed on the site until 1880. Today's 139–143a George Street sit directly south of the former location for the hospital building, and its southern end extended over the site of 137 George Street. Two photographs taken in this period (in 1871 and 1879, Figure 33 and Figure 34) show the roof of this building and indicate it is not inconsistent with the early paintings of the hospital.

⁵ Attenbrow, V. (2003): Sydney's Aboriginal Past. (UNSW Press), p. 11

⁶ This rock ridge is still clearly evident at the rear of 123–137 George Street (see Figure 207). A driveway through the arch of the former ES&A Bank cuts through the stone which is clearly visible as the foundation of the south wall of the Police Station.



Figure 10: The portable hospital site, Watling c.1794, detail.
Source: Natural History Museum No LS7, copy obtained from PMNSW.

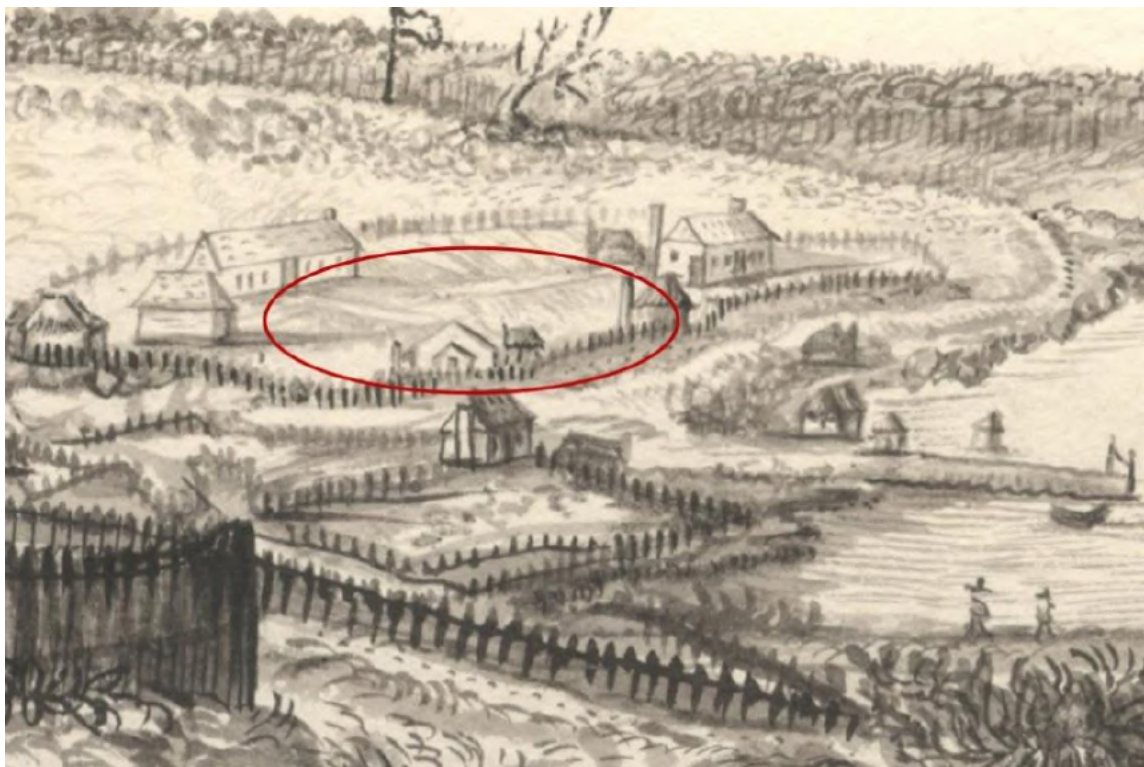


Figure 11: The hospital site, Watling c.1794, detail.
Source: Natural History Museum No LS9, copy obtained from PMNSW.



Figure 12: Sydney from the western side of the Cove, Evans, c.1803 (detail), shows the portable hospital. The low pitch of the roof is evident in photographs taken in the 1870s (see Figure 33 and Figure 34). Source: Mitchell Library, XV1 / 1803 / 1 - copy obtained from PMNSW.



Figure 13: Plan of the town of Sydney in New South Wales by Jas. Meehan, assistant surveyor of Lands by order of His Excellency Governor Bligh, 31st October 1807 showing early development of The Rocks with the subject site circled. Source: SLNSW.

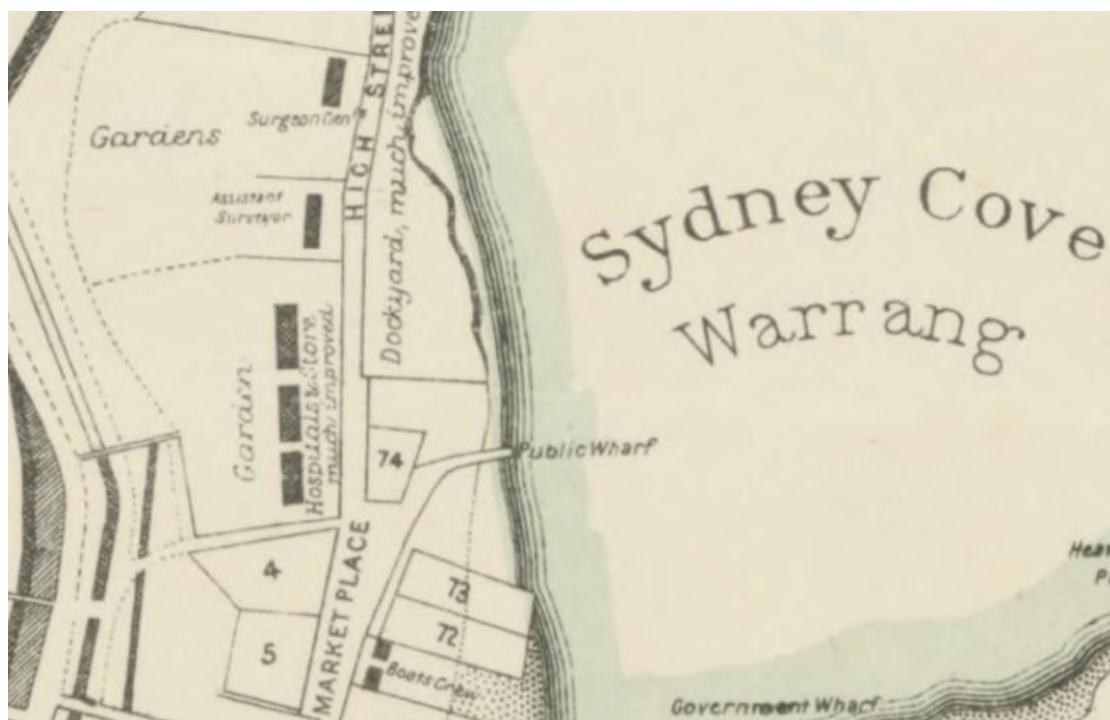


Figure 14: The English penal settlement at Sydney Cove, or 'Warrang' to the indigenous Eora clan, is represented in this official survey (detail) undertaken by James Meehan in October 1807. The survey was intended to indicate the disposition of leases of Crown land. In this detail of the survey, a number of leases are plotted in The Rocks, but the majority of the land remained in the Crown's possession. The hospital buildings, with garden behind, are clearly visible. Source: Copy obtained from PMNSW.



Figure 15: Harper's Plan of 1823 (tracing over contemporary aerial photograph) shows the location of the portable hospital in relation to today's 137–143a George Street, The Russell Hotel/Fortune of War Group, which is outlined in red. Source: Copy obtained from PMNSW.

As the economy of Britain's sole colonial outpost in the southern Pacific Ocean evolved from the 1810s, the port areas of Sydney gradually developed to provide purpose-built berths for trading ships and stores to house their valuable cargos. For many years the western side of the cove remained the principal location of the wharfs, with the eastern side becoming developed from the 1860s.

To support the convict establishment and the increasing number of former convicts and free settlers, bakers, butchers, dealers in general merchandise, etc. established commercial businesses to carry out their trade within The Rocks. The sites invariably suited the prevailing topographic conditions, developing a linear pattern of development fronting the principal public roads which were aligned on a north-south axis to follow the terraced ridges of the promontory. The upper reaches of George Street extending to Dawes Point became the principal commercial and retail precinct, while the higher ground to the west running up to the high ground of the observatory and fort reserve housed residences for both the working and middle classes.

With the cessation of the hospital use around 1816, the vacant land, including the site of 137–143a George Street, was set aside as a government quarry to extract the sandstone to build Governor Macquarie's Sydney. The site of the quarry is shown in a plan of Sydney dated August 1822.⁷ Quarrying, to secure sandstone as a building material, resulted in levelling and terracing of the site (and also removal of any built evidence of the earlier hospital).

The sites of The Rocks' commercial premises, as well as the houses of the residents, were initially occupied on leases granted by the government. With land administration reforms implemented by successive governors the rights of land owners were gradually formalised although in many instances it was not until the 1830s that long standing claims to land were officially recognised. An example of this is the site of The Russell Hotel/Fortune of War Group.

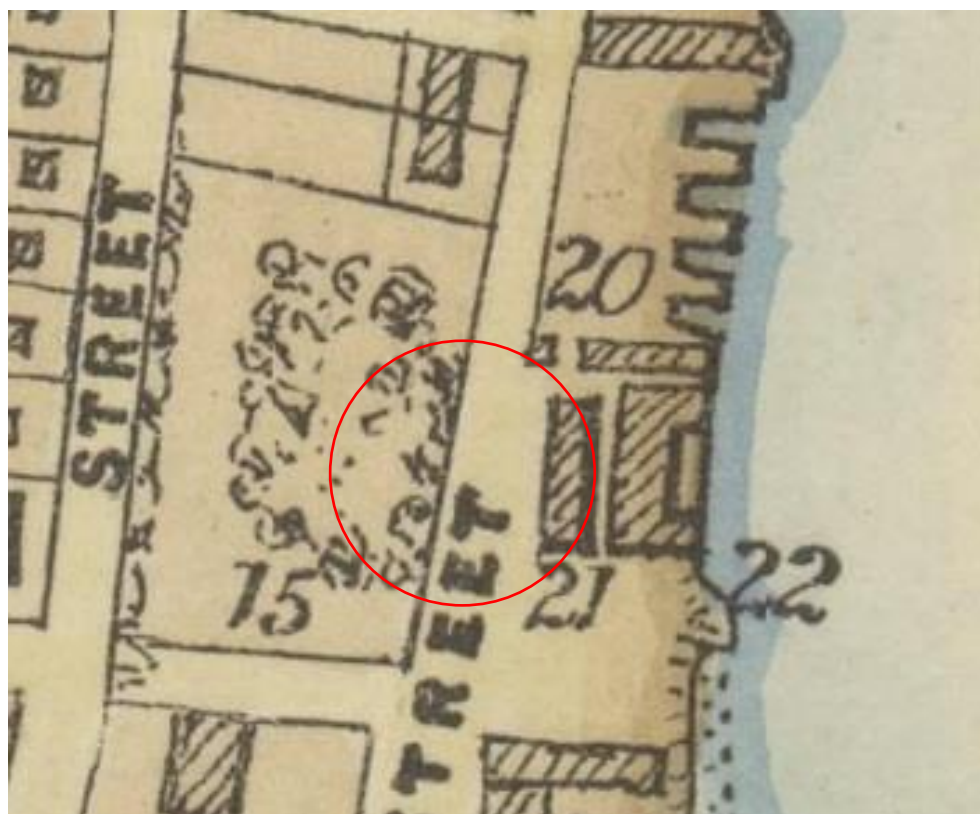


Figure 16: This detail of a plan of the western side of Sydney Cove was completed in 1822 at the end of Lachlan Macquarie's governorship of the colony of New South Wales. The legend on the plan indicates that the site of 137–143a George Street (circled) was, at this time, being quarried. Source: NLA Ferguson Collection E883A.

The part of the hospital site on which the present day 137–143a George Street sits was classified in early 1830s surveys undertaken ostensibly to formalise land boundaries and entitlements, as Lot 7 of City Section 84. Lot 7 comprised an area of 1 rood 15 perches.

⁷ Anon, 'Plan of the Town and Suburbs of Sydney', 1822, reproduced in M Kelly and R. Crocker, *Sydney Takes Shape*, Doak Press, 1978

Samuel Terry's Development

Samuel Terry (1776?–1838), publican, merchant and landowner has been described as the 'Botany Bay Rothschild'. He was convicted of theft and transported to Sydney for seven years, arriving in 1801. Terry made the most of his misfortune, for by the time his sentence expired he was established as a merchant in Parramatta, and in 1809 was the owner of a farm on the Hawkesbury River. In 1810 he moved to Sydney and opened a public house in Pitt Street and married Rosetta Marsh.

Between 1817 and 1820, Terry held more than a fifth of the total value of mortgages registered in the colony, a higher proportion than that of the Bank of New South Wales. He was also one of the largest shareholders in the bank. He became a leading philanthropist, contributing to the Benevolent Society, Auxiliary Bible Society, Sydney Public Grammar school, and later to Sydney College, on whose committees he served actively. He supported the Wesleyans and became a trustee for them in 1822. In the late 1820s Terry was firmly established as a public figure. In 1827, 1830 and 1831 he was a leader in organizing petitions for trial by jury and a house of assembly, and also in expressing patriotic feeling through Australia Day celebrations; he was in the chair at the fortieth anniversary dinner in 1828 and again in 1831 as first president of the 'Australian Society for the Promotion of the Growth and Cultivation of Colonial Produce and Manufactures'. In 1826 he became president of a Masonic Lodge and was prominent in its activities in the following years of his life⁸.

Despite criticisms and snubs, Terry attained a position of public eminence and often of public responsibility. When he died in 1838, he was buried with Masonic honours and the band of the 50th Regiment led the procession. The funeral, described as the grandest seen in the colony, may be taken as the summation of his life's striving. He left a personal estate of £250,000 and an income of over £10,000 a year from Sydney rentals. The family sold to the government the land now occupied by Martin Place and the General Post Office, Sydney⁹.

Terry appears to have had an interest Lot 7 of Section 84 from around 1823 when an area of '26 rods' situated on the 'west side George Street', with a description which approximates that of the George Street half of Lot 7,¹⁰ was leased to Terry for the term of 21 years.¹¹

While holding the lease, Terry undertook the construction of a terrace of three buildings on the George Street half of Lot 7 – the site of today's 137–143a George Street. The building was evidently completed in the mid to late 1820s for it is plotted on Hoddle, Larmer and Mitchell's 'Map of Town of Sydney' of 1831 (Figure 19).¹² The footprint of this building, in a terrace of three with a breakfront, is clearly defined in Robert Russell's later survey of 1834 (Figure 21), while the few available images of the building suggest a substantial structure of three storeys capped by a prominent pediment.

Russell's survey shows a rear yard fence that suggests that No. 139–143 George Street were separated (or held in separate title) to the premises at no. 137 George Street. At the rear of 143 George Street was an enclosed yard with an entry from Globe Street. Also fronting Globe Street was a wing to the main George Street block. This may have been part of the main building or, as later surveys show, more likely a terrace of single storey weatherboard cottages (see Figure 28).

Russell's survey also recorded that the Harrington Street side of Terry's Town Allotment had been developed in a manner quite independent from that of the George Street frontage. A rear lane access had also been reserved in this subdivision.¹³

The allotment was claimed by Samuel Terry in 1834¹⁴ and in January 1841 it was officially granted to the trustees and executors of Terry's estate, these being Rosetta Terry (widow), John Terry Hughes (nephew and son-in-law), Tom White Melville Winder of Windermere, Maitland (family friend and long-standing business acquaintance) and James Norton (solicitor).¹⁵

⁸ State Heritage Register, listing card for Shops and Residences, 139–141 George Street.

⁹ State Heritage Register, listing card for Shops and Residences, 139–141 George Street.

¹⁰ Bounded on north by a line 144 links, on the west by a line 115 links, on the south by a line to the street 140 links, and on the east by George Street 123 links

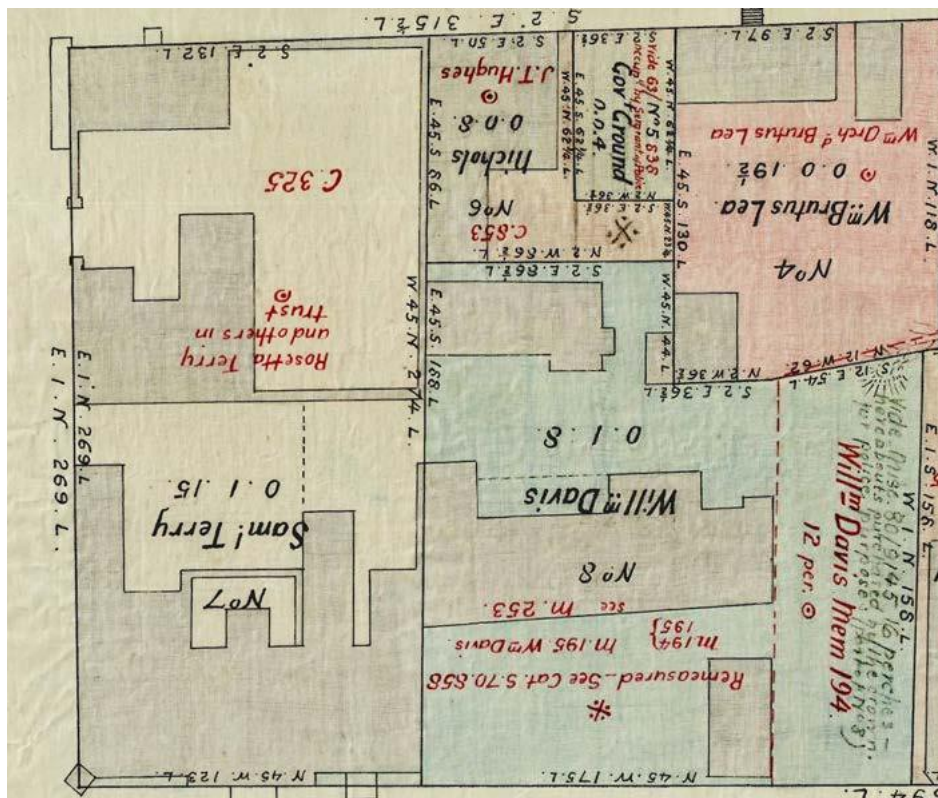
¹¹ 65LTO - 1823 Town Allotments & Archives Office of New South Wales (AONSW) Reel 2667. 9/2648

¹² SRNSW Map 5449

¹³ Survey of Town Allotments, Section 84'. Copy obtained from PMNSW.

¹⁴ PMNSW Heritage and Conservation (Section 170) Register, 2011

¹⁵ Land Titles Office (LTO) Town Grants - Serial 51, p. 178. The grant noted that portions of the allotment had been originally granted to Thomas Willis and John Grimes by Governor Brisbane in 1823. Both grants had been rescinded.



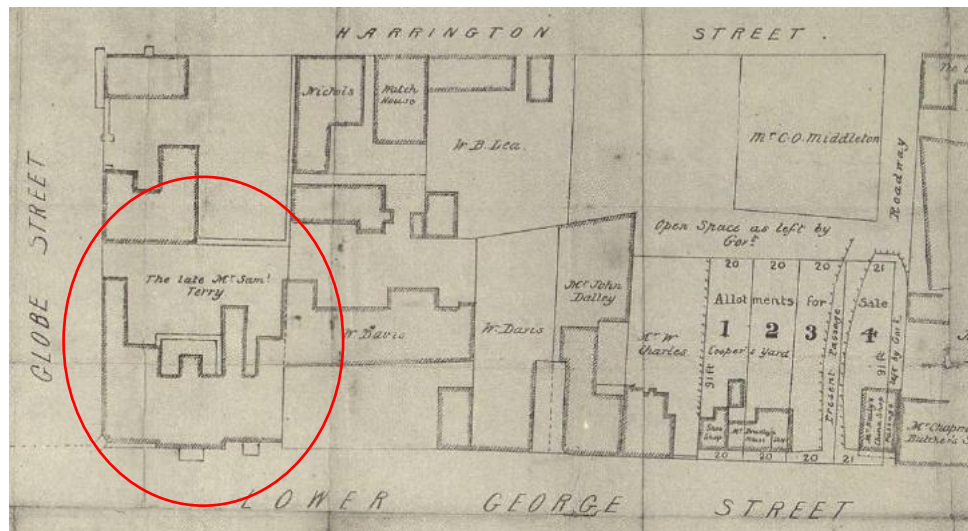


Figure 19: This sketch plan, prepared to accompany a property sale in 1841, shows the properties at 137–143a George Street as being owned by the estate of the late Samuel Terry. The footprints of the buildings appear to be the same as indicated in Robert Russell's survey, Figure 21 following, and a laneway appears to exist behind the site. The hospital building was still in existence (directly to the right of the site of 137–143a George Street). The other buildings erected following closure of the hospital are irregularly displaced with various yards and blind laneways leading off the principal thoroughfares of Harrington, George and Globe Streets. Source: Kelly, M, *Anchored in a Small Cove*, Sydney, 1997, p63.

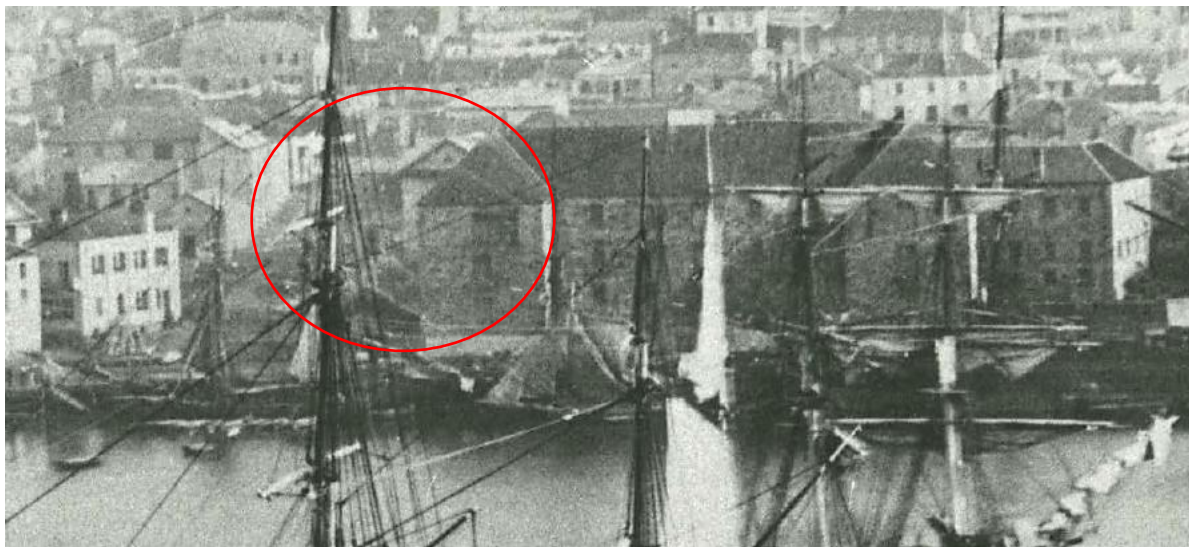


Figure 20: A sense of the densely populated nature of The Rocks in the mid-nineteenth century is revealed in this very early photograph of 1857 taken from Government House. Shipping at this time was still mainly confined to the western side of the cove, but this would change over the 1860s and 1870s. The Commissariat Store stands on the western foreshore of the cove and there is a glimpse of Terry's substantial terrace on the site of 137–143a George Street (circled). The pediment of Terry's central building (on the site of 139–141 George Street) is visible to the left of the roof of the Commissariat Store. Source: Blackwood Panorama, copy obtained from PMNSW, DW 33931.

The building footprints shown on the 1834 survey (Figure 18) continued to be plotted on a number of surveys prepared over the following 45 years. These surveys include:

- Trigonometrical Survey of Sydney, 1856 (Figure 21)
- Trigonometrical Survey of Sydney, 1865 (Figure 24)
- Percy Dove's Plan of Sydney, 1880 (Figure 28)
- Trigonometrical Survey of Sydney, 1888 (Figure 32).

The plan included in the Deed of Partition of Terry's Estate of 1860 clearly illustrates the respective allotments and boundaries of the subdivision.

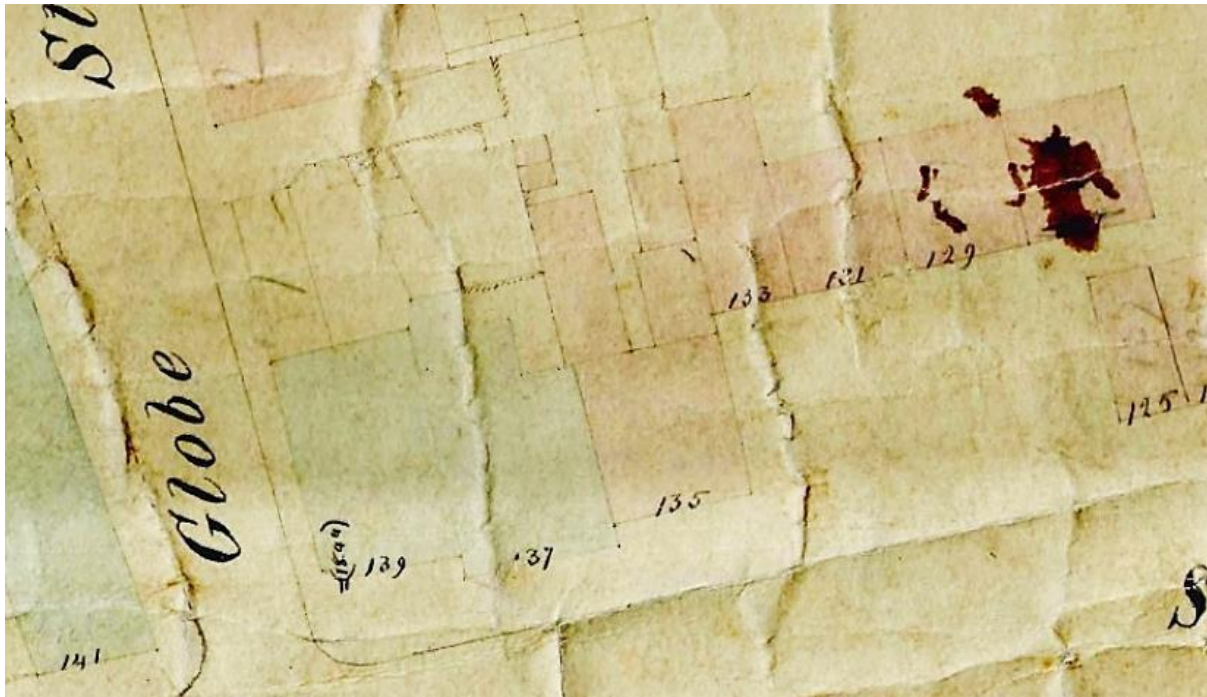


Figure 21: The 'Trigonometrical Survey of Sydney' of 1856 identifies the buildings at 137–143a George Street with the street addresses No. 139 (today's 143–143a), No. 137 (139–141) and No. 135 (137). On the site of today's 143–143a George Street, the survey plots a main building fronting George Street and a rear extension and rear yard inclusive, possibly, of stables located in the area of today's No. 141 George Street.

On the site of today's 139–141 George Street, the survey shows a main building, again fronting George Street together with a rear extension. Other details such as the diagonal southern boundary wall and the enclosures suggest that the rear of the property was incorporated into the adjoining Patent Slip Hotel site.

On the site of today's 137 George Street, the survey shows a main building fronting George Street and two attached outbuildings to the south of the rear wall, a detached outbuilding (possibly a privy) on the south boundary, and a detached building on the rear boundary. Where not bounded by adjoining buildings, the allotment is otherwise enclosed by fencing
Source: City of Sydney Archives. CRS 502. Sheet 3.



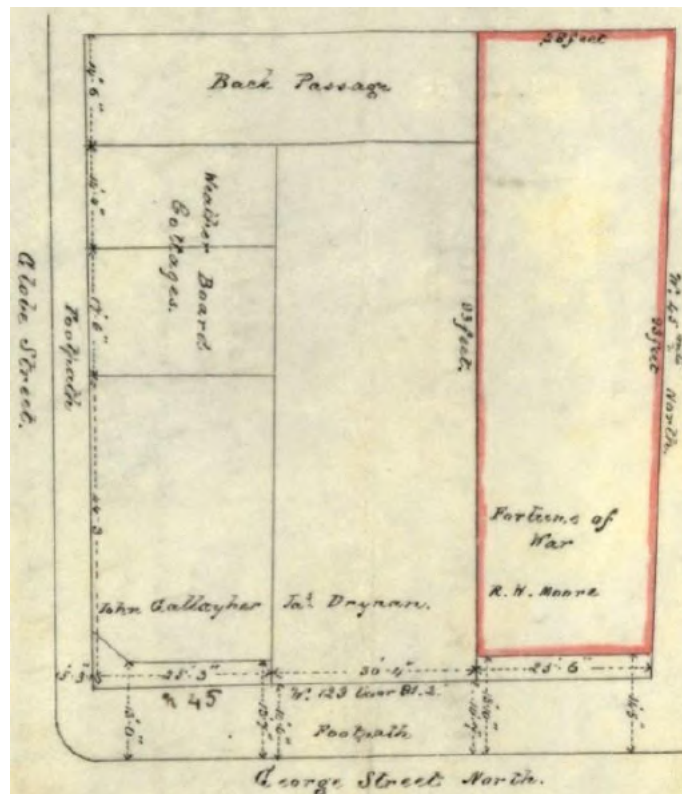


Figure 23: This sketch of 1861 of the allotment shows the rear wing of 143–143a George Street as ‘Weather Board Cottages’. The approximate dimensions given of the respective buildings were - hotel (44’3” x 25’3”), and rear cottages (17’6” x 25’3” and 14’ x 25’3”). Fronting George Street the building line was set back from the street edge of the public footpath by 13’11”. A public footpath of 5’3” was also located down Globe Street. This is the first listing of the Fortune of War on an allotment map.

Source: LTO Bk. 73, No. 201.



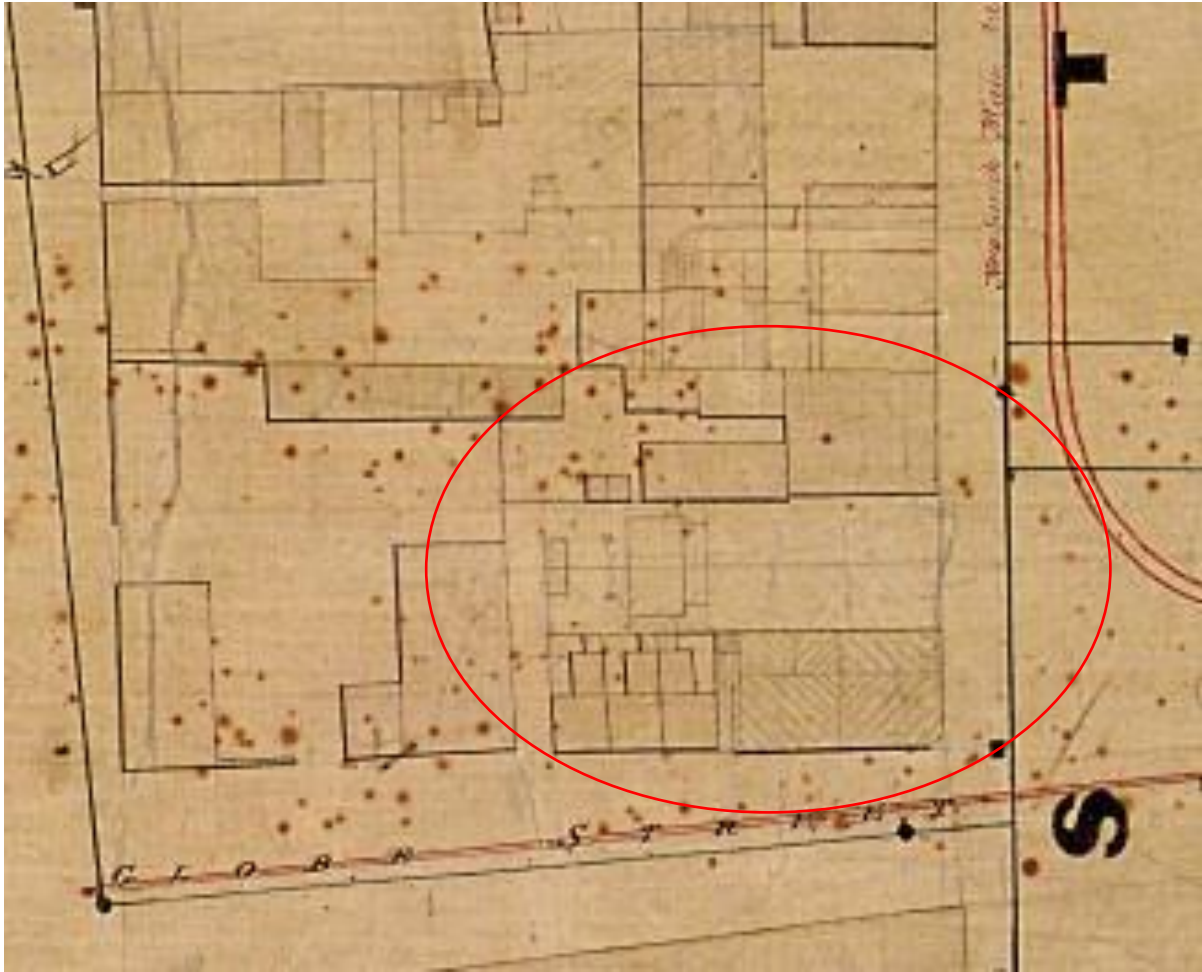


Figure 24: The 'Trigonometrical Survey of Sydney' of 1865 (detail) shows the footprints of a main building fronting George Street and the rear terraces on the site of present day 143–143a George Street (at bottom). The three terraces had attached kitchens and privies at the rear. The plan also shows the Globe Street drain/sewer pipe in red. The site of 139–141 George Street is shown as being cleared, with a later pencilled-in footprint of a duplex of buildings with detached privies at the rear of the allotment. The site of The Fortune of War Hotel is shown as having a main building fronting George Street as well as two outbuildings attached to its rear. The small outbuilding on the southern boundary is likely to have contained privies. Where not bounded by the adjoining buildings, the allotment is enclosed by fencing.
Source: Copy obtained from PMNSW.





Figure 25: The George Street facade of the Patent Slip Hotel (on the site of today's 143–143a George Street) is shown in a photograph panorama of Circular Quay West of 1879. The photograph shows three windows, each with arched lintels, a gable roof (with dormer window), a splay at the corner of Globe and George Streets, and painted timber sign mounted on the roof eaves. The roofs of the Globe Street terraces are also visible behind. The pedimented central building of Samuel Terry's development (see Figure 22 above) had been demolished by this time.

Source: Copy obtained from PMNSW, DW 33943.



Figure 26: The Globe Street terraces shown in plan in Figure 24, are also illustrated in a photograph of c.1901 (detail). These buildings appear to have been typical inner-city mid-nineteenth century working men's houses with each floor of each terrace comprising one room. Above the roofs of the terraces, the rear window of the original dining room to the Port Jackson Hotel is visible (western window of reception area, space 1.13). Washing can be seen drying on the roof terrace of the Port Jackson Hotel (now the Russell Hotel). Also visible in this photograph are the roofs of 139–141 George Street, with its projecting parapet (now mostly demolished) and the original Fortune of War Hotel. The gabled wall to the southern (right) side of the Fortune of War Hotel appears to be the one still visible on the southern side of the roof terrace today.

Source: State Archives and Records Number NRS-4481-2-[4/8638]-1078.

Initial Development – 143–143a George Street

From the mid 1840s, tenants of premises were listed in street directories and council rate assessments. Indications of the height, construction materials and number of rooms for buildings were also listed.

The street numbering system changed a number of times prior to 1880¹⁶. The first listing for 143–143a George Street is for the year 1845 when a Henry Day traded from premises with a street address of No. 661 Lower George Street.¹⁷ The Sydney Municipal Council listed the property as a house and shop constructed of stone, roofed with shingles, of two floors and seven rooms with a back kitchen.¹⁸ From June 1845 the premises, which had earlier been described as a 'shop and dwelling', was used as a licensed public house leased by Isaac Moore and known as the Patent Slip Hotel.¹⁹ An entry for September 1846 noted 'no. 661 George Street' as a double storey house and shop of seven rooms, stone built with a shingle roof with 'back kitchen'.²⁰

The next available assessment (June 1849) notes the building was being used as public house and was of brick construction. Subsequent valuations tend to repeat this description with some variations from year to year.

- 1877: Number of floors rated increased to three. Room number for that year (but not others) totalled 12;
- 1880: Roof sheeting changed to galvanised iron.

Isaac Moore was a member of a family having strong associations with public hotels. Moore had previously held licensed premises in Cumberland Street, which traded under the same sign (The Patent Slip) from 1835²¹. In the 1828 census of the colony, Moor (sic) was recorded as a mariner who had come free to the colony and was residing with the ship owner Thomas Street at Street's premises, at the corner of Sussex and Market Streets.²² In 1825 Moore had married Elizabeth Jones, the daughter of a mariner.²³

In July 1851, Isaac Moore entered into a lease with Rosetta Terry for the building 'numbered six hundred and sixty one [George Street] now used as a Public House and called or known by the name or sign of the Patent Slip' for a period of five years at an annual rental of £65.²⁴ This lease was renewed in February 1856 (with a commencement date of 5th August 1856) for a further period of five years at an increased annual rental of £100.²⁵ During this latter phase Moore ceased to manage the hotel, sub-letting it to William McMillan (c.1855–1858) and later John Gallagher (1859–1868).

The Patent Slip Hotel was one of a considerable number of public houses trading in Sydney's portside areas of The Rocks and neighbouring Millers Point over the nineteenth century. In George Street alone there once also stood the King's Arms, the King's Head, the Observer, the Old Blue Post, the Shipwright's Arms, the Stirling Castle, and the Marine, but there were others in Cumberland Street and Gloucester Street.²⁶ Licensed hotels were a profitable and respectable line of business that, before the advent of the big breweries' dominated the market in the early twentieth century, offered the small to middling businessman a stable income. In Governor Macquarie's Sydney over 100 licences were issued annually to service a population of around 10,000 people, but there were many illegal liquor outlets; rum and gin being the principal beverages at this time.

Rate assessment entries (and street directories) for the Globe Street residential buildings at the rear of the 143–143a George Street site are difficult to interpret because of the very irregular way the assessments (and street numbering) were applied to Globe Street during the nineteenth century, and it seems to have been a practice for a least one of the dwellings shown on the surveys to have been rated as part of the adjoining hotel at 143 George Street. What has been determined without ambiguity in the Council rate assessments is that the earlier (c.1830s) weatherboard structures were first rated in 1846 as two single storey timber houses of two rooms each. One of these houses was unoccupied at the time, while the other was tenanted by Thomas Boucher. The council assessor noted Boucher's house as 'not tenatable'.²⁷ The rate assessment for 1867 is the first that described the masonry terrace constructed by William Reilly c.1863–1865. The assessor recorded the two double storey terraces of stone

¹⁶ Clive Lucas Stapleton and Partners, Conservation Management Plan, 143–143a George Street, 1999, p20.

¹⁷ The City of Sydney Directory (comp. by Francis Low)

¹⁸ PMNSW Heritage and Conservation (Section 170) Register, 2011

¹⁹ SRNSW 4/77, no. 209

²⁰ SCA - Rate Assessment, Gipps Ward, CRS 17

²¹ SRNSW 4/66, no. 44

²² Sainty, M R & K A Johnson, *Census of New South Wales, November 1828*, Reprint, 1980.

²³ Mutch Index. Marriage date 17/10/1825 at St, Philip's Church & Forde, Old Chum

²⁴ LTO - Bk. 21, No. 560

²⁵ LTO - Bk. 41, No. 955

²⁶ Rocks Management Plan

²⁷ SCA - Rate Assessment, Gipps Ward, CRS 17

construction with a shingle roof, each comprising three rooms and a third (middle) terrace as aforementioned except that the walls were given as 'shingles'.²⁸

Following the construction of the Port Jackson Hotel in 1887, the assessor recorded only one of the terrace group and, as other documentary sources are available to indicate that the terrace of three were surviving in 1901, this may suggest that two of the terraces were assessed as part of the hotel from this date. Evidence in *Sands Sydney and suburban directory* suggests that the three dwellings were part of the hotel by 1890.²⁹

Initial Development – 139–141 George Street

Again, a number of sources (nineteenth century surveys and photographs, and council rate assessments) are available to document the physical development of the property prior to the construction of the extant building in 1882.

The first entry for this site is for the years 1842–1845 when Isaac Moore, dealer (and also the publican at the adjoining 143 George Street), traded from the premises with a street address of No. 663 Lower George Street.³⁰

In 1845, the Sydney Municipal Council listed the property as a three storey stone house and shop with a back kitchen. The complex had nine rooms, was 30 feet [9.14 metres] wide and 21 feet [6.40 metres] long.³¹

The council rate assessment of September 1846 noted 'no. 663 George Street' as a three storey house and shop of nine rooms, stone built with a shingle roof 'with back kitchens'.³² Subsequent valuations tended to repeat this description with some variations from year to year in matters dealing with construction materials, etc.

Between 1849 and the mid 1850s the tenants were the Downes family (John and Eliza), who operated a clothing store (described as a 'slop warehouse' and 'general outfitter').³³ In 1857, the building was leased by Andrew Bogle, who operated a boarding house.³⁴ Bogle was succeeded by Mrs Ballantyne in 1858 who, with John Ballantyne for the period 1859 to 1861, leased the premises as a drapery store.³⁵

The council rate assessments and street directories indicate that, for a period from the mid 1860s, the buildings were either vacant or the site had been cleared of structures. An understanding of when this occurred is confused by two surveys which are of approximately the same date, but contradictory in their detail. The first plan is a sketch dated 30th March 1865 and prepared for 'Riley's Drainage' (Figure 29) showing a 9" [228 millimetres] pipe connecting to the City Council's main sewer/drain in George Street.³⁶ This plan is also interesting in that it highlights only the front half of the area of the allotment, perhaps suggesting the rear half was part of the adjoining Patent Slip Hotel (at 143 George Street).

The other plan is the 'Trigonometrical Survey of Sydney' of the same year (see Figure 24) which shows a cleared site (with a later pencilled in footprint of a duplex of small buildings with detached privies at the rear of the allotment). Percy Dove's plan of Sydney of 1880 (Figure 28) also shows a substantially cleared site except for two sheds situated at the rear of the allotment.

²⁸ SCA - Rate Assessment, Gipps Ward, CRS 17

²⁹ *Sands Sydney and suburban directory*, 1888 to 1891 editions

³⁰ *Sydney Morning Herald*, 4/9/1842 and *The City of Sydney Directory* (comp. by Francis Low); AONSW 4/77, no. 209

³¹ PMNSW Heritage and Conservation (Section 170) Register, 2011

³² SCA - Rate Assessment, Gipps Ward, CRS 17

³³ *Ford's Sydney Commercial Directory*

³⁴ *Cox & Co's Post Office Directory*

³⁵ *Sands Sydney Directory*

³⁶ SCA - Collection of Plans of Sewerage of Sydney, 1860s–1880s. Copy of original held by Society of Australian Genealogists Collection 4/18354

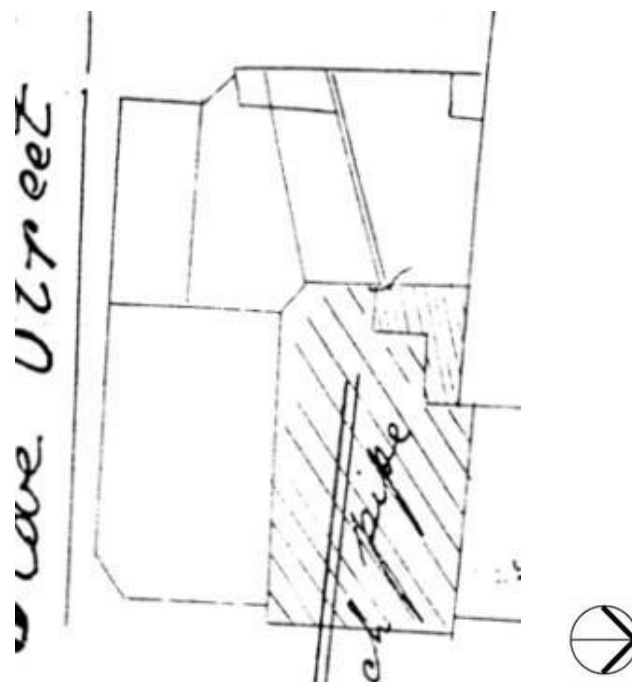


Figure 27: This sketch plan of 'Riley's Drainage', dated 30th March 1865, shows a 9 inch pipe connecting to the City Council's main sewer/drain in George Street. Only the front half of the allotment is highlighted, suggesting that the rear section was part of the Patent Slip Hotel. Source: City of Sydney Archives.

Initial Development – 137 George Street, The Fortune of War Hotel

On the northern section of Lot 7, a public house known (as it is today) as 'The Fortune of War' was built by 1830. Part of Samuel Terry's development of three buildings, the original Fortune of War was first licensed in 1830 and the licensee was John Boreham.³⁷ The license was for the sale of wines, malt and liquor. Samuel Terry, as owner of the building, provided surety. The name of the hotel recalls a longstanding practice in the British military in rewarding its victors the spoils of the conquered enemy.

In the 1828 census of the colony, John 'Borcham' is listed as a former convict who arrived in Sydney in 1815 on the *Marquis of Wellington*. At the time of the census taking he was a dealer by occupation and resident at P. W. Plomer's house on the 'Sydney Road'.³⁸ The Land and Stock Muster of 1822 listed John Boreham as a miller in government employ serving a term of 14 years in the Sydney District.³⁹

From 1833, the licensee was Walter Nottingham Palmer.⁴⁰ Palmer's licence for The Fortune of War was annually renewed up to 1839. In April 1836 Palmer entered into a lease of the premises for a period of seven years at an annual rental of £142/10/-. The deed referred to the premises as 'all that messuage or tenement and dwelling house situate on the west side of George Street, Sydney and called or known by the name of The Fortune of War Public House'.⁴¹

J.M. Forde, writing in the early decades of this century in *Truth*, was very interested in the history of Sydney's old pubs and publicans. Forde wrote that the Palmers were a very old Sydney family. The sons of Walter Palmer, William Nottingham and John Benjamin Tanner Palmer were both publicans. Benjamin Palmer (1828–1893) was the licensee of the Swan with Two Necks (1851) and the Liverpool Arms (1865) and was a member of the City Council for 25 years, being mayor in 1875. Palmer Street is named after him.⁴²

The lease of The Fortune of War was renewed in April 1844 by Robert White Moore, of Sydney, licensed victualler, who had held the licence for the hotel since mid-1840.⁴³

³⁷ AONSW 4/61, No. 122. 30/6/1830

³⁸ Sainty, M.R. & K.A. Johnson, *Census of New South Wales*, November 1828, Reprint, 1980.

³⁹ NSW Land and Stock Muster, 1822

⁴⁰ *The Australian* 12/7/1833. Palmer was the licensee of Rising Sun Hotel in Gloucester Street, 1831.

⁴¹ LTO Bk. J, No. 570

⁴² *A Biographical Register*, Vol. 2 & Forde, 'Old Sydney', *The Truth*, 10/11/1911

⁴³ *The Australian*, 7/12/1842

The Sydney Municipal Council Rate Books of 1845 described the public house as being built of stone walls with a shingled roof. It contained three storeys and ten rooms 'with every convenience'.⁴⁴

Robert White Moore was born around 1815, the son of John B. and Ann Moore. In 1840 he married Margaret Ross.⁴⁵ Possibly related to Isaac Moore, who owned the nearby Patent Slip Hotel at 143 George Street,⁴⁶ he was part of a family that had interests in numerous public hotels. Robert White Moore, for example, was also the publican of the New Junction Inn at Raymond Terrace in 1847.⁴⁷ His nephew Benjamin Robert Moore kept the Glasgow Arms in George Street and nephew John B. Moore the Liverpool Arms.⁴⁸

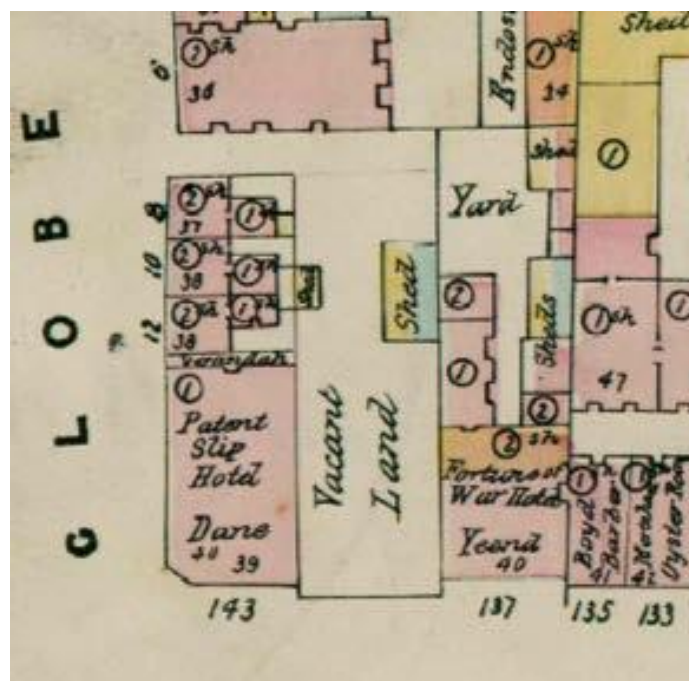


Figure 28: Percy Dove's 'Plan of Sydney' of 1880 (detail) shows, on the site of today's 143–143a George Street (Russell Hotel), a single storey brick structure with a rear verandah. At the rear of the premises were three double-storey brick cottages, each with single-storey attached rear wings. Each cottage roof was sheeted in timber shingles. The respective street addresses were: Hotel, No. 143 George Street, Cottages, Nos. 8, 10 and 12 Globe Street.

The site of today's 139–141 George Street is shown as substantially vacant, except for two sheds situated at the rear of the allotment. Curiously, Dove also continued to plot the breakfront, indicating that the two flanking buildings (137 and 143–143a George Street) were noticeably set-back from then accepted building line.

The plan also shows a two storey brick or stone structure with a shingle roof on the site of today's 137 George Street (Fortune of War Hotel). On the southern side of the rear yard, a single-storey outbuilding of brick or stone was attached to the main building. A further double-storey building of comparable construction materials was attached to the west wall of this single-storey outbuilding. This outbuilding was evidently a new construction made between 1865 and 1880. The northern attached outbuilding (annotated as 'sheds') was at least in part double storey of brick or stone construction. The other outbuildings on this side of the allotment were constructed of timber and/or iron sheeting. Source: SCA.

⁴⁴ PMNSW Heritage and Conservation (Section 170) Register

⁴⁵ Birth Death and Marriage Index

⁴⁶ J.M. Forde, 'Old Sydney', Vol. B, p. 181

⁴⁷ Sydney Morning Herald, 22/1/1847

⁴⁸ Sydney City Council Archives (SCA) - Rate Assessments

Moore's lease was renewed for a period of seven years at an annual rental of £142/-.⁴⁹ This lease was again renewed in October 1851 for a further seven years with a reduced annual rental of £100.⁵⁰ During this early period of Moore's tenancy he held a late-night (midnight) licence.⁵¹

The rates assessment for September 1846 noted 'no. 664 [sic] George Street' as a three storey public house of ten rooms, stone built (other years give the material as brick) with a shingle roof with 'every convenience'.⁵²

By 1858 a coach house and stabling had been added to the hotel and between 1856 and 1878, the hotel traded as the Marine Hotel.⁵³

2.4.3 A Gold Town

The impetus for development in Sydney over the last half of the nineteenth century was the discovery of gold in 1851 and the wealth generated by the southern and western goldfields of NSW. In the gold rush decades of the 1850s and 1860s, businesses in the city met the demands for accommodation and other services and goods generated by the influx of gold seeking migrants.

The portside areas of Sydney experienced marked changes over this period as commercial trading firms were established to meet the demands for the export of the produce of the colony and importation of goods and migrants. Around Sydney Cove, the post-1850s developments utilised the grand re-planning of the cove proposed in the financially buoyant 1830s. The massive sea wall of Circular Quay was completed in stages. The Customs House was relocated from The Rocks in 1844, and a new longshore wharf in front of the old Commissariat Store was completed in the mid-1850s.

The work was funded through the sale of the strip of land along the eastern shore of the Cove and the large expanse of land reclaimed at the rear of the Quay (that is, lower Pitt Street). The stone was sourced from the building of the Argyle Cut, another major public works program that benefited the area in providing a convenient east-west thoroughfare between The Rocks and Millers Point. Work on the Cut commenced in 1843 using convict labour, but it was not completed until 1859.

West Circular Quay's dominance in the port held until the 1850s, but by the 1860s neighbouring development around Millers Point and on the opposite shore of the Cove at East Circular Quay had supplanted the commercial shipping domination of the port area of The Rocks. However, the connection with the sea was to continue; Campbell's Wharf was sold in 1876 to the Australasian Steam Navigation Co. (ASN Co.) for £100,000. The ASN Co. rebuilt the wharfs and moved its operations from Darling Harbour. It also opened the wharf to international shipping companies. Between 1876 and 1891 the Peninsular and Orient Line berthed here. The government purchased the ASN Co. site in 1887 and towards the end of the nineteenth century these western wharfs were rebuilt by the Public Works Department to provide one thousand feet [304.8 metres] of continuous longshore wharfage. The names of these operations were reflected in the hotel names nearby, for example the ASN Hotel at 91 George Street and the Peninsular and Orient Hotel at 73 George Street.

Despite these changes to the commercial nature of The Rocks, it remained the primary, and most populated, residential portside suburb in the city.

The sites of the 137–143a George Street were held by Samuel Terry's widow and principal trustee, Rosetta, until her death in 1858. For a short period after this her real property was controlled by Mrs Rebecca Fox until June 1860, when the estate was partitioned.

⁴⁹ LTO Bk. 6, No. 643

⁵⁰ LTO Bk. 21, No. 653

⁵¹ Sydney Morning Herald, 5/7/1842 & Sydney Morning Herald, 13/7/1843

⁵² SCA - Gipps Ward, Assessment No. 33 CRS 17

⁵³ PMNSW Heritage and Conservation (Section 170) Register.



Figure 29: The Trigonometrical Survey of Sydney of 1865 identifies 137–143a George Street with street addresses No. 135, 137 and 139 George Street. It shows 143–143a George Street fronting George Street and with a rear extension and rear yard inclusive, possibly, of stables, which were located in the area of present day No. 141 George Street. Today's 139–141 George Street (shown here as No. 137) replaced the building shown in this plan. The footprint of the buildings on the site of today's 137 George Street (shown here as No. 135) is similar to that indicated in Dove's 1880 plan (Figure 30). Source: Copy obtained from the PMNSW.

143–143a George Street, The Russell Hotel

In June 1860 the beneficiaries of the 143–143a part of Terry's estate were Henry Hill Osborne, Patrick Hill Osborne, Alick Osborne, and Benjamin Marshall Osborne all of Marshall Mount in the Illawarra district.⁵⁴ In June 1861, the property was purchased by William Reilly for £1,600.⁵⁵ Reilly retained ownership until 1880, but mortgaged it for a period between 1873 and 1876.⁵⁶

Reilly continued to license the Patent Slip Hotel, but also rebuilt the terrace of residential properties fronting Globe Street, at the rear of the hotel. In the rebuilding, which appears to have been undertaken between 1863 and 1865, Reilly demolished a terrace of single storey weatherboard houses (which seem to have been constructed in the early 1830s) and replaced them with a double storey terrace of three stone houses.⁵⁷ It is highly probable that these houses were designed by architect David McBeath and constructed from September 1864.⁵⁸ The tavern was managed, under Reilly's ownership, by John Gallagher until his death in 1868 and then by his widow Margaret in 1869. Over the 1870s the publicans were Martin Heany (1870–1877) and then John Hoskins (c.1879).

139–141 George Street

⁵⁴ LTO - Bk. 73, No. 201 & Bk. 68, No. 115

⁵⁵ LTO - Bk.73. No. 523

⁵⁶ LTO - Vol. 1, Fol. 106

⁵⁷ Sydney City Archives (SCA) - Rate Assessments - Gipps Wards. Entries for 1863 and 1867. And 1865 Trigonometrical Plan of Sydney.

⁵⁸ Tender notice for 3 no. houses in Globe Street. *Sydney Morning Herald* 3 September, 1864

The beneficiary of the 139–141 George Street part of Terry's estate was William Whaley Billyard,⁵⁹ the crown solicitor of New South Wales. Shortly after, Billyard sold the property to William Reilly for £1,762.⁶⁰ Reilly also acquired title to the neighbouring 143–143a George Street site at the same time. Co-incidental with the commencement of Reilly's ownership, street directory entries from 1863 for the premises ceased, but as the building was extant this may suggest it was either left vacant (as stated in a council rate assessment return for 1863) or, possibly, it became part of the operation of the adjacent Patent Slip Hotel for a period. By 1866 the building had been demolished and, from 1867, the street directories and rate assessments list the address as 'vacant land'.⁶¹

The 'Old Ruin', as it was referred to in the 1877 Rates Books, was replaced by a new shop, office and residence, the current building, which was erected in 1881–1882 for Hardie and Gorman.⁶²

The 1874–5 Sewerage Commissioners report to the Legislative Council made it clear that some areas of The Rocks were in poor condition, and Sydney Council was urged to consider issuing orders for demolition. All of the buildings south of 119 George Street had been demolished by 1882, with the exception of the Fortune of War Hotel, which had been substantially renovated and remained until 1921 when it too was replaced by the existing building.

137 George Street

Rate assessments for years between 1861 and 1902 tended to repeat the 1846 assessment of the Fortune of War Hotel as a three storey public house of ten rooms, but there were some variations from year to year in matters dealing with the number of floors and rooms. These changes are itemised below:

Period	Note
1861–1863	Marked increase in the number of room assessed from the previous average of eight, to twelve.
1867	Assessor noted that the building 'stands high on the footpath'.
1877–	Marked increase in the number of rooms assessed to an average of 17.
1880–	Roof sheeting material generally noted as corrugated iron.
1902	Council assessor noted three floors and cellar.

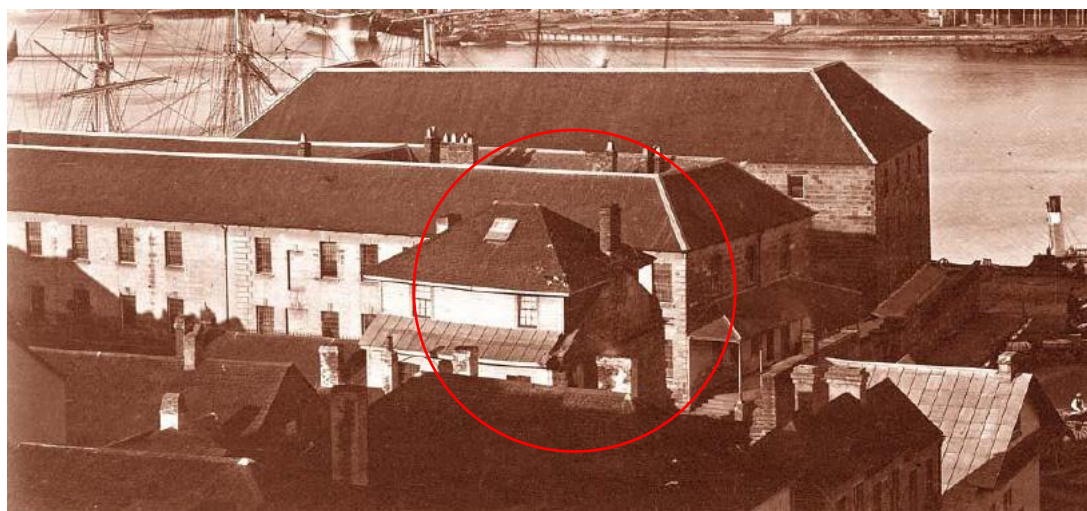


Figure 30: The rear of the original Fortune of War Hotel building, 137 George Street, circled left, is shown in this photograph of c.1871 (detail). The gable on the southern (right hand) side of the building appears to remain at roof level today. This photograph also shows (at right) the roof of the Patent Slip Hotel (demolished c.1887) and the upper section of the two storey terraces facing Globe Street (built c. 1865), all on the site of today's 143–143a George Street. Between 137 and 143–143a George Street appears to be the vacant site noted in other documentary evidence for the site of 139–141 George Street during this period. Source: Copy obtained from PMNSW.

⁵⁹ LTO Vol. 1, Fol. 112.

⁶⁰ LTO Bk. 73 No. 521

⁶¹ *Sands Sydney Directory*

⁶² PMNSW Heritage and Conservation (Section 170) Register, 2011



Figure 31: The three-storey building, circled, is the Fortune of War hotel at 137 George Street. The low, long roof behind and to the right is the former portable hospital. To the immediate left of the Fortune of War Hotel is the vacant site of 139–141 George Street and, further left, the roof of the Patent Slip Hotel on the site of 143–143a George Street. The Patent Slip Hotel was demolished c.1887 to allow for the construction of the Port Jackson (now Russell) Hotel. (Bayliss Panorama, 1879 - detail - taken from Garden Palace. Source: National Library, copy obtained from PMNSW.

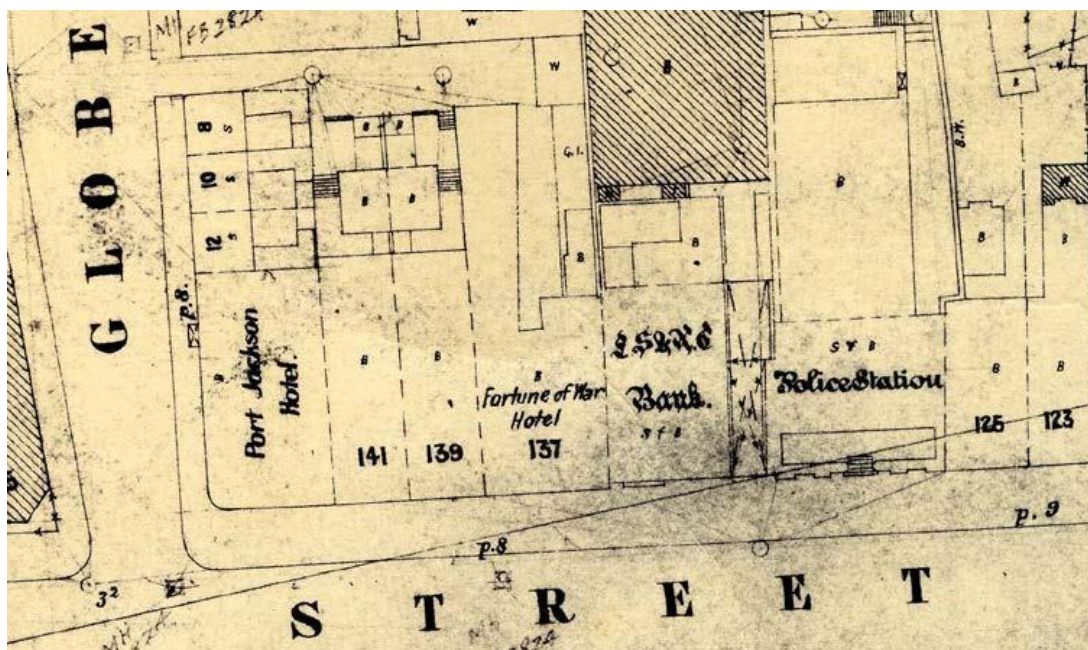


Figure 32: The 'Trigonometrical Survey of Sydney' of 1888 (and revised 1895) shows the newly completed Port Jackson Hotel at 143–143a George Street, with the three terraces facing Globe Street still intact behind it. On the site of the Fortune of War Hotel, the footprint shown is similar to that indicated by Dove (Figure 28) along the northern boundary, but along the southern boundary the range of outbuildings appears either to have been rebuilt or altered to extend the structure on a slight diagonal line to the boundary with the rear lane. As no partition line is shown between the main hotel structure and the rear addition, this may imply the southern range was an accommodation block. Most of the buildings are shown to have been of brick construction but the terraces to the rear of the Port Jackson Hotel are indicated as being built of stone. The survey undertaken in 1901, following the government resumption, is similar in detail to the 'Trigonometrical Survey of Sydney' of 1888. Source: Copy obtained from PMNSW.

In June 1861, Robert White Moore acquired freehold ownership over The Fortune of War Hotel at 137 George Street through a purchase from Thomas W. Smart of Darling Point for £2,150.00. Smart's interest in the property originated from a mortgage undertaken in 1851 and the partition of the Terry Estate made in June 1860.⁶³ Robert White Moore continued to hold the licence for the hotel up to the time of his death in November 1870.⁶⁴

Following Moore's death the property was owned by Moore's relatives, Thomas (for the 1870s and 1880s) and his nephew Benjamin Robert Moore (for the 1890s).⁶⁵ As mentioned above, Benjamin was at one time the owner of the Glasgow Arms, but he was also an alderman of Leichhardt Council and mayor for the terms 1887–1888, 1889–1890, 1891–1892, and 1894–1895.⁶⁶ During the period of ownership of Thomas and Benjamin Moore the hotel was managed by the following publicans:

1873–1878(?)	Mrs Francis Cowell
1879–1880	Alexander Yeend
1881(?)–1893	Arthur Buchanan
1894	James Irving
1895	James McGuire
1896	William Bischoff
1897–1899	Hector Allen Bogle
1900	Archibald Laing

A circa 1900 photograph of the George Street facade of the original Fortune of War (dated by the tenancy of a Mrs Learmonth at this time⁶⁷) illustrates the changes undertaken to the hotel over the nineteenth century:⁶⁸ The changes included:

- Ground floor with timber framing and glazed doors with painted signs advertising the threepence bar.⁶⁹ Above, the entrance was illuminated by a large goose-neck gas light. This practice of street illumination derives from the provisions of the a 1830 licensing act which stipulated that every licensed publican should paint the hotel name over the door and provide for a de-facto form of street lighting by the placing of lanterns.⁷⁰
- First floor French doors with fanlights leading to a shallow verandah enclosed by a fine filigree cast iron railing with cast iron columns (c.1880s).
- Second floor circa 1830s six pane sashes.

⁶³ LTO Bk. 73, No. 201 & Bk. 68, No. 115

⁶⁴ *Sydney Morning Herald*, 8/11/1870 & *Sands Directory*

⁶⁵ SCA - Rate Assessments

⁶⁶ Vialoux, A. & C.M. Reeves, *Leichhardt. Its History and Progress*, Sydney, 1921.

⁶⁷ *Sands Sydney Directory*

⁶⁸ This photograph is reproduced in N.C. Maitland, 'George Street, The Rocks. A Streetscape Conservation Strategy', Master of Science (Architecture), University of Sydney, 1983

⁶⁹ This is understood to be the public bar. The saloon bar would have been termed the "sixpence (6d) bar".

⁷⁰ Freeland, M., *The Australian Pub*, Melbourne, 1971



Figure 33: The original Fortune of War Hotel, c.1895. Source: Reproduced in N.C. Maitland, 'George Street, The Rocks. A Streetscape Conservation Strategy', Master of Science (Architecture), University of Sydney, 1983. Copy obtained from PMNSW.

2.4.4 A Global City

In 1879 Sydney hosted the International Exhibition, the ninth since the opening in 1851 of the inaugural Great Exhibition in London; Sydney had therefore proclaimed itself, whether justifiably or not, a city of global standing. Sydney had certainly developed over the gold rush decades of 1850s and 1860s and on entering the 1880s was to experience an unprecedented era of economic expansion in the development of railway and tram services, a suburban building boom, and new retail and commercial premises in the city.



Figure 34: The footprints for 137–143a George Street shown in the Darling Harbour Resumptions within Sections 76, 77, 78, 79, 80, 82 and 84, dated 1901, are very similar to those indicated in the 1888 plan (Figure 32 above). The lane at the rear of 139–141 is in the general location of today's Nurses Walk. Source: Copy obtained from PMNSW.

143–143a George Street

In August 1880, the property at 143–143a George Street was purchased by Thomas Brennan (died 1894), initially of Oberon, NSW and later of Summer Hill, Sydney, for £3,300.⁷¹ Brennan initially continued to lease the old premises under an arrangement he entered into in April 1882 with George Henry Levett and Norman John Croker, general agents,⁷² to the following publicans:

1880	Samuel Davis ⁷³ or John Hosking ⁷⁴ or Dane ⁷⁵
c.1882	James Morgan
1882–1885	John M. Jacobson
1886–1887	Henry Deeble

In March 1887, Brennan mortgaged the property, possibly to finance the construction of the extant hotel;⁷⁶ and in November of the same year he entered into a lease agreement with Henry Burrows and Hampton Carroll Gleeson⁷⁷ for the presumably recently completed hotel which then became known as the Port Jackson Hotel.⁷⁸ Unfortunately research has failed to identify the architect.⁷⁹

Burrows and Gleeson were brewers who owned and operated the Burrows and Gleeson brewery on Edgecliff Road, Woollahra. The brewery was founded in 1874 as the Adelaide Brewery. In 1888, Burrows and Gleeson entered into partnership with Alt & Co., wine and spirit merchants, and the Surrey Brewery in Waterloo to form Alt's Brewery & Wine & Spirit Co. Ltd. Each partner agreed not to be connected with any other brewery or wine and spirit business in Sydney or elsewhere for a period of ten years. The brewing operations of the Surrey Brewery were closed and brewing was concentrated at the Waverley Brewery.⁸⁰ Alt's Brewery & Wine & Spirit Co. Ltd., went into liquidation in 1895 and the company name changed to Resch's Waverley Brewery, with Edmund Resch as manager⁸¹. The Burrows/Gleeson lease expired in November 1896.⁸² Prior to the collapse of the holding company the Port Jackson Hotel was managed on behalf of the company by the following publicans:

1887–1889	Harry Deeble
1890	John Walker
1891	William Selff
1892	Charles Prince
1893	W.L. Howarth
1894	Patrick Lancer
1895	George Craig
1896	W. Russell

Thomas Brennan died at his home Cattai Villa at Old Canterbury Road, Summer Hill, in June 1894.⁸³ The following October, the property title devolved to Alfred James Powell, postal officer of Goulburn, and Thomas Read, solicitor of Sydney. They are likely to have been the trustees of Brennan's estate and their ownership was relatively short lived, for in May 1896 the property was sold to Tooth & Co. Ltd.⁸⁴

⁷¹ LTO Vol. 1, Fol. 106 & J.M. Forde, 'Old Sydney', *The Truth*, 22/2/1914

⁷² *ibid.*

⁷³ *Sands Directory*

⁷⁴ SCA - Rate Assessment

⁷⁵ SCA - Percy Dove, *Plans of Sydney*, 1880

⁷⁶ LTO - Vol. 1, Fol. 106. The mortgage was discharged in January 1890.

⁷⁷ *ibid.*

⁷⁸ *Sands Directory*, 1888

⁷⁹ Tender notices in the Sydney Morning Herald were checked for the preparation of the Clive Lucas, Stapleton report (1999) for every Saturday over the period 1/10/1886 to 31/12/1887. The building was certainly completed by the end of 1887 as it is shown in a lithographic view of Sydney published in the January 1888 edition of the *Sydney Illustrated News*.

⁸⁰ The Breweries of Australia

⁸¹ J M Forde, 'Old Sydney', *The Truth*, 13/09/1914

⁸² LTO - Vol. 1, Fol. 106.

⁸³ Sydney Morning Herald, 2/6/1894. Aged 81. Widow named Mary.

⁸⁴ LTO - Vol. 972, Fol. 162

In September 1896, Tooth & Co. entered into a long term lease of the hotel with Michael Norris.⁸⁵ Norris, or probably associates of Norris, continued to manage the hotel until 1911.⁸⁶ Tooth & Co. had been established by John Tooth and Charles Newnham who opened the Kent Brewery on Parramatta Road in 1835. In 1843 the company changed its name to R. and E. Tooth and managed by a partnership of the two brothers – Robert and Edwin. The company became known as Tooth & Company in the 1870s and in 1888 became a public company trading as Tooth & Co. Limited.⁸⁷ It was to become the largest brewing concern in NSW.

139–141 George Street

In June 1877 the property at 139–141 George Street was transferred back into the ownership of William Whaley Billyard. In July 1881 the property was transferred into the ownership of Leo Ferdinand Sachs. At the same time Sachs entered into the first of a number of mortgages made in the early 1880s, the last of which was discharged in 1886.⁸⁸

The first council assessment of the extant structure was made in December 1882. Each of the premises (No. 139 and No. 141) was described as a shop of stone construction with a corrugated iron sheeted roof. The buildings were triple storey, each containing seven rooms⁸⁹. Subsequent valuations repeated this description with some variations from year to year in matters dealing with number of floors, rooms and uses. These changes are itemised below:

No. 139 George Street		No. 141 George Street	
1902	Use given as 'Shop and Dwelling House'	1902	Use given as 'Shop and Dwelling House'
1902–1907	Number of rated floors reduced to two	1902–1907	Number of rated floors reduced to two
1918–	Number of rated rooms given as an average of five	1931	Number of rated rooms given as an average of six

The new premises provided a pair of shops fronting George Street with the street addresses of No.139 and 141. The first tenant was William Howes, a tailor and clothier, occupant of both No.139 and 141 in 1885.⁹⁰ Ownership was then transferred in June 1885 to auctioneers Edmund Compton Batt and John Mitchell Purves.⁹¹ Batt and Purves' interest in the property was short lived and after securing two tenants in August 1886 (Thomas Cripps, confectioner, for No. 141 and Thomas Selig, pawnbroker, for No. 139 (although actually tenanted by Joseph Selig, tailor and clothier) sold the property to the Earl of Carnarvon, whose financial interests in Australia were managed by the financier and politician Sir William Patrick Manning (1845–1915).⁹² Selig continued to lease No. 139 until 1887, while Cripps' lease of No. 141 ceased during 1889.⁹³

Thomas Stephen Small purchased the property and retained ownership until the government resumption of 1900.⁹⁴ During twelve years of Small's freehold ownership, No. 139 George Street was principally used as a restaurant and neighbouring No. 141 had mixed uses as a chemist, butcher and confectionary, as listed below:

No. 139 George Street		No. 141 George Street	
1888	James Pavie, restaurant	1886–1889	Thomas Cripps, confectioner
1889–1892	John Anderson, restaurant	1892	Thomas Little, butcher
1893–1896	William Unsworth, restaurant		
1897	H. Hill, restaurant	1895–1900	F.G. Erler, chemist
1898	J.W.C. Barlow, restaurant		

⁸⁵ LTO - Vol. 972, Fol. 162

⁸⁶ *Sands Directory*

⁸⁷ Tooth & Co., *Over a Century of Brewing Tradition. The Story of Tooth & Co. Ltd.*, 1955.

⁸⁸ LTO Vol. 1, Fol. 112

⁸⁹ SCA - Rate Assessments - Gipps Ward, CRS 17

⁹⁰ *Sands Sydney Directory*

⁹¹ LTO Vol. 1, Fol. 112

⁹² *ibid.* & John M Ward, *Australian Dictionary of Biography*, Vol. 10

⁹³ *Sands Sydney Directory*

⁹⁴ LTO Vol. 808, Fol. 237

1900 Louis Harris, boot importer

The use of the upper floors at this time would seem to have been for accommodation associated with the restaurant operations. A photograph of the neighbouring The Fortune of War Hotel of around 1900 includes a glimpse of the shopfront and awning of No. 139 George Street with advertising for dining rooms (See Figure 35).

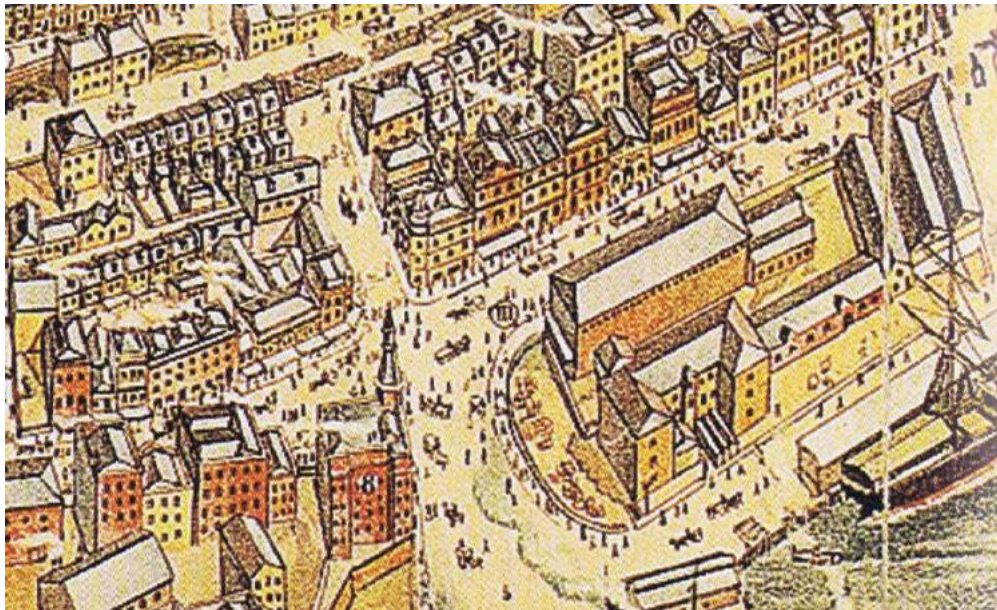


Figure 35 Detail of photograph showing 139-141 George Street and 137 George Street (Fortune of War Hotel), circa 1880-1890. Source: Museum of Applied Arts and Sciences Object no. 2013/23/54-4.

2.4.5 A Government Village

The bubonic plague broke out in Sydney in January 1900 to the alarm of city councillors, state parliamentarians, the press, and local inhabitants. The threat of a serious epidemic had been prevalent for years with the harbourside areas of the city being particularly prone to pestilence given their insanitary conditions and overseas contacts. While the government authorities had done little to stem the potential for outbreak, the general panic in the early part of 1900 prompted effective and expensive responses in the form of cleansing, rat catching, enforced quarantine and ultimately resumption of private property.

The initial resumption of The Rocks was made in May 1900 and others followed. To administer the resumed areas, a number of government authorities were established. In the Millers Point area, extensive demolition and construction work was undertaken under the direction of the Sydney Harbour Trust and the City Improvement Advisory Board (until about 1903). In The Rocks, initially under the administration of The Rocks Resumption Board (aside from the foreshore areas) and later under the Sydney Harbour Trust and State Housing Board, the scale of the redevelopment was much more limited. Few new houses were built, a small number of large factory sites were made available (such as the Bushell's tea factory in Harrington Street) and the city tram network was extended along George Street to Millers Point.



*Figure 36: This imagined 'bird's eye' view of The Rocks at the dawn of the twentieth century shows the mix of commercial, retail, light industrial, residential, shipping and warehousing uses of the neighbourhood. Since this time, the setting of The Russell Hotel/Fortune of War Group has been affected by the construction of the Cahill Expressway and railway bridge, the underground carpark entrance in Globe Street, the creation of Nurses Walk and construction of 66 Harrington Street. Source: M. Kelly, *Anchored in a Small Cove, Sydney*, 1997, p.94.*

Wholesale demolition in The Rocks came in the 1920s with the building of the southern approach to the Sydney Harbour Bridge. Some thirty years later, the Cahill Expressway (1958) and city railway extension (1956) also necessitated demolition work. Collectively, these two transport modes have physically enclosed The Rocks and imparted a sense of separation from the remainder of the city.

One effect of the resumption was removal of The Rocks from the administration of the City Council. The Rocks and Millers Point had, from 1842, together formed the Gipps Ward of the Council, but direct local government representation ceased under the new regime. The bulk of The Rocks was administered by Sydney Harbour Trust and its successor the Maritime Services Board (MSB) through to the 1970s and these bodies actively pursued the potential of West Circular Quay for international shipping and for their administrative headquarters. In the decades following the Second World War the MSB built a new international passenger terminal (1961) and new administrative offices (completed in 1952). The latter, now the Museum of Contemporary Art building, necessitated demolition of the old Commissariat Store.



Figure 37: While there had been some development at the fringes, George Street by 1970 had largely been bypassed by the development booms of the 1920s and 1960s with the evident exception of the former Maritime Services Building (now Museum of Contemporary Art) and the railway and road overpassing Circular Quay. At this time, it would have been easy to view The Russell Hotel/Fortune of War Group from Circular Quay. Today this view is blocked by trees. The streetscape of George Street North has not changed very much since this photograph was taken, although the awning to 143–143a George Street has been removed and the awning to 139–141 George Street reconstructed. Source: PMNSW.

143–143a George Street, The Russell Hotel

The commercial licensed operation at 143–143a George Street continued until 1923 under Tooth & Co.'s lease from the government (head leases were taken out in October 1900, February 1914 and November 1918).⁹⁵

Under Government ownership, the property continued to be licensed as a public hotel (known as the Port Jackson Hotel) until 1923. In the initial period, up to 1911, it continued to be licensed by Michael Norris. During the following period, the hotel was managed by the following publicans:

1912–1916	Mark Lapin
1917–1921	Mrs Josephine Dunn
1922	Edward Claire
1923	William D. Cordingley (last licensed publican of the hotel)

The attached residences fronting Globe Street were probably demolished around 1902 at which time rate assessments for the dwellings ceased and the area was rated as part of 143 George Street.⁹⁶ The extant building in this area, constructed in 1913, was overseen by the architect for the Housing Board, William H. Foggitt.⁹⁷

⁹⁵ LTO - Vol. 972, Fol. 162

⁹⁶ SCA - Rate Assessments - Gipps Ward, 1902

⁹⁷ SRNSW Plan 3062



Figure 38 The Port Jackson Hotel, circa 1916. The replacement 1913 Globe Street buildings can also be seen. Source: State Library Victoria Identifier H2009.100/164 – John Henry Harvey photograph.

The licence of the Port Jackson Hotel was withdrawn by the Licenses Reduction Board around 1923. The Board had been established under the *Liquor (Amendment) Act* of 1919 (effective from January 1920) with the role of reducing the number of publicans' licenses in New South Wales, determining which premises should be delicensed, and assessing the amount of compensation payable.⁹⁸ The establishment of the Board reflects broad community support for the temperance movement in the first two decades of the Twentieth Century.

Another consequence was the 1923 implementation of a 6pm closing time. Early closing had been introduced as a temporary measure in 1916.⁹⁹ Tooth & Co. was awarded £970 compensation for revocation of the license and the publican received £330.¹⁰⁰ A new Port Jackson Hotel was subsequently built by Tooth & Co. further south on George Street.

The premises remained vacant from 1924–1926 but by 1927 the delicensed Port Jackson Hotel had been converted to a café type use and operated under a commercial lease from the Sydney Harbour Trust. In the early years of the café's operation, the lease changed hands regularly until 1932 when Emmanuel Sarandidis took on the business trading as the Colonial Café, which traded until 1935.¹⁰¹ Prior to this, the cafe appears to have traded as Whitworth's Café. Between 1936 and 1946 the restaurant was known as The Green Café. In the post Second World War era the café traded as the Singapore Café (1947/50)¹⁰² and Allen's Café (1970).

From 1933, the upper floors of the building may have been used to provide residential accommodation. The first reference to this in *Wise's New South Wales Post Office Directory* appeared in the 1939 edition. The residential section was known as the Colonial from 1939 (if not earlier) to 1943, after which it was known as the Russel

⁹⁸ NSW Licensing Branch and Licenses Reduction Board, 'Report of Operations under the Liquor Laws', 1922

⁹⁹ M Freeland, *The Australian Pub*, Melbourne, 1971

¹⁰⁰ NSW Licensing Branch and Licenses Reduction Board, 'Report of Operations under the Liquor Laws', 1923, p.13

¹⁰¹ 154SCA - Rate Assessment - Gipps Ward; *Wise's New South Wales Post Office Directory*, 1933 to 1935 editions.

¹⁰² *Wise's New South Wales Post Office Directory*, 1936-1945-46 edition.

Private Hotel (143A George Street).¹⁰³ The origin of the name, Russell, has not been determined and it may only be coincidental that the last licensed publican of the Port Jackson prior to its acquisition by Tooths Ltd in 1896 was W. Russell. The use of the upper floors as a private hotel has continued to the present under the following head-lessees¹⁰⁴:

19??–1985 Towards the end of this tenancy the Russell Hotel Pty. Ltd. undertook an extensive refurbishment of the premises. The company sold its interest to a consortium in 1985.¹⁰⁵

1985–2013 The intention of this consortium (Russell Hotel Pty. Ltd.) from the outset was to combine the operations of the Russell Hotel and the Fortune of War Hotel. This was achieved in 1987. The company was a family trust comprising at the outset the following directors:

Kevin Ashley, chartered accountant

Robert Keyes, publican police officer and former Newtown Jets first-grader

Mary Owens, company director

Paul Pembroke, company director

Andrew Joseph, architect

The ground floor (former cafe) section of the property was tenanted through the 1980s by the Japanese Bookshop. At the rear, a Japanese delicatessen with an entrance on the corner of Globe Street and Nurses Walk traded from about 1985. This lease expired in 1991. After this time the ground floor was converted back to a cafe type use, initially operated by the proprietors of The Russell Hotel and trading as the Russell Tea Room, and then, from 1992, under sub-lease by Boulders Pty. Ltd.¹⁰⁶

2013 - present In mid-2013 the tenancy of the Russell Hotel was sold to accountant Peter Walker, who had owned a number of hotels, and Steven Speed. They formed a company, WDS Hotels, to establish a small but unique hotel portfolio in and around Central Sydney.



Figure 39: Globe Street in 1970, with The Russell Hotel on the right. The construction of 66 Harrington Street, directly behind The Russell Hotel/Fortune of War Group, and the carpark entrance for 155 George Street dramatically affected the setting of the buildings. Source: PMNSW.

¹⁰³ Wise's New South Wales Post Office Directory, 1939 to 1950 editions.

¹⁰⁴ PMNSW - Property Files 1047/01/01

¹⁰⁵ PMNSW - Property Files 1047/01/01

¹⁰⁶ PMNSW - Property Files 1047/01/01



Figure 40 The Russell Hotel, circa 1987. Source: City of Sydney Archives CRS 1035/1045.

139–141 George Street

Under Government ownership, No. 139 George Street continued as a restaurant. It was operated by a succession of different proprietors (with a short interim between 1909 and 1910 when it was leased by Isaac Levy, clothier). These restaurateurs included:¹⁰⁷

1902–1903	James Pavie
1904–1905	Peter Bond
1906–1907	Mrs Ellen Learmonth
1908	Miss Mina Starkey
1917–1921	Divaniss & Sarandides
1922–1928	E. Sarandides
1929–1931	Colonial Café

During the mid-1930s No. 139 George Street was used as residential chambers.

No. 141 George Street continued to be leased from 1900 until 1913 by F.G. Erler, chemist. Following Erler in 1914 was F.A. Benson who initially traded as a chemist until 1923 and between 1924 and 1928 as an accountant.¹⁰⁸ From 1929 up to the 1950s the premises was leased by John George Peek, chemist.¹⁰⁹ During the 1930s, Peek also entered into a lease of the adjoining premises at No. 139, trading as an optometrist.¹¹⁰

In November 1987, the proprietors of The Russell Hotel (Russell Hotel Pty. Ltd.) acquired the lease of the two upper floors of No. 139–141 George Street as part of a scheme to amalgamate the trading operations of the Fortune of War (No. 137 George Street) and the Russell Hotel (No. 143 George Street). The ground floor shops of Nos. 139–141 George Street, however, continued to operate under separate lease arrangements. In 1985, No. 139 was leased by Rentoul Pty. Ltd. (trading as the Sheepskin Shop) and No. 141 was leased by Dinallo's Fruit Shop.

In 2013, No. 139 was occupied by Style Master on the Rocks and No. 141 was occupied by Rockhounds Rocks, Lapidary and Opals. In 2020, No. 139 is occupied by Stonebarn Truffles and Gateway Florist and No. 141 is occupied by TTotaler Tea.

¹⁰⁷ *Sands Sydney Directory*

¹⁰⁸ *Sands Sydney Directory*

¹⁰⁹ *ibid.* and *Wise's New South Wales Post Office Directory*

¹¹⁰ *Wise's New South Wales Post Office Directory*



Figure 41 137–141 George Street, circa 1972. Source: National Library of Australia PIC P805/466/a LOC Q117 – Bruce Howard collection.

137 George Street, The Fortune of War Hotel

Under Government ownership, the property continued to be licensed as a public hotel known as the Fortune of War. In the early years of this period, (1900 to c.1920), the following individual licensees leased the hotel from the Sydney Harbour Trust:

1901–1904	Robert Shaw
1906	Mary Hasler
1907–1909	Francis Gallagher
1910–1915	Sarah Wessberg
1916–1920	Ichel Grusman

The first major change came in 1920 when Tooth & Co. Ltd. entered into a head-lease with the Sydney Harbour Trust for the term of 45 years of the property at a monthly rental of £17/10/7.¹¹¹

Tooth & Co. was established in 1835 by John Tooth and Charles Newnham with the opening of the Kent Brewery on Parramatta Road. In 1843, the company changed its name to R. and E. Tooth and managed by a partnership of the two brothers – Robert and Edwin. The company became known as Tooth & Company in the 1870s and in 1888 because a public company trading as Tooth & Co. Ltd.¹¹² Tooth & Co. Ltd began to take an increasing interest in hotels from the 1920s. Soon after the company entered into the lease with the Harbour Trust, the nineteenth century Fortune of War building was demolished and the extant hotel built. The new hotel was designed by the Tooth & Co. Ltd.'s in-house architect, John George Dalziel. Plans were approved by the Sydney Municipal Council on 13 February 1920¹¹³ and the new premises were built by H.J. and H.W. Thompson. The contract amount was £6,876/11/3.¹¹⁴ At about the same time another Tooth & Co. Ltd. hotel, The Port Jackson (the Russell Hotel), at

¹¹¹ SCA - Rate Assessment

¹¹² Tooth & Co., Over a Century of Brewing Tradition, The Story of Tooth & Co. Ltd, 1955

¹¹³ City of Sydney Archives CRS 710 Building Application 0086/20.

¹¹⁴ Sydney Cove Redevelopment Authority (SCRA) – Building Data Sheet HP/04 & SCA BA 86/1920

143 George Street, was delicensed by the Licenses Reduction Board; whether there is some association between these two events has not been determined, but a connection is possible.¹¹⁵

The new hotel first traded in December 1921. From then until 1976, sub-leases from Tooth & Co. were taken out by the following publicans:

1921–1923	Jack A.W. McLean
1923	W. Crawford
1923	Alice Cartlidge
1924	Mrs Annie Bassar
1924	C. J. Hargraves
1925–1927	Frank Blanchfield
1927	V. Walsh
1927	Robert Woods
1928	H.B. Benson
1928–1931	George Craig
1931–1939	John Benedict McDermott
1939–1942	Mrs Annie M. McDermott
1942–1954	John Benedict McDermott
1955–1962	William John Dennett
1962–1978	Mrs Edna Marie Dennett

John Benedict McDermott was fined at least twice for allowing drunkenness on licensed premises and also for having goods in custody. Tooth & Co. appeared not to have had a high opinion of him, as in 1952 the company's assessor reported that he 'was not considered to be a suitable licensee'.¹¹⁶

During World War II, the hotel is reputed to have been a popular 'first stop ashore' for personnel of the Royal Australian Navy, Royal Navy and Merchant Navy berthed at Circular Quay.¹¹⁷

In March 1976, Tooth & Co. relinquished its head lease over The Fortune of War Hotel to the Sydney Cove Redevelopment Authority (as well as the leases to other Tooth & Co. hotels in The Rocks such as the A.S.N. Hotel, the Australian Hotel, the Glenmore Hotel, and the Mercantile Hotel).¹¹⁸ Since that date, leases have been taken out by the following publicans:

1978–1987	John Walker Hook. Occupied under a tenancy-at-will agreement and as such had no security of tenure. ¹¹⁹
1987–2013	Robert John Keyes

Keyes was also one of the lessees of The Russell Hotel, at 143 George Street, The Rocks and the operation of the two properties was merged at this time (an option which Hook had sought in 1985). An outcome of this was the transformation of upstairs bedrooms, which had been used by boarders, into hotel type accommodation. Other traditional uses continued, including the regular meetings of the Australian Army 2nd Mounted Battalion veterans which had been held since 1948 in association with the Anzac Day commemorations¹²⁰.

The Fortune of War was part of the 2013 tenancy purchase by WDS Hotels that included the Russell Hotel.

¹¹⁵ NSW Licensing Branch and Licenses Reduction Board, 'Report of Operations under the Liquor Laws', 1922

¹¹⁶ ANU, Tooth & Co., N60/1471

¹¹⁷ The A.H.A Review, June 1980

¹¹⁸ ANU - Tooth & Co.

¹¹⁹ PMNSW - Property Files 1047/01/01

¹²⁰ Conservation Management Plan, The Fortune of War Hotel, 137 George Street, The Rocks, Nick Jackson, 2007, p.27

The Fortune of War Hotel, with its longstanding licence and retention of original bar and fittings, has contributed to the public understanding of The Rocks as a unique historic neighbourhood. The bar area, demonstrating an authentic Australian pub, was used as a film set for the television series *A Town Like Alice* in 1980.

General

The changes described above were concurrent with the revitalisation of as a tourist destination and place of entertainment from the 1970s onwards. The change in the prosperity of The Rocks has been overseen by government authorities, the Sydney Cove Redevelopment Authority (SCRA) and its successor the Sydney Harbour Foreshore Authority (now incorporated into Place Management NSW).

The SCRA was established by the Askin led Liberal-Coalition Government in 1968 and came into being in January 1970. Its origins date to the mid 1960s and the instigation of concept plans (the 1964 Wallace plan and 1967 Overall scheme) for the redevelopment of The Rocks with high rise office and residential blocks.

SCRA was given most of the State-owned property in The Rocks, with a charter to restore, renovate and redevelop the area. Public disquiet about the future direction of The Rocks under SCRA erupted in 1973 in organised community protests supported by the NSW Branch of the Builders Labourers Federation. By 1975, SCRA's planning outlook had evolved to take into consideration cultural, social and historical values, although some large scale developments continued.

With SCRA's resumption of 137–143a George Street in 1974, the sites became part of a master plan for the development of Nurses Walk and the construction of the State Archives building directly behind. Nurses Walk was created by joining a former driveway at the rear of the Russell Hotel with a blind laneway (sometimes called Harrington Lane) which ran from Suez Canal along behind 103–109 George Street. The creation of Nurses Walk also involved the demolition of some structures, including the rear portion of the former No 4 Police Station at 127 George Street.

2.5 Historical Chronology

The following chronology summarises the history of development on the site of 137-143a George Street.

Year	Development
1788	The site of Sydney's first hospital extended over the combined site of today's 143–143a George Street (Russell Hotel), 139–141 George Street and 137 George Street (Fortune of War Hotel/Russell Hotel).
c.1820	The combined site above formed part of a government quarry.
c.1830	Samuel Terry erected a terrace of three buildings at the sites of 137–143a George Street.
1841	The land at 137–143a George Street was granted to the trustees, executrix and executors of the estate of Samuel Terry, these being Rosetta Terry (Terry's widow), John Terry Hughes (Terry's nephew and son-in-law), Tom White Melville Winder of Windermere, Maitland (Terry family friend and long-standing business acquaintance) and James Norton (solicitor).
1845	The building on the 143–143a George Street allotment was licensed as the Patent Slip Hotel with Isaac Moore, publican.
c.1864	Construction of terrace of houses on Globe Street, behind the Patent Slip Hotel.
c.1866	Terry's building on the 139–141 George Street allotment demolished and the land left vacant.
1882	Existing building at 139–141 George Street under construction.
1887	Existing building at 143–143 George Street completed as the Port Jackson Hotel.
1896	Hotel at 143–143a George Street owned by Tooth & Co.
1900	Plague outbreak and government resumption of the land as part of The Observatory Hill Resumption.
1913	Rear portion of 143–143a George Street rebuilt to provide additional hotel accommodation. Connection made from original portion of the building to the new wing.
1921	New hotel building erected at 137 George Street by Tooth & Co.
c.1923	Hotel at 143–143a George Street de-licensed.
c.1927	Front bar of the 143–143a George Street converted for café type use.
1933	Upper floors of 143–143a George Street used for private hotel accommodation, trading as the Russell Private Hotel.
1980s	Alterations and additions to 137–143a George Street, including: <ul style="list-style-type: none"> reconstruction of the post awning to 139–141 George Street,

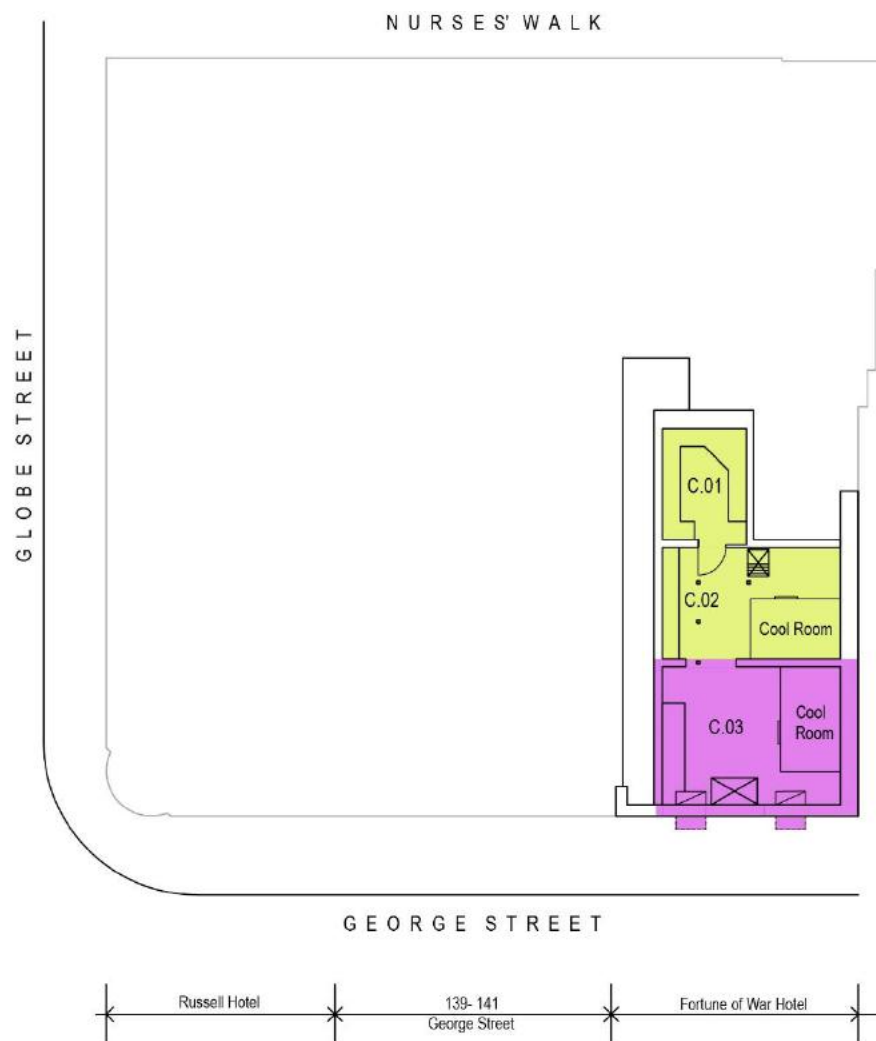
Year	Development
	<ul style="list-style-type: none"> reconstruction of ground floor façade to 143 George Street, construction of rear addition to 139–141 George Street to provide additional guest rooms and a ground floor bar area for the Fortune of War Hotel, internal modifications to The Russell Hotel, Fortune of War Hotel and 139–141 George Street.
2010 - 2011	<p>Modifications to 137–143a George Street, including:</p> <ul style="list-style-type: none"> upgrading to provide disabled access and accessible guest rooms, including a new passenger lift and wheelchair lift, new toilets and back-of-house facilities at ground floor level, new wine bar fitout to the ground floor of the original section of The Russell Hotel, new fitout to the ground floor, rear lounge area of the Fortune of War Hotel, modifications to the second floor of The Russell Hotel, including a new connection to the second floor of 139–141 George Street.

2.6 Development of the Site and Building Components

The aim of this section is to understand the existing place by describing The Russell Hotel/Fortune of War Group and its development. The place itself is a good source of information on the number of changes that have been carried out during its lifetime. Refer Figure 42 - Figure 60 for the phases of development for the individual buildings and the physical changes made over time in order to understand why, when and how these alterations were made.



Figure 42: Phases of Development, Ground Floor Plan Level, TKD Architects (NTS)

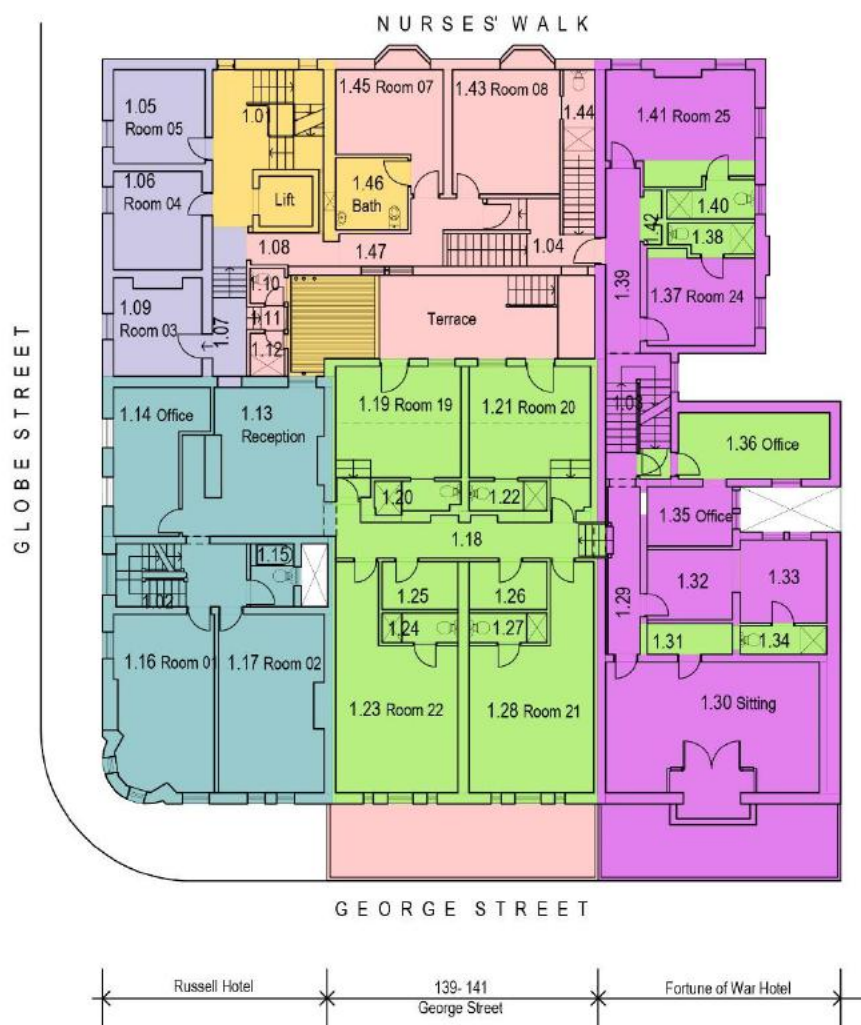


LEGEND

- SHOPS - 1882
- RUSSELL HOTEL - 1888
- RUSSELL HOTEL - 1913
- FOW - 1921
- LATE 1970's MODIFICATIONS
- MID 1980's MODIFICATIONS
- LATE 1980's MODIFICATIONS
- 2011 MODIFICATIONS



Figure 43: Phases of Development, Cellar and Upper Ground Floor Plan Level, TKD Architects (NTS)

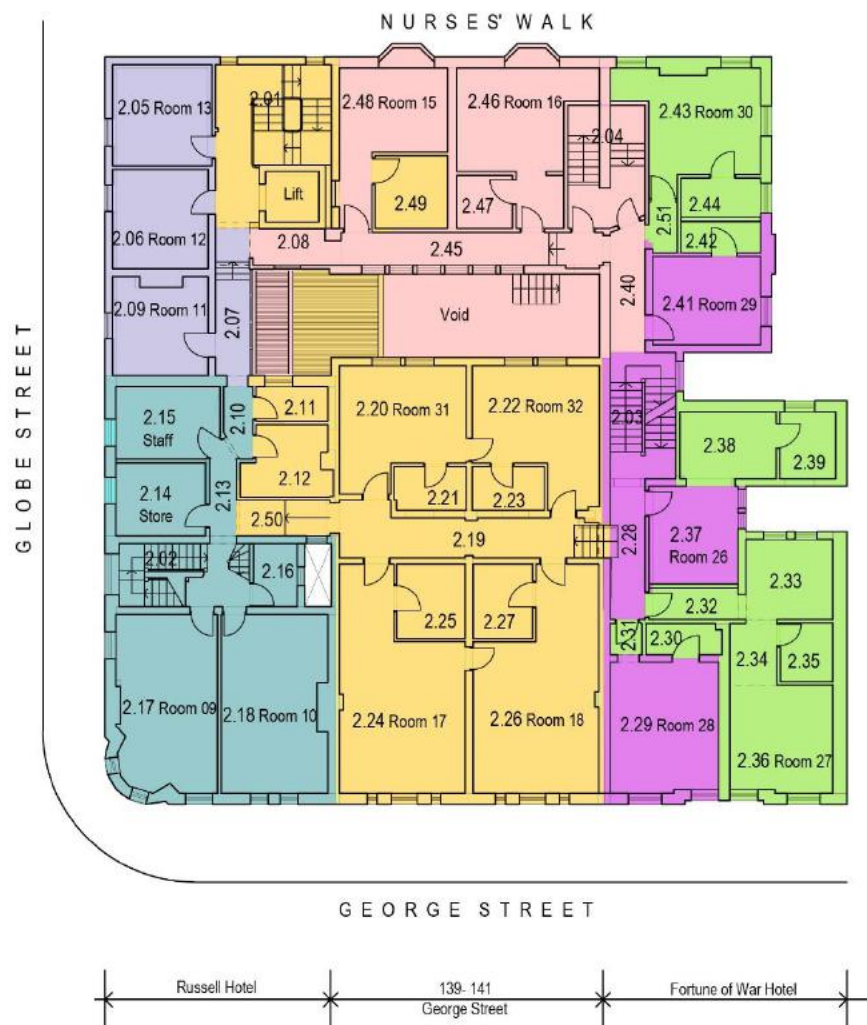


LEGEND

- SHOPS - 1882
- RUSSELL HOTEL - 1888
- RUSSELL HOTEL - 1913
- FOW - 1921
- LATE 1970's MODIFICATIONS
- MID 1980's MODIFICATIONS
- LATE 1980's MODIFICATIONS
- 2011 MODIFICATIONS



Figure 44: Phases of Development, First Floor Plan Level, TKD Architects (NTS)

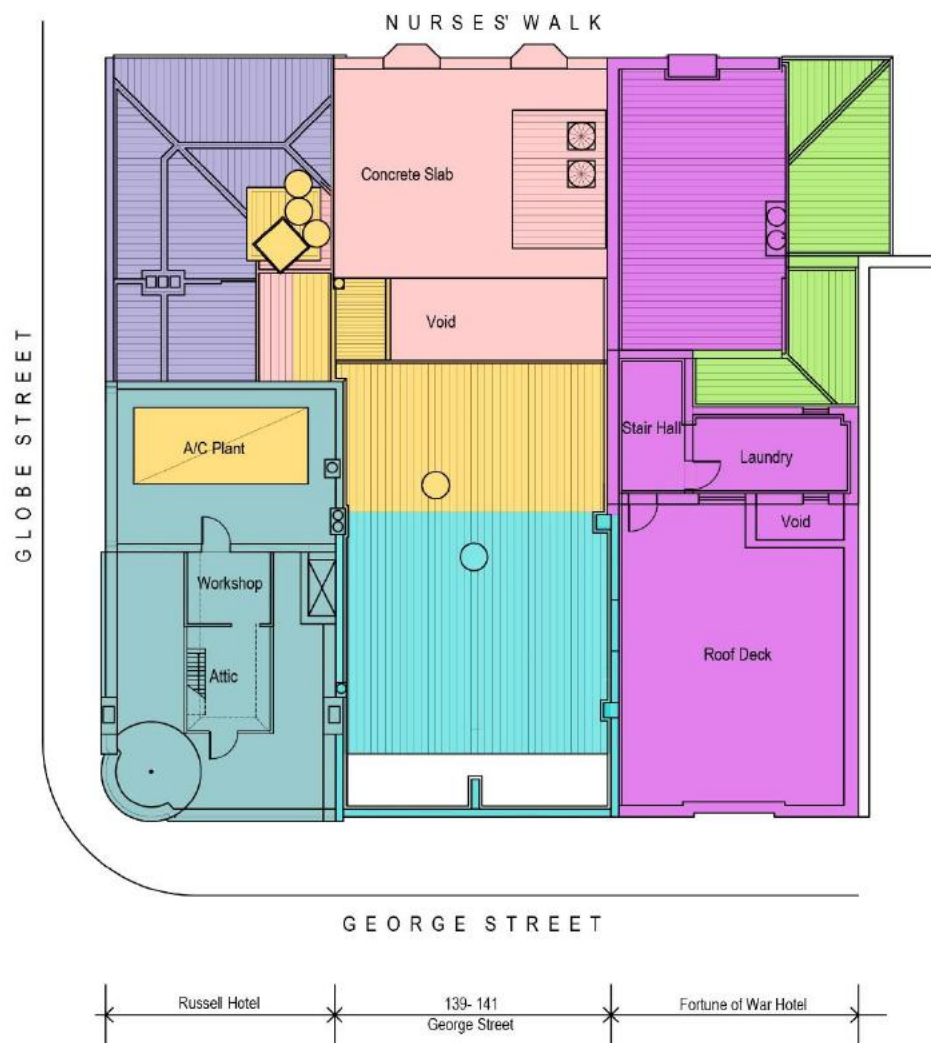


LEGEND

- SHOPS - 1882
- RUSSELL HOTEL - 1888
- RUSSELL HOTEL - 1913
- FOW - 1921
- LATE 1970's MODIFICATIONS
- MID 1980's MODIFICATIONS
- LATE 1980's MODIFICATIONS
- 2011 MODIFICATIONS



Figure 45: Phases of Development, Second Floor Plan Level, TKD Architects (NTS)

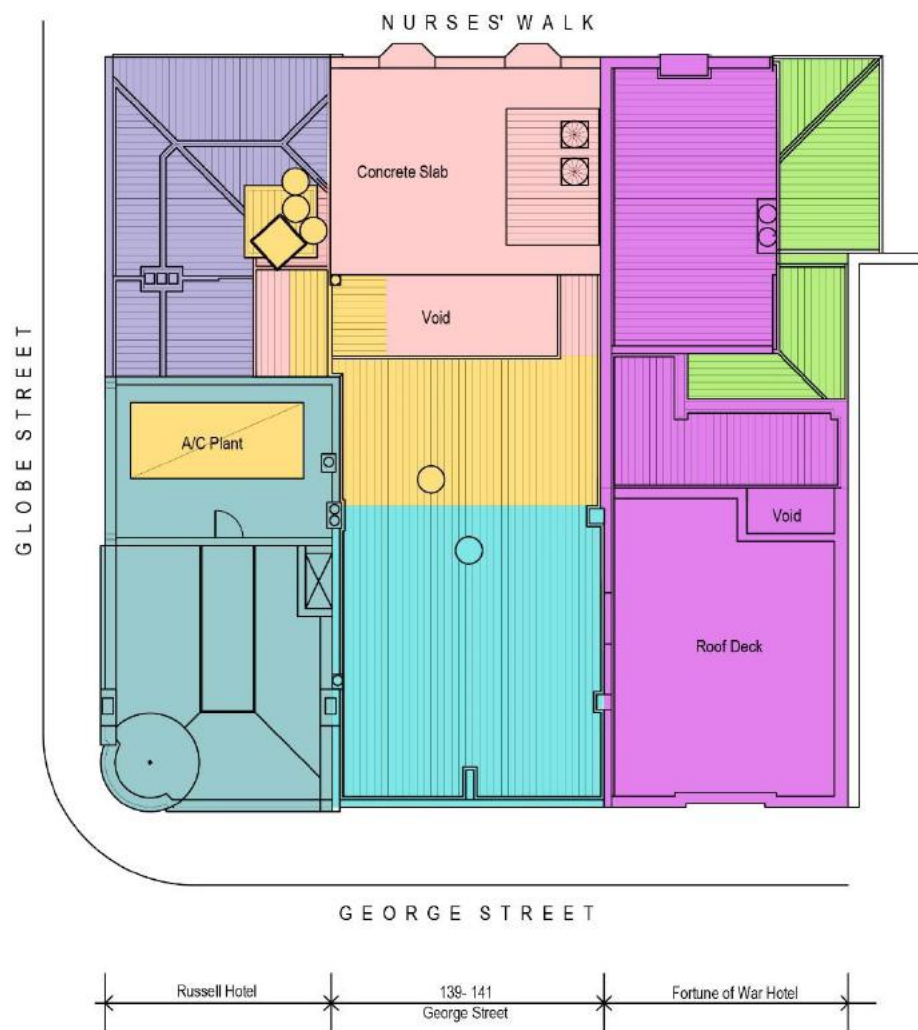


LEGEND

	SHOPS - 1882
	RUSSELL HOTEL - 1888
	RUSSELL HOTEL - 1913
	FOW - 1921
	LATE 1970's MODIFICATIONS
	MID 1980's MODIFICATIONS
	LATE 1980's MODIFICATIONS
	2011 MODIFICATIONS



Figure 46: Phases of Development, Attic Level, TKD Architects (NTS)

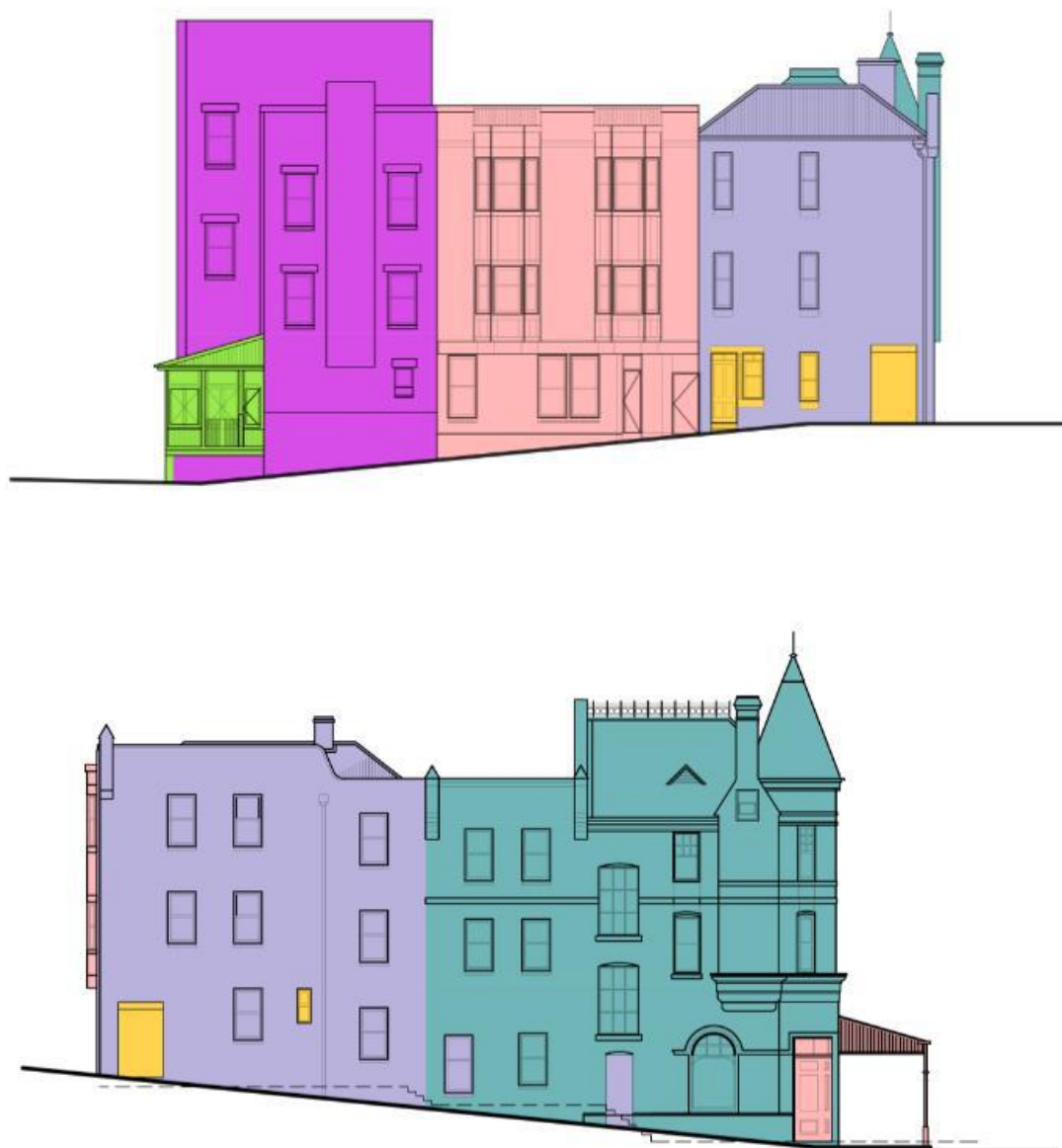


LEGEND

- SHOPS - 1882
- RUSSELL HOTEL - 1888
- RUSSELL HOTEL - 1913
- FOW - 1921
- LATE 1970's MODIFICATIONS
- MID 1980's MODIFICATIONS
- LATE 1980's MODIFICATIONS
- 2011 MODIFICATIONS



Figure 47: Phases of Development, Roof, TKD Architects (NTS)



LEGEND

- SHOPS - 1882
- RUSSELL HOTEL - 1888
- RUSSELL HOTEL - 1913
- FOW - 1921
- LATE 1970's MODIFICATIONS
- MID 1980's MODIFICATIONS
- LATE 1980's MODIFICATIONS
- 2011 MODIFICATIONS

Figure 48: Phases of Development, West (Top) and South (Bottom) Elevation, TKD Architects (NTS)



LEGEND

- SHOPS - 1882
- RUSSELL HOTEL - 1888
- RUSSELL HOTEL - 1913
- FOW - 1921
- LATE 1970's MODIFICATIONS
- MID 1980's MODIFICATIONS
- LATE 1980's MODIFICATIONS
- 2011 MODIFICATIONS

Figure 49: Phases of Development, East (Top), and North (Bottom) Elevation, TKD Architects (NTS)

2.6.1 143-143a George Street

The 'Trigonometrical Survey of Sydney' of 1888 (and revised 1895) (Figure 32) shows then recently completed (1887) Port Jackson Hotel (now The Russell Hotel). The rear of the allotment is comparable in detail to the Dove plan of 1880 (Figure 271) and shows the three stone terrace houses that had been built to the rear of site c.1865 (Figure 268).

The survey undertaken in 1901 following the government's resumption (Figure 34) is similar in detail to the 1888 plan below, except that it shows the construction of the western most terrace on Globe Street had encroached on the rear lane reservation.

A photograph of Globe Street c.1900 (Figure 26) shows the rear and Globe Street elevations of the building. In addition to the terraces facing Globe Street, the photograph shows:

- the shingled corner tower with a metal weather vane;
- cast-iron lace work railing to surround of flat roof;
- rendered masonry façade to Globe Street;
- rendered masonry chimney stack with plaque;
- front building with a shingled (?) type roof with timber access door;
- cantilevered gas light to the entrance to the front building;
- rear building probably with a flat roof behind a parapet (used for laundry drying);
- face brick rear wall of front building (now an internal wall) with a double-hung window (the west-facing window to today's reception area 1.13).



Figure 50: The Trigonometrical Survey of Sydney of 1888 (detail) shows the recently completed Port Jackson Hotel. Source: Sydney Water Plan Room.



Figure 51: This 'aerial' lithograph of The Rocks of 1900 (detail) coarsely illustrates the three storey Port Jackson Hotel. The illustration cannot be taken as accurate but is indicative of the importance of the location of 143–143a George Street. Source: Kelly, M., *Anchored in a Small Cove*, Sydney, 1997, p.94.

The c.1923 photograph (Figure 52) of the Port Jackson Hotel (dated by the tenancy of W. Cordingley) indicates the original/early appearance of the George and Globe Street facades of the building. It shows:

- the shingled corner tower with metal weather vane, and lead flashings to apex;

- cast-iron lace work railing to flat roof;
- gablet with timber louvres in front elevation of roof;
- rendered masonry facades to Globe and George Streets;
- rendered masonry chimney stack with date plaque;
- double-hung second floor windows with six-paned upper sashes and double-hung first floor windows with single pane upper sashes;
- arched windows with multi-paned upper sashes to the ground floor elevations on George Street and Globe Street;
- a painted, marbled finish to the base of the ground floor facades on George Street and Globe Street;
- The Globe Street entrance door to the hotel (below the arched windows to the main stair);
- cement rendered string courses above ground floor window and door lintels and at first floor height;
- vents (probably cast iron) in the upper courses of the ground and first floors of the George Street façade;
- the name of the premises (Port Jackson Hotel) painted with two-tone lettering above the main entrance door at the junction of Globe and George Streets as well as on the upper courses of the tower;
- a curved, timber-lined main entrance door of two leafs with fanlight over, and curved door threshold;
- the rendered masonry, three-storey rear addition (1913) in the location of the former (c.1865) terraces on Globe Street.



Figure 52: A photograph of the Port Jackson Hotel (143–143a George Street) taken about 1923. This shows the original/early appearance of the building. Source: PMNSW.



Figure 53: 143–143a George Street in 1972. A suspended steel awning had been added to the building and the ground floor elevation to George Street had been altered. Source: PMNSW.

Views taken in 1970 and 1972 show:

- a steel framed, suspended street awning to George and Globe Streets, with 1960s suspended under-awning illuminated signs and a painted sign identifying Allen's Cafe. The underside of awning is sheeted in boarding and battened over;
- the original large window with circular head on Globe Street;
- a new George Street shop front with centre recessed door for Allen's Café (c.1950s?);

- remnant sections of dressed sandstone masonry below the awning;
- a slate roof to the front building (including corner tower and gable), iron work railing to the roof and metal weather vane to the tower;
- Double-hung first and second floor timber windows as visible in the c.1923 photograph.



Figure 54: 143–143a George Street, c.1978. The suspended steel awning had been removed by this stage. The original, curved double doors to the corner entrance had also been removed. Source: copy obtained from PMNSW.



Figure 55: 143–143a George Street, 1985, following reconstruction of the corner entrance and George Street façade. Source: PMNSW image HP8/38.

Between 1972 and 1978 (Figure 54), the suspended awning was removed and a canvas awning fitted to the George Street shopfront. Some minor works to the George Street shopfront were undertaken in 1973.

The photograph of 1978 shows the following evidence of the partial restoration and reconstruction of the building by SCRA:

- steel awning had been removed;
- partly reconstructed doorway at the corner of George and Globe Streets (the opening containing a single leaf door that is shown in a SCRA drawing of the early 1980s);
- external paint scheme.

The frontage of the Japanese Bookshop, c.1978, retained the former Allen's Café shopfront visible under the suspended awning in the 1972 photograph. Notable in this photograph is the recently completed building at 66 Harrington Street, directly behind the site.

The 1985 photograph (Figure 55) records the external restoration and reconstruction work undertaken by SCRA. The presentation of the building we see today largely results from this SCRA work, which included:

- Demolishing existing shop front and entry door;
- Constructing new window and door openings on George Street (matching detail on extant original on Globe Street);
- Fitting new entry doors to the corner entry;
- Painting heritage themed signage;
- New cantilevered pendant light.

The 1913 plans prepared by the Housing Board for the extension of the building is the earliest known plan of the existing building. The plans (refer to Figure 56 to Figure 59) shows the building in a configuration indicative of the licensed hotel use. The original (1887) section of the building has walls shaded in black while the walls of the rear addition are unshaded. The current room numbers (as allocated in this CMP) are indicated in red.



Figure 56: 143–143a George Street, alterations undertaken in 1913, Ground Floor Plan.

Note position of stairs and main side entry from Globe Street (circled). This doorway was later converted to a window (pre 1943). Note also the internal walls to be demolished at the rear of the original section of the building, and the side door to be converted to a window (marked with arrow).

At ground floor level, the 1913 wing has now been substantially altered and the only remaining evidence of this plan is in the external walls and some remnant sections of internal walls. Source: SRNSW Plan 3062.

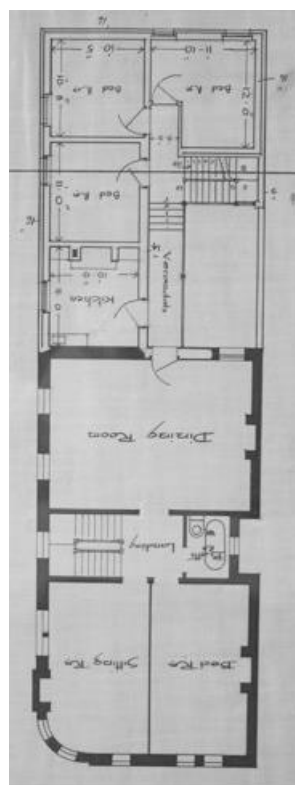


Figure 57: 143–143a George Street, alterations undertaken in 1913, First Floor Plan.

In the original (1887) section of the building, the Dining Room was divided in the late 1970s/early 1980s to provide the reception and main office areas for The Russell Hotel. An opening to the northern wall of the reception area was created in the mid 1980s to connect it to 139–141 George Street. Apart from these changes, the first floor plan of the original section of the building is intact.

Much of the planning of the 1913 rear wing remains intact, including the verandah (hallway 1.07) and three bedrooms 1.05, 1.06 and 1.09 (originally a kitchen) on the southern side of the building. The corner room, adjacent to the rear stair, remained until the passenger lift and new stair were built in the 2010–2011 works. Source: SRNSW Plan 3062.

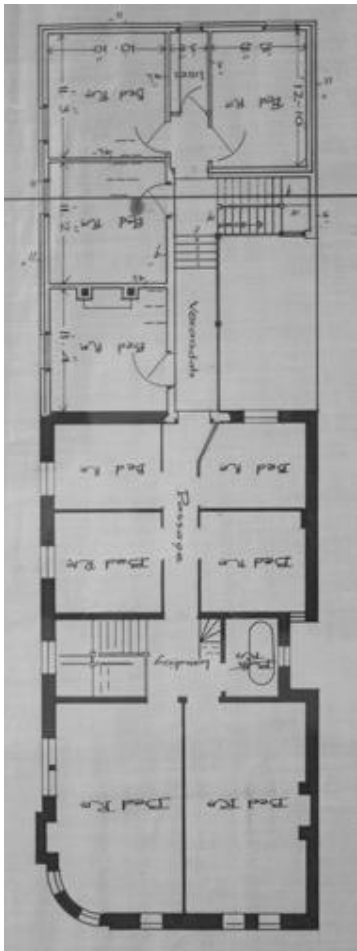


Figure 58: 143–143a George Street, alterations undertaken in 1913, Second Floor Plan.

In the original (1887) section of the building, the plan of the second floor is largely intact, except for the area of the two bedrooms at the rear of the northern side of the plan (now 2.11, 2.12 and 2.50).

Much of the planning of the 1913 rear wing remains intact, including the verandah (now hallway 2.07) and three bedrooms 2.05, 2.06 and 2.09 along the southern elevation of the building. The corner room, directly adjacent to the rear stair, remained in-situ until the passenger lift and new stair were built as part of the 2010–2011 works. Source: SRNSW Plan 3062.

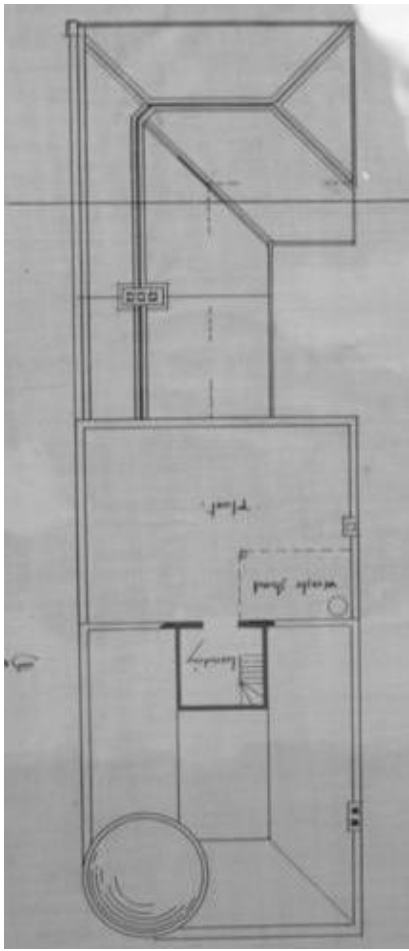


Figure 59: 143–143a George Street, alterations undertaken in 1913, Roof Plan.

The stair leading to the attic laundry is still in situ and the attic space has been extended within the existing roof volume. The rear section of the roof is indicated as 'flat' and has a wash shed, since removed, which the dotted line suggests was covered. This flat section of the roof is now used to house air-conditioning units which are concealed from view at street level by the parapet. Source: SRNSW Plan 3062.

The first council assessment of the extant structure is from February 1891. The premises were described as a triple storey hotel of brick and stone construction with a slated roof, comprising 12 rooms¹²¹. The Clive Lucas Stapleton and Partners CMP of 1999 noted that subsequent valuations generally repeated this description but with some variations, and it included the following summary, with additional notes (in brackets) added as part of this CMP.

Date	Note
1897	Number of floors rated given as four
1902	Number of rooms rated given as 15
1911	Number of floors rated given as four

¹²¹ SCA - Rate Assessment, Gipps Ward, CRS 17

1921	Number of rooms rated given as 20 [note that the rear addition was built in 1913]. Roof sheeting given as iron.
1923	Number of floors [sic] rated given as 23
1924	Uses given as shop and residential [hotel licence had been withdrawn c.1923]
1931	Uses given as restaurant and residential
1933	Uses given as restaurant and boarding house

A survey undertaken by the Architect and Building Surveyor's Department of the City Council in November 1943 plots, in sketch form, the interior planning of the building and indicates space uses at the time (see Figure 60 - Figure 62). The survey also includes an addition made to the rear of the premises around 1910/20.¹²² The survey noted the roof as timber framed throughout with sheeting materials as follows:

- Front – slate
- Centre – flat with open laundry
- Rear – galvanised iron

It was also noted that the building was not fitted with fire extinguishing water sprinklers and that the suspended street awning had a 24' return down Globe Street.

Details of this survey are discussed below, cross-referenced to the space numbers shown in **Error! Reference source not found.**Figure 42 - Figure 60**Error! Reference source not found.** in Section 2 of this document.

¹²² SCA - City Surveyor's Reports and Plans, c.1943 (CRS 932)

Room & Passage (removed, now part of G.01)

Timber floor

Back Stairs (now removed, area now part of G.07 and the recent lift core)

2'6" timber stairs to the second floor. The space under these stairs was used at the time to store coal to fire the stoves in the cafe.

WCs (removed, now part of G.05).

Timber floor, two WCs.

These WCs appear to have been added post completion of the 1913 works.

Kitchen (now G.08, G.09)

Floor material given as concrete. Ceiling described as a lantern lit from a light well above.

The kitchen appears to have been created within the yard shown in the 1913 plan.

Room (now G.10)

Timber floor

Stair (now G.02)

Timber construction of 3' width leading to the first and second floors. A full height timber partition cut off the ground floor stair and access from the cafe.

The ground floor section of the original stair had been removed and re-located, using some of the original joinery, to its current location by 1943.

Café (now G.11, G.12)

Timber floor

Entry from George Street via two entrances. Entrance at the junction of George and Globe Streets with a foyer and stairs. At the rear of this room steps led up to adjoining room.

Maximum seating capacity stated was about 48.

The internal walls that originally divided this space (see 1913 plan) had been demolished by this time. Only small remnants of these walls remain in the space and their former locations are indicated by beams at ceiling level.

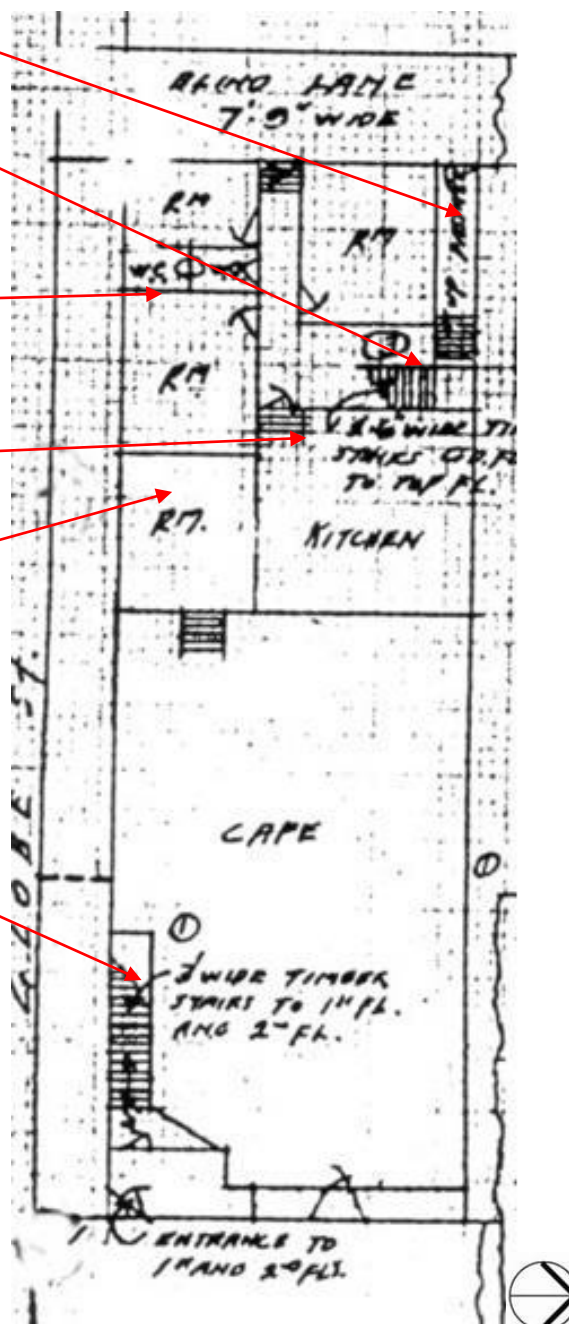


Figure 60: 143–143a George Street, Ground Floor Sketch Plan, 1943.

The blind lane at the rear of the site was later to become part of Nurses Walk, which now runs directly behind the building. Notes in italics are those taken from the survey and reproduced in the Clive Lucas, Stapleton and Partners Conservation Management Plan of 1999. Source: City Council Surveyor's sketches, Nov. 1943.

Room (now 1.01): *Timber floor*

Back Stairs (removed, now 1.01/lift core)

2'6" wide timber stairs to ground and second floor.

Balcony (now 1.07)

Timber floor

Back Light Area (now lift core and 1.08)

A timber framed and galvanised iron partition appears to have divided the light area from the adjoining stairs.

Rooms (now 1.05, 1.06, 1.09): *Timber floor*. At this stage, the planning of the 1913 wing had changed little from its original construction, however it appears that the kitchen (in today's 1.09) had been moved from the first floor to the ground floor.

Room (now 1.13): *Timber floor*

Rooms (now part 1.14): *Timber floor*

The planning of the original section of the building remained largely intact at this stage, apart from the creation of two rooms to the southern side of the original dining room. The office of The Russell Hotel now occupies this general area.

Front Stairs (now 1.02)

3' wide timber stairs to ground and second floor.

Bathroom (now 1.15)

Timber floor. Also with 1 no. W.C.

Front Light Well (adjoins 1.15 to north)

Room (now 1.16)

(Possibly sitting room) *Timber floor*

Room (now 1.17)

Timber floor



Figure 61: 143–143a George Street, First Floor Sketch Plan, 1943.

Notes in italics are those taken from the survey and reproduced in the Clive Lucas, Stapleton and Partners Conservation Management Plan of 1999. Source: City Council Surveyor's sketches, Nov. 1943.

Room (now 2.01): *Timber floor*

Back Stairs (removed, now 2.01/lift core)

2'6" wide timber stairs down to ground and first floors

Balcony (now 2.07)

Timber floor

Back Light Area (now lift core and 2.08)

A timber framed and galvanized iron partition appears to have divided the light area from the adjoining stairs

Room (2.05, 2.06, 2.09): Timber floor

Rooms (now part 2.11, 2.12, 2.50): *Timber floor*

Passage (now 2.10, 2.13): *Timber floor*

Rooms (now 2.14, 2.15): *Timber floor*

Front Stairs (2.02)

3' wide timber stairs to ground and first floors, and a 2' wide timber stairs up to third floor

Bathroom (now 2.16)

Timber floor. With 1 no. W.C.

Front Light Well (adjoins 2.16 to north)

Wire glass roof

Room (now 2.18)

Timber floor

Room (now 2.17)

Timber floor

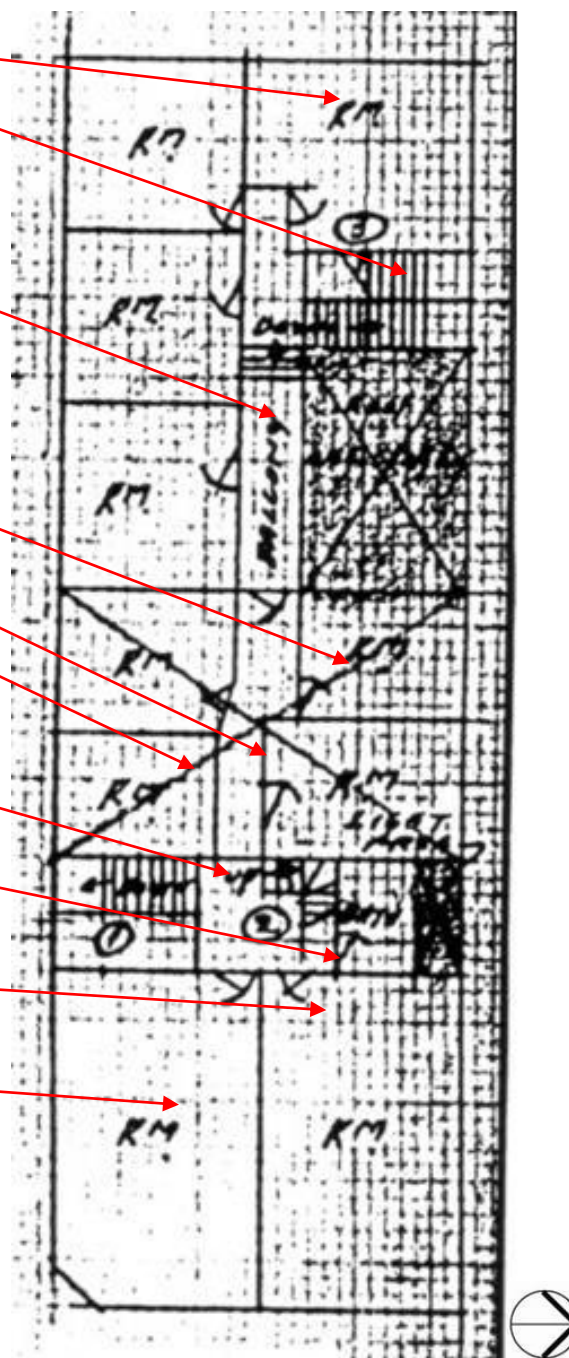


Figure 62: 143–143a George Street, Second Floor Sketch Plan, 1943.

Notes in italics are those taken from the survey and reproduced in the Clive Lucas, Stapleton and Partners Conservation Management Plan of 1999. Source: City Council Surveyor's sketches, Nov. 1943.

Commencing in the late 1970s and continuing through to the late 1980s, then Sydney Cove Redevelopment Authority (SCRA) and/or its tenants undertook a programme of restoration, reconstruction and alteration of the premises at 143–143a George Street.¹²³ In 1984, SCRA also undertook the construction of additions at the rear of 139–141 George Street to provide a link (known as No. 30–32 Nurses Walk) between the Russell Private Hotel and the Fortune of War Public Hotel. This addition is discussed further below.

¹²³ PMNSW Drawings ROX-410-DA

Many of the alterations to 143–143a George Street in the late 1980s were associated with the time when the individual buildings of The Russell Hotel/Fortune of War Group were being brought under a single lease held by the proprietors of The Russell Hotel. The plans associated with these alterations were prepared by Ron Vickery, architect, for the proprietors of The Russell Hotel.¹²⁴

The works to 143–143a George Street during the 1970s and 1980s included:

Generally

- Replacing roof sheet to hipped rear section (1913 wing);
- Replacing slates, ridge capping, gutters and flashings;
- Replacing shingles to the roof of the conical tower (the tower still has shingles today);
- Making new surface to flat roof (which now provides space for air- conditioning units).

Ground

- Reconstruction of the George Street frontage of the building at ground floor level;
- Demolishing internal walls to create a shop tenancy at the rear of the 1913 wing. Forming a new entry to this tenancy at the corner of Globe Street and Nurses Walk (current Russell hotel entrance);
- Alterations to the kitchen area behind then Tea Room (now wine bar G.11, G.12) and new connection from this area into the Tea Room;
- Restoration of existing horizontal timber lining board walls and vertical lining board dados to northern and eastern walls of the Tea Room (now G.11, G.12);
- Fitting out of Kitchen G.10;
- Bricking up opening between G.09 (Prep. Area) and Kitchen G.10;
- Fitout of G.11, G.12 as a Tea Room;
- Removal of enclosing wall to the base of the staircase (G.02) and refurbishment of the staircase;
- New switchboard cupboard to the small hotel lobby at the George Street/Globe Street corner.

First

- Fitout of 1.13 as hotel reception, and partitioning and fitout of 1.14 as the hotel office;
- Creation of the current opening between the hotel reception (1.13) and the first floor of 139–141 George Street (1.18).

Roof

- Demolishing skillion of laundry (presumably the 'wash shed' shown in the 1913 roof level plan, or a similar structure in a similar location);
- Fitting out new laundry within roof space;
- Repairs to street facing section of roof.¹²⁵

¹²⁴ PMNSW - Property Files 1047/01/01

¹²⁵ PMNSW - Drawing No. HP8/15

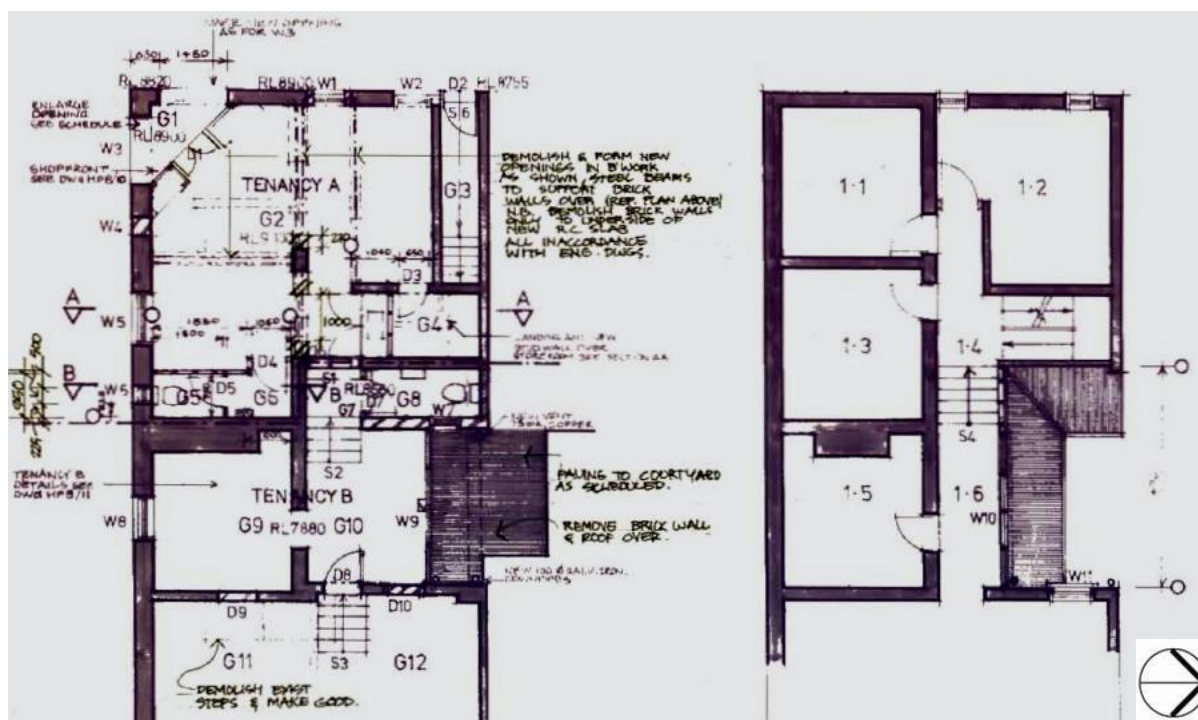


Figure 63: Alterations to the rear section of the ground floor (left) of 143–143a George Street to create a shop tenancy entered from the corner of Globe Street and Nurses Walk, 1978. The first floor plan (right) remained as shown until the 2010–2011 works. Stair 1.01 and the new lift now sit in the area formerly occupied by Room 1.2 and the adjacent stair. Source: PMNSW – ROX-410-AR-0033-OD, 1978.

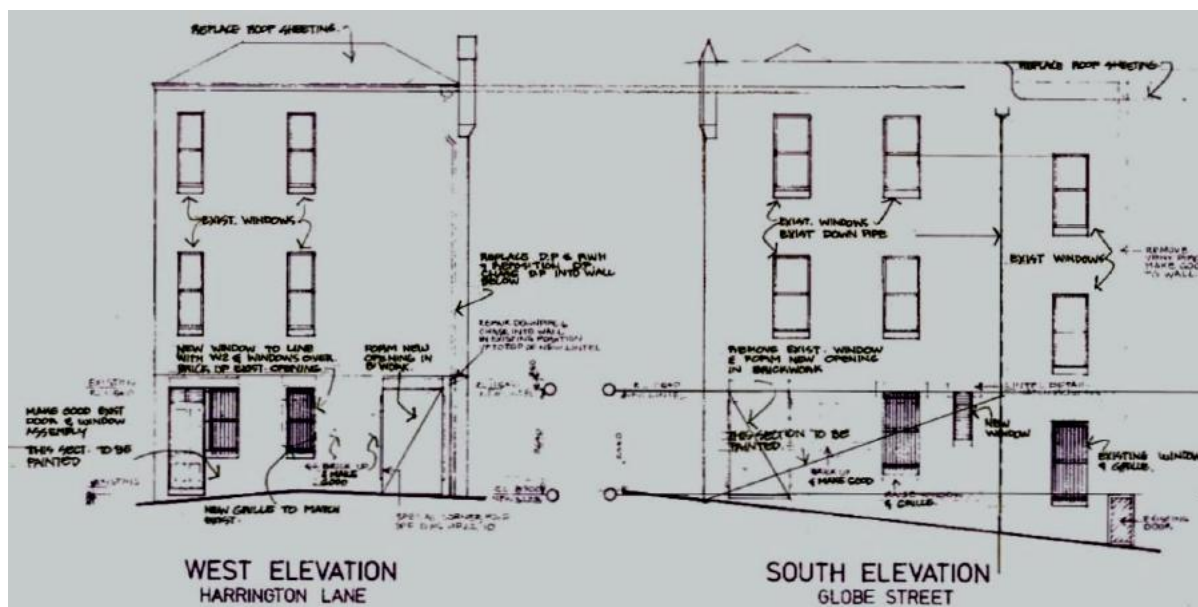
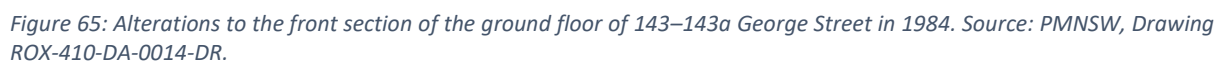


Figure 64: Alterations to the rear section of the ground floor of 143–143a George Street to create the shop tenancy shown in the plan above. Source: PMNSW ROX-410-AR-0033-OD, 1978.



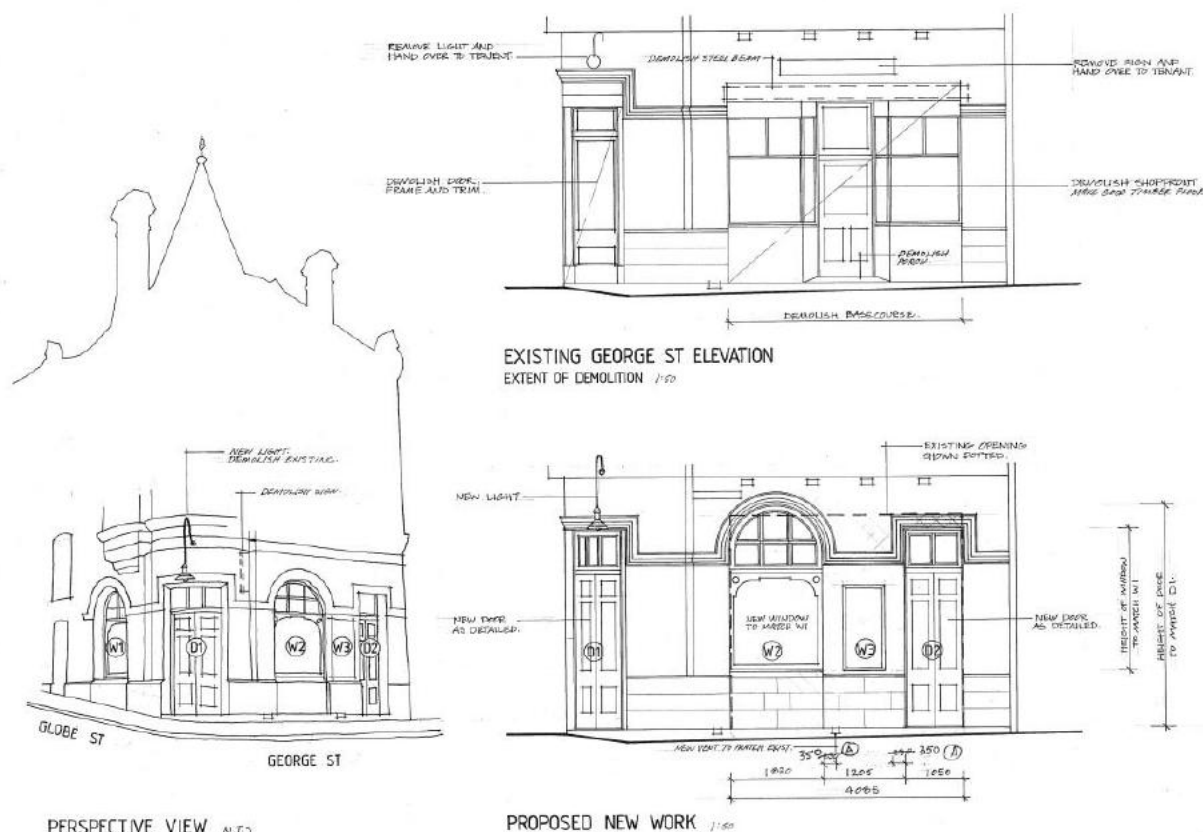


Figure 66: Drawings showing extent of reconstruction works to the George Street façade and corner entrance of The Russell Hotel by the Sydney Cove Redevelopment Authority, 1985. Source: PMNSW, Drawing ROX-410-AR-0054-OD – detail.

2.6.2 139-141 George Street

The Trigonometrical Survey of Sydney of 1888 (Figure 67) shows that the design of the existing building at 139–141 George street (completed 1882) utilised the maximum site area of the front portion of the allotment and set the front facade flush with the adjoining premises at 137 and 143–143a George Street (respectively the original Fortune of War Hotel and the Port Jackson Hotel, which pre-dated The Russell Hotel building).

Two detached buildings were shown in the rear yard behind (to the west of) the main building, which is shown as a semi-detached pair. Behind these, adjacent to the rear boundary, were two smaller structures (i.e. privies). These rear buildings were connected by flights of steps to the ground floor of the main building which sat at a lower level. An intriguing aspect about these rear buildings is that they appear to be are the same as those plotted in pencil on the 1865 survey (Figure 27). Perhaps this is indicative of an earlier building date for these elements. All the elements of the development at 139–141 George Street are shown to have been of brick construction. This building footprint continued to be plotted on a number surveys prepared over the following sixty years.

Photographic and other illustrative evidence for the George Street facade of 139–141 George Street is available from c.1900. Most views only partly show the facade, but collectively they help to form a picture of the appearance of this elevation of the building. Photographs dating from the early 1880s, the 1930s and the 1970s are included in figures over the following pages.

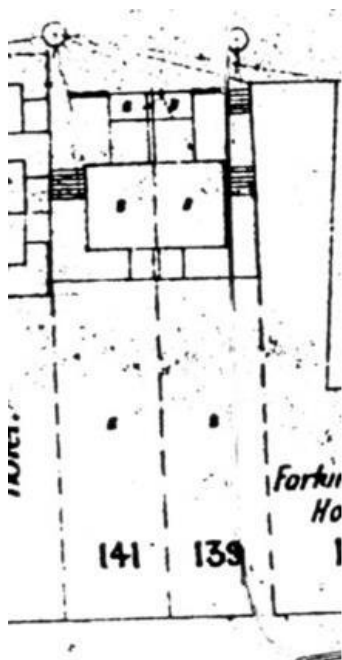


Figure 67: The Trigonometrical Survey of Sydney of 1888 (detail) shows the footprint of the extant building at 139–141 George Street. The footprint of the front section of the building is similar to that shown above, but the rear section has been dramatically altered. Source: Sydney Water Plan Room.



Figure 68: A photograph of Circular Quay in the early 1880s shows the existing building at 139–141 George Street with its street awning and posts. The exposed southern boundary wall (facing the site of today's 143–143a George Street) with painted advertising. Source: Shore, H., *From the Quay*, Kensington, 1981.



Figure 69: Photographs of 139–141 George Street in 1930 show some details of the building, such as a chamfered timber awning post, painted timber advertising sign, stone facade and double-hung timber window joinery. The Russell Hotel, 143–143a George Street, and the Fortune of War Hotel, 137 George Street, can be seen on either side of 139–141 in the image on the left. Source: ANU - Tooth & Co. N60/1471.



Figure 70: This undated, but 1970s era, photograph of the front elevation of 139–141 George Street, The Russell Hotel and the Fortune of War Hotel shows that, above awning level, 139–141 George Street had changed little since the time of its completion. The original streetfront awning with its timber posts had, however, been demolished and replaced by a suspended awning by this stage, and the shop fronts had been altered to provide two shops and a ground level entry to the accommodation levels above. Source: PMNSW, DW GE-38.

A photograph taken c.1901 (Figure 26) shows the roof of the building viewed from Globe Street. The skillion form over the front section is clearly visible. The stepped parapet wall dividing No. 139 from No.141 has now been cut back to a point quite close to the George Street façade.

The only known historic plan that plots the interior planning of the building dates from 1943 and was prepared by the City Council. In addition to the information shown in the plans (Figure 71 - Figure 74), the survey noted a 'three post awning' to George Street. This awning had been demolished by the 1970s (see Figure 70, above). Details of the survey are discussed below, cross referenced to the space numbers shown in **Error! Reference source not found.** Figure 42 - Figure 60 **Error! Reference source not found.** in Section 2 of this document.

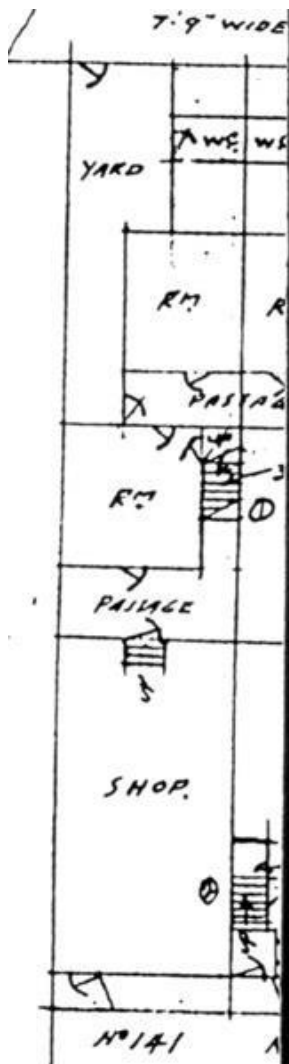


Figure 71: 141 George Street, Ground Floor Sketch Plan, 1943. At ground floor level, 141 George Street consisted of two main rooms, the rear room partitioned to separate it from the adjacent passage and stair to the first floor. To the west, a narrower wing with a side breezeway contained a passage with a door to the rear breezeway and yard. A WC at the rear of the property was accessible via the yard. Running behind the property is a lane 7 feet 9 inches wide. This lane was also noted behind 143 – 143a George Street (see Figure 60). Source: City Council Surveyor's sketches, Nov. 1943.

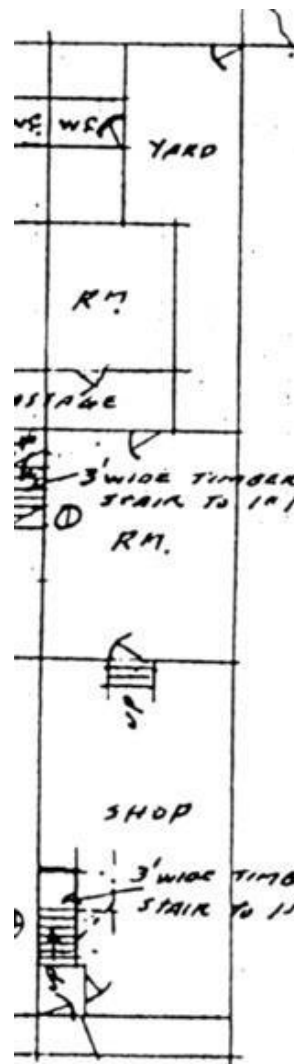


Figure 72: 139 George Street, Ground Floor Sketch Plan, 1943. The plan of 139 George Street was very similar to that of 141, except that there was a three foot wide timber stair connecting an entrance on George Street to the levels above. The rear room of the front section of the building was single storey. Source: City Council Surveyor's sketches, Nov. 1943.

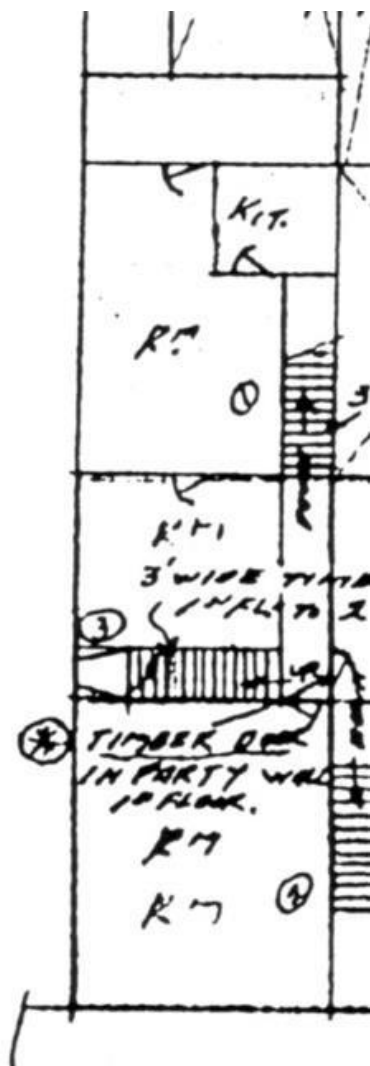


Figure 73: 141 George Street, First Floor Sketch Plan, 1943. At first floor level, 141 George Street contained three main rooms and a small kitchen at the rear. Access to the first floor was via the rear stair also visible on the ground floor plan (Figure 88). Access to the second floor was via a stair running parallel to George Street. Source: City Council Surveyor's sketches, Nov. 1943.

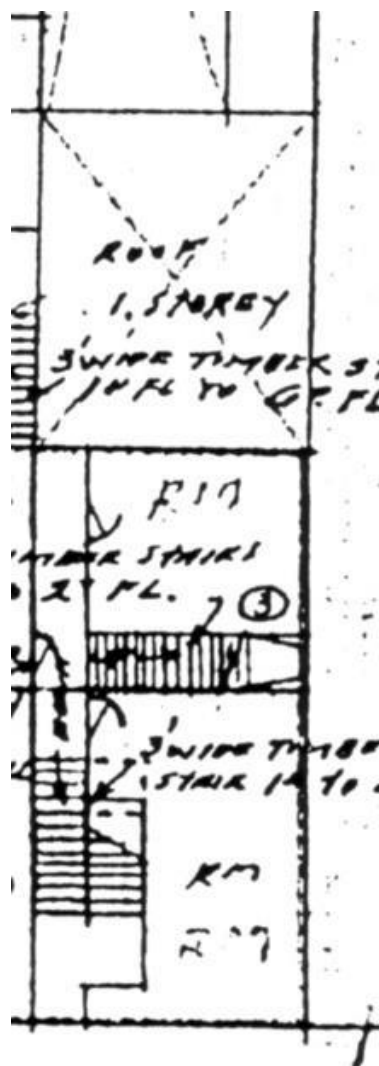


Figure 74: 139 George Street, First Floor Sketch Plan, 1943. At first floor level, 139 George Street contained two rooms. A roof over the single-storey rear room of the front section of the building is noted. As for 141 George Street, access to the second floor was via a stair running parallel to George Street. Source: City Council Surveyor's sketches, Nov. 1943.

Commencing in the late 1970s and continuing through the 1980s then Sydney Cove Redevelopment Authority undertook a programme of restoration and reconstruction works to the premises at 139–141 George Street. These alterations included the construction of the wing at the rear of 139–141 George Street, known as 30–32 Nurses Walk.

In 1978, the following works were constructed (refer to Figure 75 - Figure 77):

Ground Floor

- Demolition of rear outbuildings, parts of which may have remained from pre 1882 (refer to Figure 75). Construction of new brick west wall, underpinning of rear boundary wall,
- Construction of new western wall to ground floor levels of 139 and 141 George Street,
- Modifications to the rear rooms (kitchen, bathroom, store) of the building. It appears that a section of wall to the kitchen in 141 George Street may have remained from the rear wing indicated in the 1943 plan and 1888 survey (Figure 71 and Figure 67).

First Floor

- Demolition of the stairs running parallel to George Street (refer to Figure 75 and Figure 76),
- Construction of a new rear room to the western side of 139 George Street, and construction of a new rear wall to the western side of 141 George Street. The rooms created by these works, with some minor modifications, form 1.19 (Room 19) and 1.21 (Room 20) of The Russell Hotel today,
- Construction of balcony/terrace behind the above rooms.

Second Floor

- Demolition of stair running parallel to George Street in 139 George Street,
- Construction of balcony (now demolished),
- Creation of a 2 bedroom apartment on the top floor of 139–141 George Street. The apartment was reached via the stair from George Street.

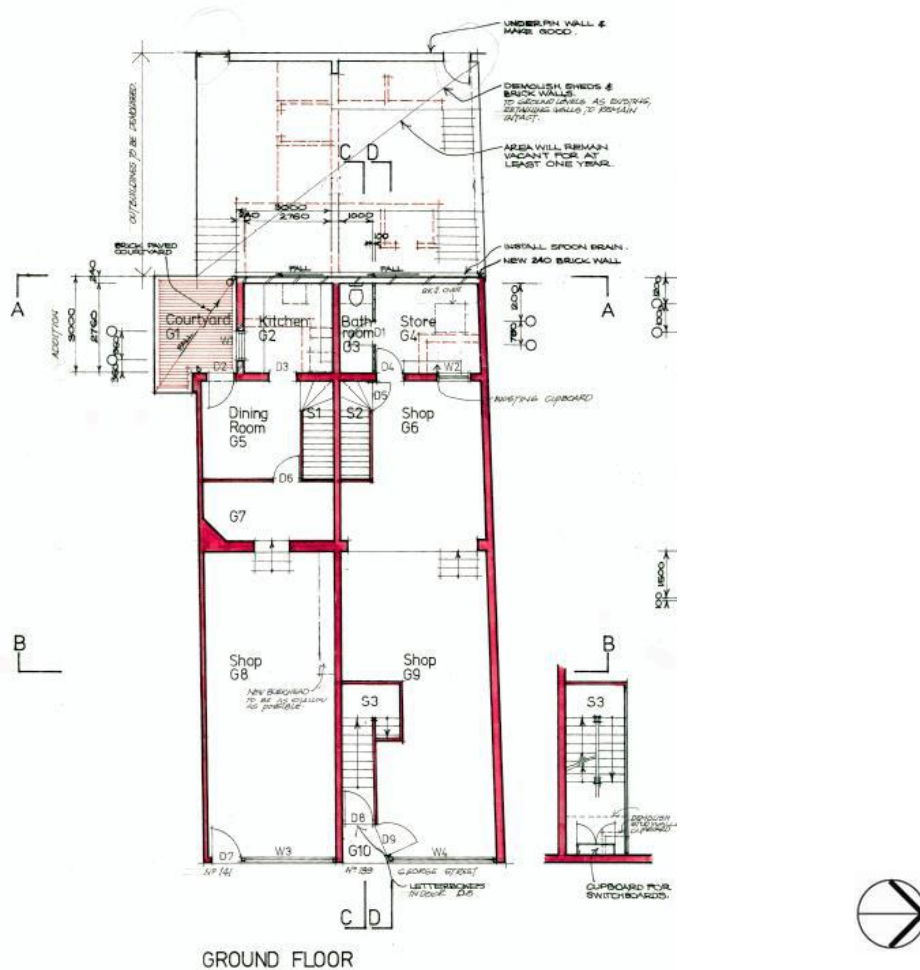


Figure 75: 139–141 George Street, Proposed Renovations, Stage 1, January 1978, Ground Floor
Source: PMNSW Drawing No. HP-9-1.

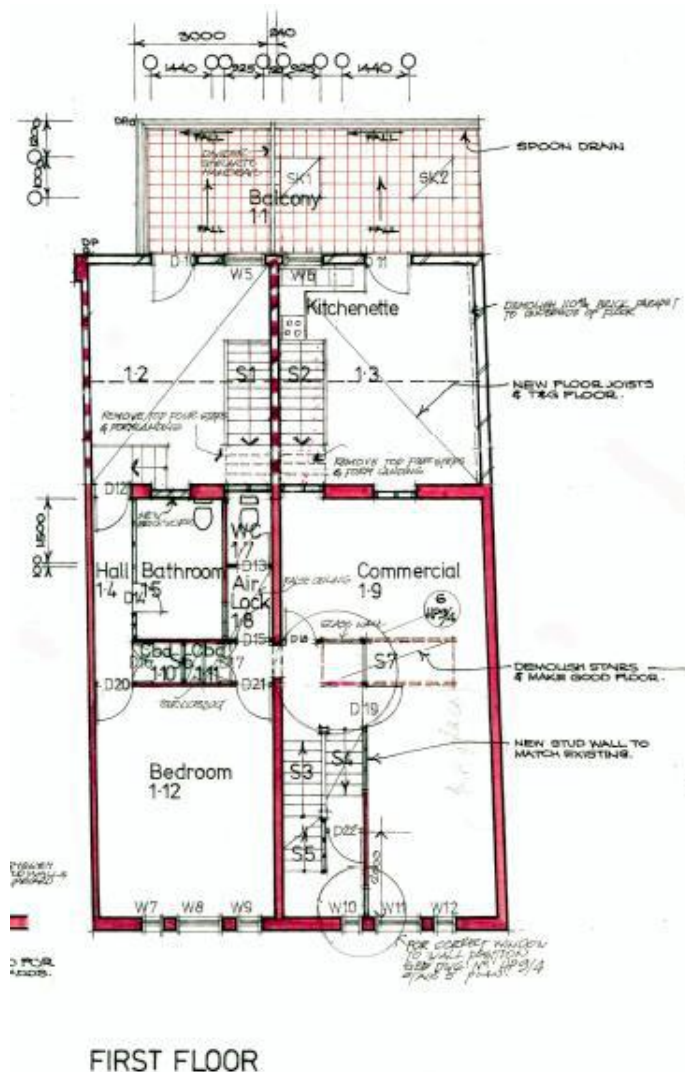
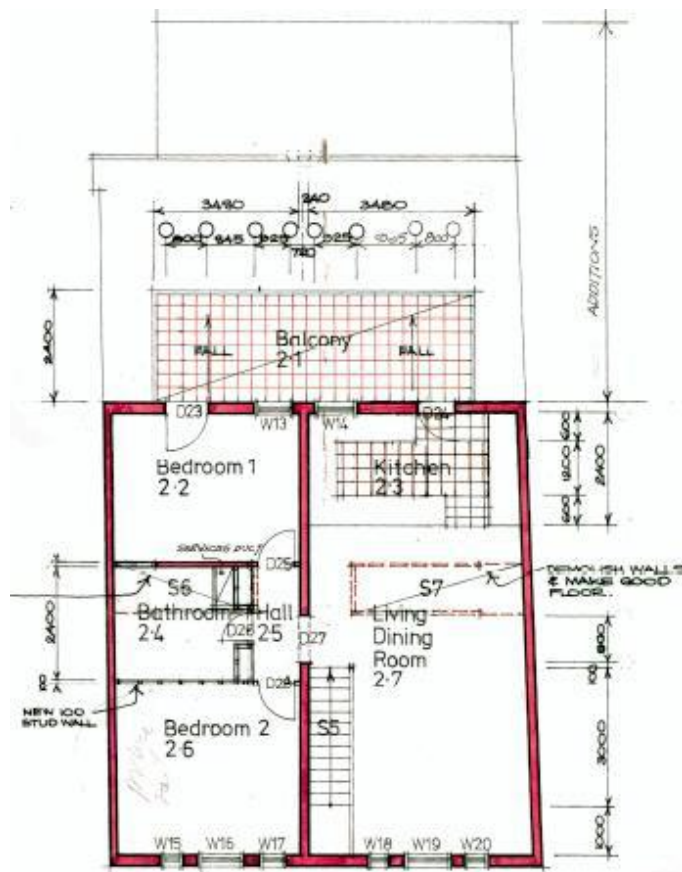


Figure 76: 139–141 George Street, Proposed Renovations, Stage 1, January 1978, First Floor. The front room of 139 George Street was intended for commercial use and was reached via the stair from George Street. It connected to the dwelling on the first floor of 141 George Street via an opening in the party wall between 139 and 141 George Street. The rear room of 139 George Street (with kitchenette) was still reached via the existing stair from the rear of the shop below. Similarly, the rear room of 141 George Street was reached via the existing stair from ground floor level.

The area of the plan above is now occupied by spaces 1.19 (Room 19), 1.21 (Room 20), 1.23 (Room 22) and 1.28 (Room 21) of The Russell Hotel, and their en suite bathrooms, as well as by hallway (1.18) and the adjoining store rooms. Source: PMNSW Drawing No. HP-9-1.



SECOND FLOOR



Figure 77: 139–141 George Street, Proposed Renovations, Stage 1, January 1978, Second Floor. The area of the two bedroom apartment shown in this plan is now occupied by spaces 2.24 (Room 17), 2.26 (Room 18) 2.19 (hallway), 2.25 and 2.27 of The Russell Hotel. Part of the rear (western) wall shaded red in this plan (adjacent to the balcony) probably survives in the western wall of hallway 2.19. Source: PMNSW Drawing No. HP-9-1.

During the mid 1980s, the former Sydney Cove Redevelopment Authority undertook reconstruction works to 139–141 George Street. These works included (refer to Figure 78 and Figure 79):

- Reconstruction of the timber post awning to the George Street facade,
- Progressive reconstruction of the shop fronts to George Street.

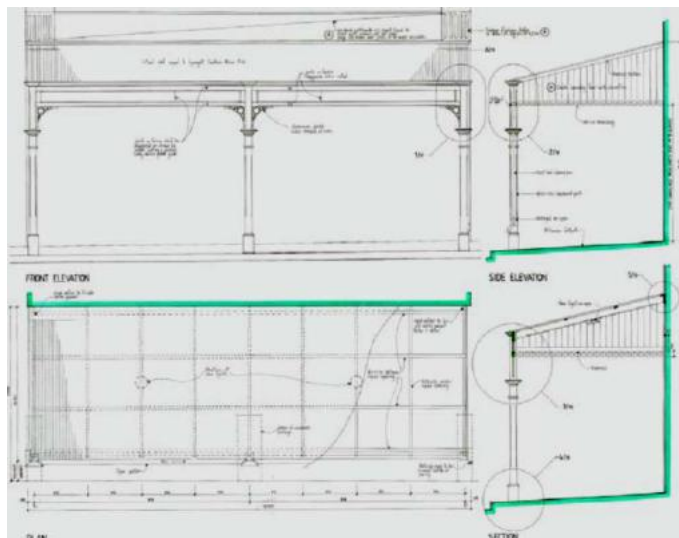


Figure 78: Construction of three-post timber awning to late-nineteenth century configuration, 139–141 George Street, 1983. Source: PMNSW Drawing HP9/19.

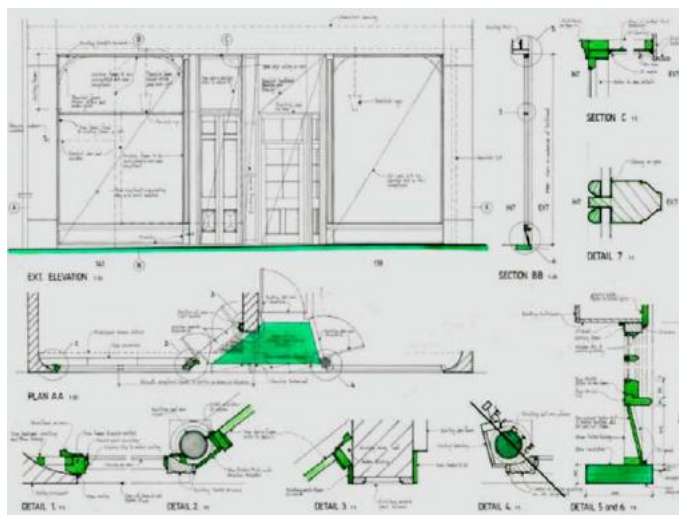


Figure 79: Shopfront for 139 George Street, 1985. Source: PMNSW Drawing HP9/17.



Figure 80: In the 1985 staged reconstruction of the shopfronts (No. 141 was the first completed), SCRA staff undertook investigation of the existing structure to reveal part of the original shop front detail. Source: PMNSW Library.

Contemporary with the SCRA alterations, further alterations and additions were undertaken over the 1980s. The major project during this period was the construction of a new development at 30–32 Nurses Walk, which was completed in the mid 1980s. The proposed plans are shown in Figure 81 - Figure 83.

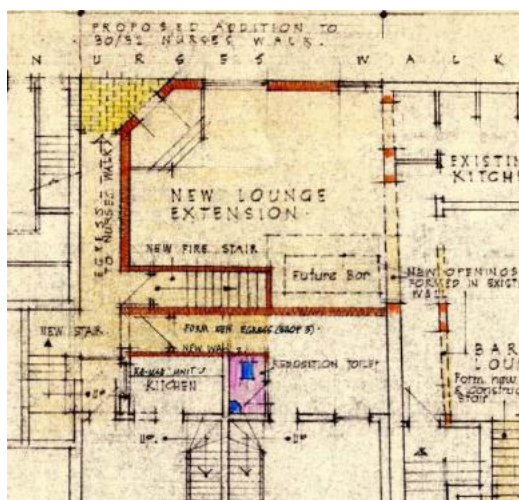


Figure 81: Rear of 139–141 George Street, Ground Floor c.1985 (detail). The demolition of the sections of the wall between 139–141 George Street (New Lounge Extension) and 137 George Street was not completed at this stage and it appears that the proposed lounge was instead fitted out as a commercial space.²² The plans of the rear sections of the two shops facing George Street (see Figure X) were altered to accommodate the new fire stair. Source: PMNSW – ROX 410 AR 0001/DR.

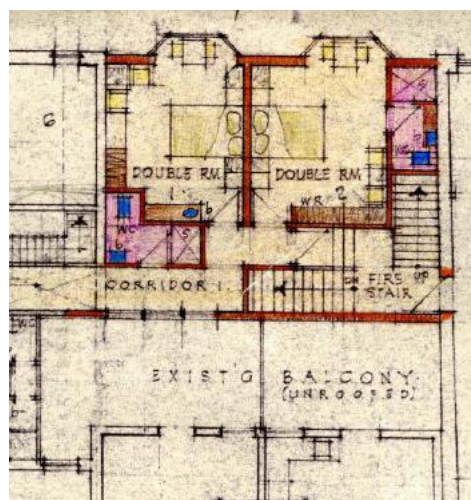


Figure 82: Rear of 139–141 George Street, First Floor c.1985 (detail). The two double rooms indicated are today's Room 7 (1.45) and Room 8 (1.43) (facing onto Nurses Walk), although 1.45 has recently been altered to provide an accessible bathroom. This plan shows the opening made in the party wall with 137 George Street to provide access from the Fortune of War Hotel into the new fire stair. Source: PMNSW – ROX 410 AR 0001/DR.

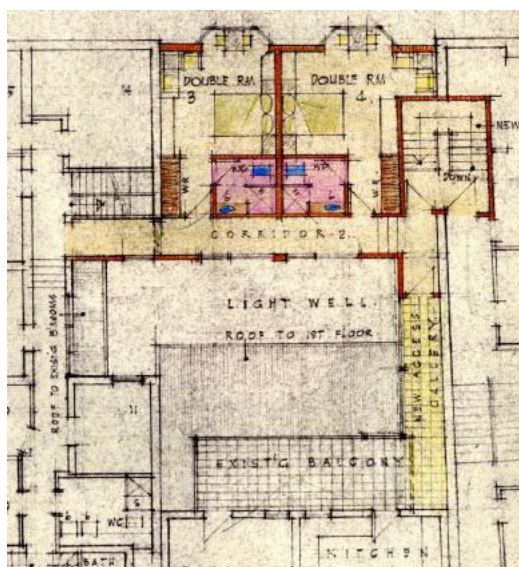


Figure 83: Rear of 139–141 George Street, Second Floor c.1985 (detail). The two double rooms indicated are today's Room 15 (2.48) and Room 16 (2.46), although 2.48 has recently been altered to provide an accessible bathroom. The existing balcony shown at the bottom of the drawing was later modified to connect across to the party wall with The Russell Hotel and, via a new opening, into the second floor of The Russell Hotel. This opening has been infilled, but it connected into the northern wall of today's bathroom, 2.12. Source: PMNSW – ROX 410 AR 0001/DR.



Further alterations to 139–141 George Street were made in the late 1980s at the time when the individual buildings of The Russell Hotel/Fortune of War Group were being brought under a single lease held by the proprietors of The Russell Hotel. The plans associated with these alterations (see Figure 84 - **Error! Reference source not found.**) show:¹²⁶

Ground Floor:

- Demolition of sections of wall between the ground floor of 139 George Street and the rear section of The Fortune of War Hotel,
- Creation of a new rear bar that sat partly within 141 George Street and partly within 137 George Street.

First Floor:

- Creation bedroom, bathroom and storeroom spaces 1.19–1.28 inclusive (including Rooms 19, 20, 21 and 22 of The Russell Hotel)
- Removal of stair leading from ground level on George Street to the first floor,
- Creation of opening to the Russell Hotel reception area from hallway 1.18
- Creation of opening to the Fortune of War Hotel from hallway 1.18

The second floor plan generally remained as shown in the 1978 plan at this stage, but the rooms were only accessible only via the external balcony as the stairs within the front section of 139–141 George Street had by this stage all been demolished. This plan appears to have remained unchanged until the recent works to the building (2010–2011).

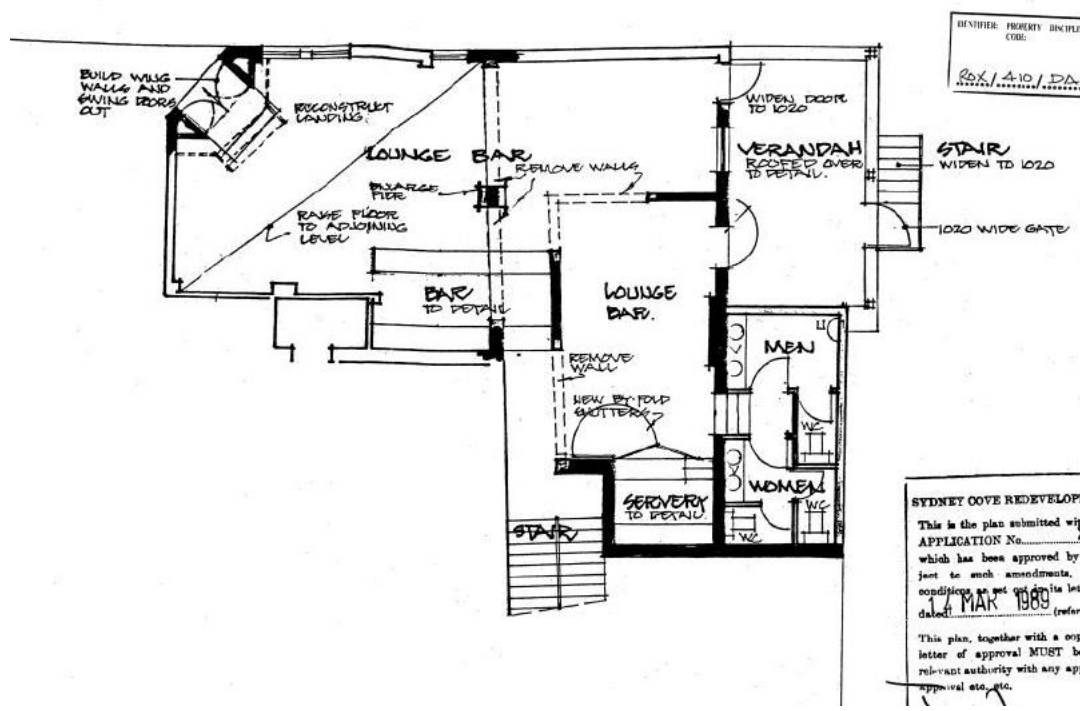
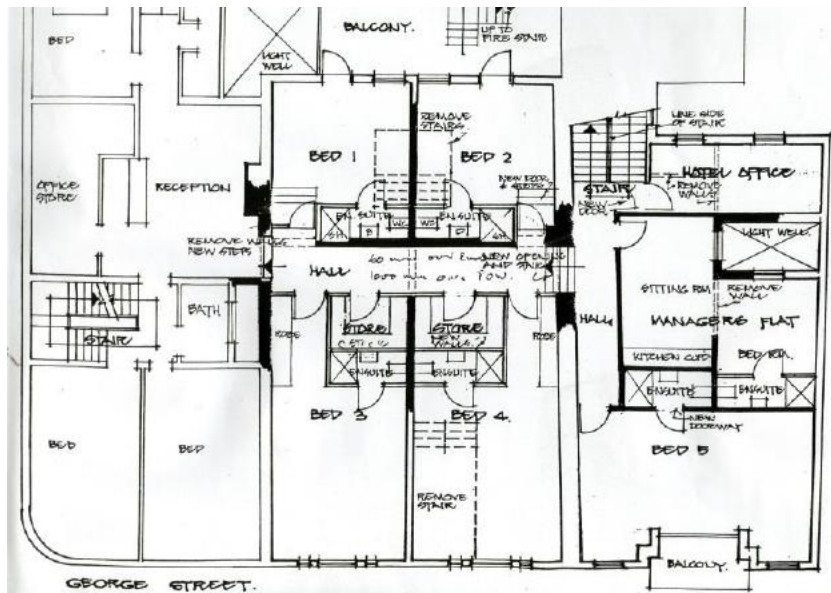


Figure 84: 1989 works to the rear section of 139–141 George Street. The sections of wall between 139–141 George Street and 137 George Street had been planned as part of the 1985 construction of 30–32 Nurses Walk, but this work was deleted from the scope and the area fitted out as a commercial space rather than a lounge bar¹²⁷. In 1989, however, approval was granted for the lounge bar with a plan similar to that shown in 1985. Source: PMNSW – ROX 410 DA 0016-DR.

¹²⁶ PMNSW - Property Files 1047/01/01

¹²⁷ PMNSW Drawing ROX-AR-0010-DR, August 1984



Floor plan of a three-story building. The top floor (Level 3) contains Room 222, Room 223, a Stair, Bathroom 221, Bathroom 224, and a Terrace. The middle floor (Level 2) is a large Void. The bottom floor (Level 1) contains a Balcony, Room 243, Bathroom 242, Kitchenette 244, Bathroom 241, Hall 245, Room 246, and Room 247. A compass rose is located in the bottom right corner.

Figure 86: The second floor of 139–141 George Street in 2007. The planning remained almost as shown in the 1978 plan and it was not altered until the 2010–2011 works. The 1984 plan for the rear addition notes that this apartment was 'to be integrated with The Russell Hotel'. Source: PMNSW Drawing ROX- 410-AR-1003 and ROX-410-AR-0001-DR.

Freeland summarised the years between 1920 and 1925 as “the period in which the Australian pub swung away from being a building in which the bars were physically only a small part of the whole to the present situation where they form by far the greater part, occupying the whole of the ground floor”.¹²⁸

¹²⁸ Freeland, M., *Australian Pub*, Melbourne, 1971, p.148

The building plans were approved by City Council Building Surveyor on 13 February 1920 and they show the following details of the George Street elevation:

- symmetrical composition of three bays,
- parapet that concealed a flat roof,
- first floor central balcony flanked by rendered columns (columns not built),
- applied concrete motifs to the parapet (not built),
- double hung timber windows with three paned upper sashes,
- wall tiles to dado height on the ground floor,
- side entrance to the guest rooms on the upper level,
- projecting suspended street awning to a standard council design.

Photographic evidence for the George Street facade is available for the 1930s to 1980 in the records of Tooth & Co. available at the Noel Butlin Archives Centre, ANU, Canberra.

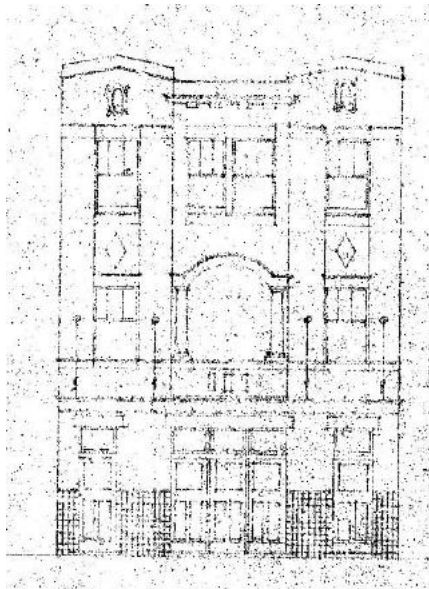


Figure 87: Fortune of War Hotel 137 George Street, George Street elevation, drawing approved by the City Council in February 1920. Source: City of Sydney Archives BA BA86/1920.

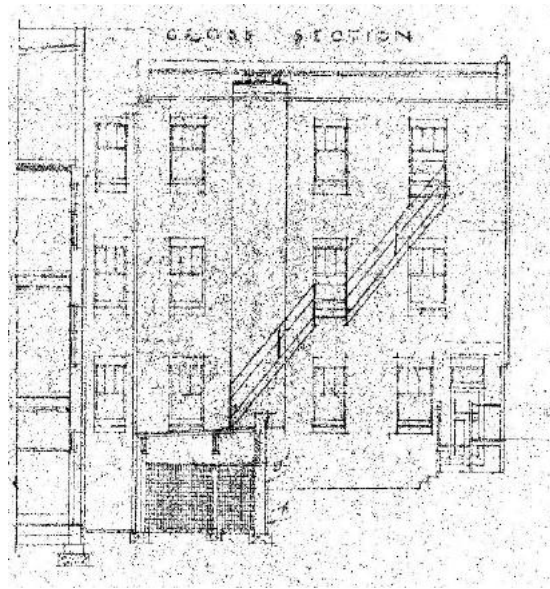


Figure 88: Fortune of War Hotel, 137 George Street, rear elevation with an external steel fire stair (now removed) that was 2'6" wide and serviced the first and second floors. Access to the stairs was via the box frame windows. Source: City of Sydney Archives BA BA86/1920.



Figure 89: This image of the Fortune of War Hotel was taken c.1922, shortly after its completion. Jack McLean was the first publican of the new Fortune of War, running the hotel from 1921 to 1923. Source: Photograph taken by Tooth & Co, copy obtained from PMNSW.



Figure 90: Comparison of this photograph of the George Street elevation of the Fortune of War Hotel in August 1930 confirms that the elevation of the building today has a high level of intactness. Source: Noel Butlin Archives Centre (ANU) 'Tooth & Co. Yellow Cards'.



Figure 91: Fortune of War Hotel, 137 George Street, August 1949. Source: Noel Butlin Archives Centre (ANU) 'Tooth & Co. Yellow Cards'.



Figure 92: Fortune of War Hotel, 137 George Street, 1960. Source: Noel Butlin Archives Centre (ANU) 'Tooth & Co. Yellow Cards'.

Presumably, these photographs were taken by Tooth & Co to record the respective management of the property by its tenants. The earliest Tooth & Co. photograph was taken in August 1930. It records the face brick facade with rendered cement detail, large sash windows with their three-paned upper sashes, curtains and blinds to the windows, the tiled wall to underside of suspended awning, and an awning with the sign 'C. Craig's Fortune of War Hotel'¹²⁹ (Figure 90).

Photographs of 1949 and 1960 are similar in detail to the 1930 photograph, although in each instance the awning sign has been repainted.

Floor plans of the Fortune of War as originally designed are available from the City of Sydney council. An inventory of furniture of 1928¹³⁰ and the council's City Architect and Building Surveyor's Department inspection record of 1943¹³¹ provide further information about the interior of the hotel, which is probably representative of the period up to c.1950. Details of this survey are discussed below cross-referenced to the space numbers allocated in this CMP.

The floor level of the rear section of the building was higher than the front section because of the slope of the site. The land at the rear of the building has since been excavated.

Cellar Level

The cellar extended about 2' 6" under the George Street public footpath to allow for the beer chutes. Access to this space was presumably only available from the street and floor of the public bar.

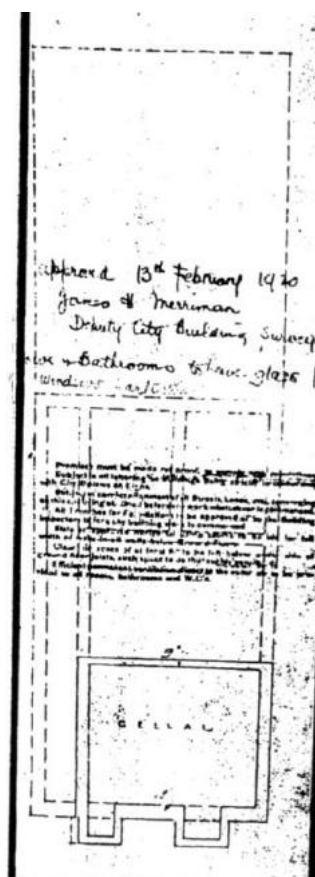


Figure 93: Fortune of War Hotel, 137 George Street, original plan of the cellar. The area behind the cellar was excavated later and the cellar extended to the west. The two keg drops projecting under the George Street footpath can be seen at the bottom of the plan. Source: City of Sydney Archives BA86/1920.

¹²⁹ ANU – Tooth & Co. N60/1471

¹³⁰ ANU – Tooth & Co. N60/1470, 'Inventory of Fortune of War. H.B. Benson to George Craig', September 1928

¹³¹ SCA – City Surveyor's Reports and Plans, c.1943 (CRS 932)

Rear Yard Area

Yard included concrete stairs up to the rear lane (see elevation, see Figure 88 above)

Urinal (now G.26, gaming room)

Also fitted with W.C

Front Light Area (now part G.26, gaming room and part wheelchair lift providing access to the lounge bar in the rear section of the first floor)

Stairs and Hall (G.03)

Timber framed stairs, 3'6" wide. Furniture and fittings included: linoleum and mat, pictures on wall.

Parlour No. 1 (part G.25)

Furniture and fittings included: 5 no chairs and table, linoleum on floor.

Parlour No. 2 (part G.25)

Furniture and fittings included: 3 no chairs and table, linoleum on floor.

Public Bar (G.24)

Central island bar. Furniture and fittings included: wall clock, coir runner, ice chest, rum barrel and measure, 2 No. chairs, linoleum on floor.

Private Entrance (G.23)

3'6" wide passage from George Street to rear parlours and staircase. Furniture and fittings included: carpet runner.

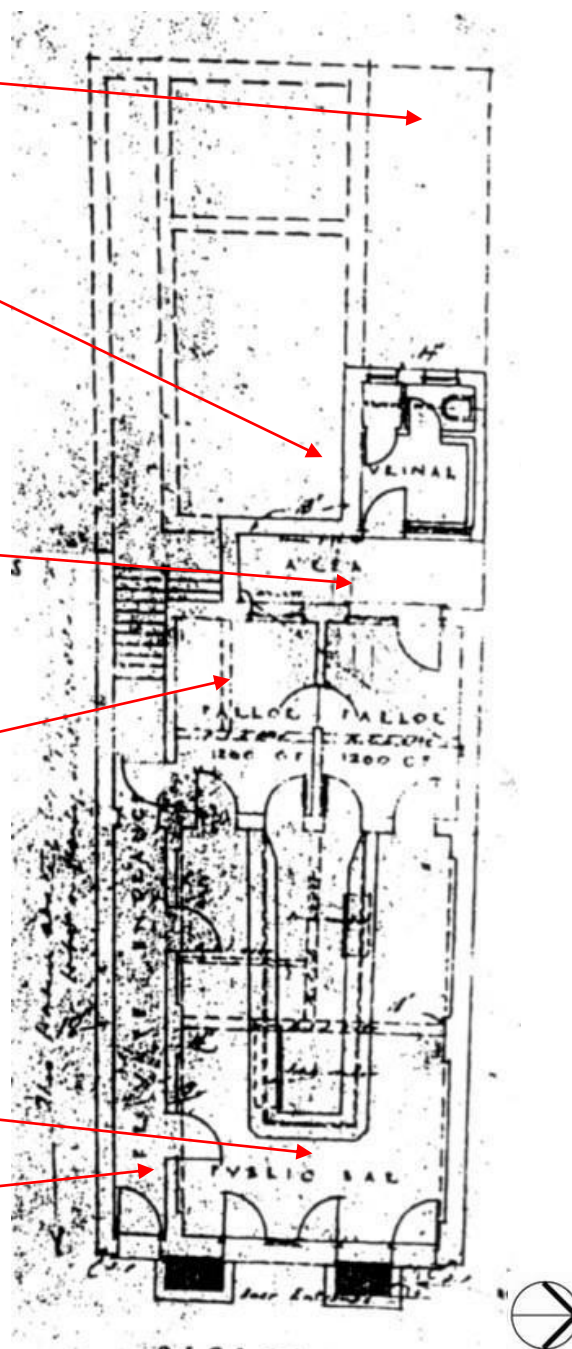


Figure 94: Fortune of War Hotel, 137 George Street, original ground floor (front) plan.

The plan of this area remains substantially intact today, apart from the removal of sections of wall to the rear parlours and later changes to the area that originally contained the urinal. Notes in italics are those taken from the survey and reproduced in the Clive Lucas, Stapleton and Partners Conservation Management Plan of 1999. Source: City of Sydney Archives BA86/1920.

Kitchen (now part G.27)

Provided with a gas stove. Furniture and fittings included: ice chest, kitchen chairs and table, linoleum on floor, small safe, 2 No. meat safes.

Dining Room (now part G.27)

Fitted with a chimney piece. Lit by the two north facing windows. Furniture and fittings included: maple sideboard, 2 No. round tables, 8 No. maple chairs, loose carpets, linoleum on floor, 2 No. green blinds and 2 No. long curtains, wicker table, and 7 No. pictures.

Front Light Area

Stair Landing (G.03)

Timber framed stairs. 3'6" wide.

Furniture and fittings included: linoleum on floor, green blinds and short curtains.

Lavatory (now part 1.36)

1 No. W.C. fitting. Lit by window to rear light area.

Bathroom Lobby (now part 1.36)

Bathroom (now part 1.36)

Fitted with bath, shower and hand basin. Lit by windows to front and rear light areas.

No. 1? Bedroom (now 1.35, 1.32)

Furniture and fittings included: 2 No. single beds, single wardrobe, dressing table, wash stand, floor mat, linoleum on floor, 2 No. green blinds and short curtains.

No. 2? Bedroom (now 1.33)

Also used as the linen press in 1928.

Furniture and fittings included: single bed, floor mat, linoleum on floor, 2 No. green blinds and short curtains.

Sitting Room (now 1.30)

Balcony access. Fitted with window seats. Furniture and fittings included: lounge chairs and couch, occasional table, 2 pairs net curtains and blue drapes, 6 No. linen blinds, 3 piece maple suite, linoleum on floor.

Balcony

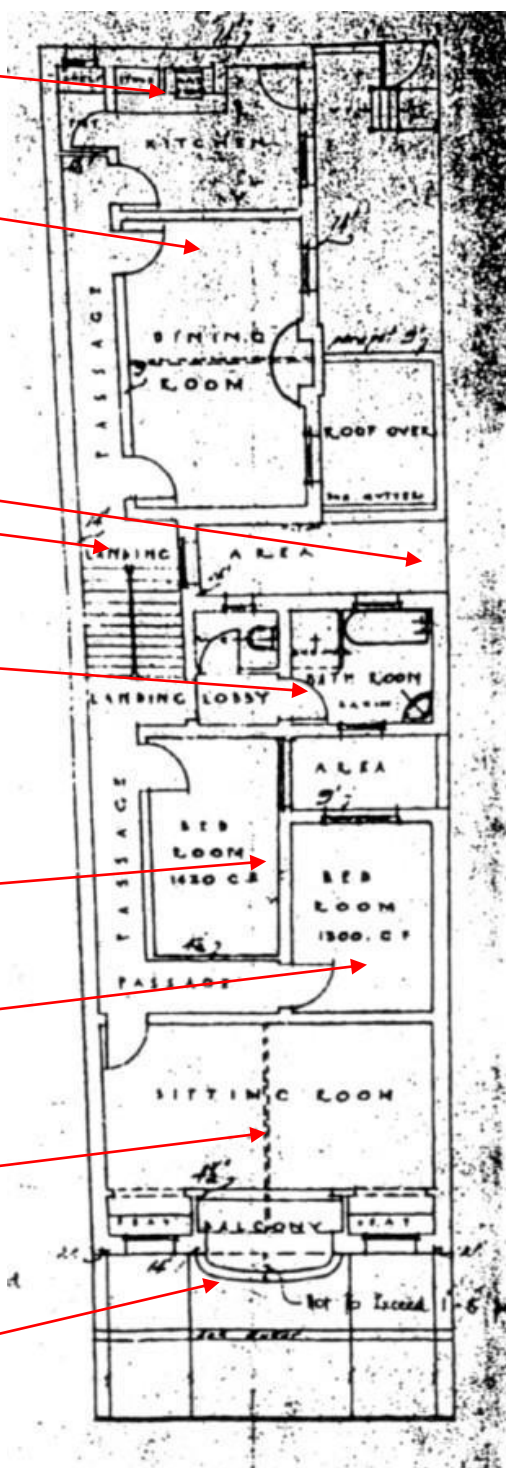


Figure 95: Fortune of War Hotel, 137 George Street, original first floor (front) and ground floor (rear) plan, 1920. The sitting room at the bottom of the plan (now 1.30) remains with its close to original plan and detailing but the window seats, if they were ever built, have been removed. The bedrooms and bathroom areas behind have been substantially altered. The internal walls to the dining room and kitchen at the rear have been substantially removed to form a lounge area (G.27) and an enclosed verandah (G.28) has been added in the location of the former rear yard. The 'Area' (yard) and the section of roof to the north of the dining room now have store rooms (UG.01, 02 and 03) built above them with a gaming room (G.26) below. Notes in italics are those taken from the survey and reproduced in the Clive Lucas, Stapleton and Partners Conservation Management Plan of 1999. Source: City of Sydney Archives BA86/1920.

No. 10? Bedroom (1.41)

Fitted with a chimneypiece. Furniture and fittings included: 1 No. single bed, chair, dressing table, single wardrobe, wash stand, 1 No. green blind and short curtain, linoleum on floor.

No. 11? Bedroom (in area of 1.38, 1.40, 1.42)

Furniture and fittings included: 2 No. single beds, dressing table, single wardrobe, wash stand, 1 No. green blind and short curtain, linoleum on floor.

No. 9? Bedroom (1.37)

Furniture and fittings included: 3 No. single beds, dressing table, corner wardrobe, wash stand, 2 No. green blinds and short curtains, linoleum on floor

Stair Landing (1.03)

Timber framed stairs. 3'6" wide. Furniture and fittings included: linoleum on floor, green blinds and short curtains.

Bathroom Lobby (part 2.38, 2.39)

Lavatory (now part 2.38, 2.39)

1 No. W.C. fitting, lit by window to rear light area

Bathroom (now part 2.38, 2.39)

Fitted with bath, shower and hand basin, lit by windows to front and rear light areas.

No. 6? Bedroom (now 2.32, 2.37)

Furniture and fittings included: 2 No. single beds, small and corner wardrobes, wash stand, 2 No. green blinds and short curtains, 2 No. runners, mat and linoleum.

Passage (now part 2.30, 2.31)

No. 5? Bedroom (now part 2.33, 2.34, 2.35)

1.1 Furniture and fittings included: 3 No. single beds, chairs, dressing table, single wardrobe, wash stand, 3 No. green blinds and short curtains, mat.

No. 3? Bedroom (now 2.29)

Furniture and fittings included: double bed, table, dressing table, single wardrobe, wash stand, linoleum on floor.

No. 4? Bedroom (part 2.34, 2.35, 2.36)

Furniture and fittings included: 2 No. single beds, chair, dressing table, corner wardrobe, wash stand.

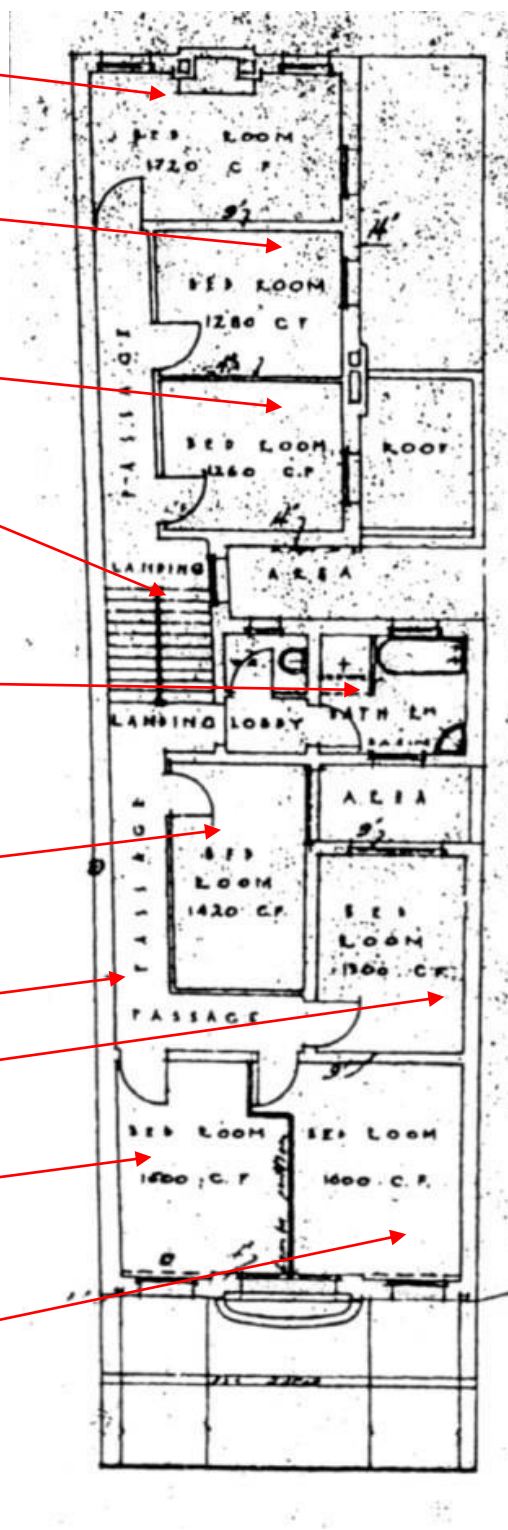
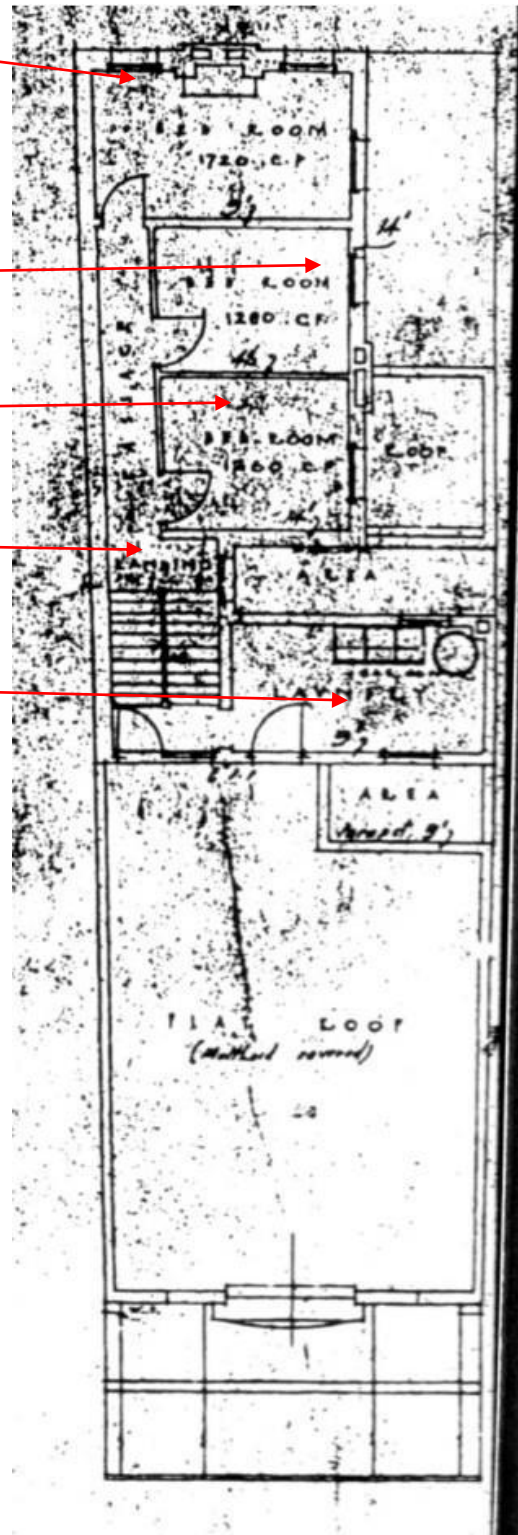


Figure 96: Fortune of War Hotel, 137 George Street, original second floor (front) and first floor (rear) plan. While many original internal walls, or sections of these walls, remain, there have been many changes to the planning of these areas since the building was completed. Many of these changes were the result of inserting en suite bathrooms in the late 1980s. The stair hall (1.03) remains substantially intact, as do sections of the passages that connect it to the front and rear portions of the building. Notes in italics are those taken from the survey and reproduced in the Clive Lucas, Stapleton and Partners Conservation Management Plan of 1999. Source: City of Sydney Archives BA86/1920.

Fitted with 3 No. tubs and gas copper.



The following description of the internal appearance and fittings of the hotel is available for 1952 in Tooth & Co.'s 'Yellow Cards held in the Noel Butlin Archives Centre (ANU), which again is probably also applicable for earlier periods:

Area/Item	Details
Exterior	Varnished woodwork and painted downpipes.
Advertising Signs	Considered to have been in a good condition.
Cellar	Considered to have been in good order, although walls needed lime washing.
Refrigeration:	Ice boxes. No bottle cabinets. In satisfactory condition, but needed repainting.
Beer Plant:	Good general condition. The ice boxes needed repainting. Nickel plated taps.
Cleaning Plant:	A hand pump type which was kept in good appearance and operating condition.
Bar:	The public bar was fitted with 1 x 2 No. pull and 1 x 1 No. pull ice boxes. The walls and ceilings needed repainting and all woodwork staining and varnishing. A new floor linoleum was required. The appearance of the drawn beer was classed as clear with a good head and good flavour. Beer jugs were available on demand.
Parlour:	The walls and ceilings needed repainting and all woodwork staining and varnishing.
Hot Water System:	The installed system was gas operated and supplied the cellar, bar, kitchen, laundry and 2 No. bathrooms.
Private Entrance Hall:	The walls and ceilings needed repainting and all woodwork needed staining and varnishing.
Kitchen:	The walls, ceilings and woodwork needed repainting.
Dining Room:	The walls and ceiling above frieze height required cleaning down. Portions of wallpaper had lifted due to dampness. Otherwise work was limited to staining and varnishing woodwork.
Lounge Room	Considered in reasonably good condition except for blackened ceiling over (First Floor) fanlights, and peeling paint.

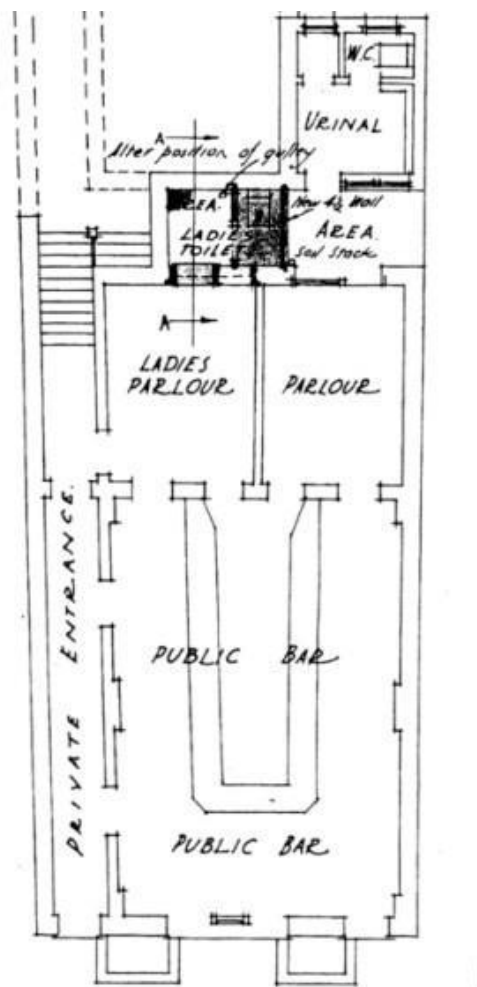


Figure 98: Fortune of War Hotel, 137 George Street, works to the Front Light Area (now gaming room G.26), 1940. The ladies' toilets were created within the outdoor 'Area' (yard) and a window to the ladies' parlour was converted to a door. The alteration was undertaken to comply with an order made under S.40A of the Liquor Act.¹³² Source: SRNSW Plan No. 72428.

Post the completion of the building in 1921, the following alterations undertaken by Tooth and Co. and/or its lessees include the following:¹³³

Date	Noted Alteration
12/1929	Urgent repairs required following small fire of 6/12/1929. Cost of repairs £2/15/3.
09/1931	Painting exterior and renovating interior. £64/-/-
12/1932	Covering whole of flat yard. £16/-/-
06/1934	Australian Tessellated Tile Co. Pty. Ltd. provided new ceramic tiles on front facade from level of footpath to underside of awning. £25/2/6
11/1934	Grading, levelling and concreting of yard area. £6/5/-
05/1935	Exterior painting and repairs. Interior renovation and repairs. £137/10/-
07/1939	Tenders received for repairs to awning roof, and ceiling.
06/1940	Notice of mistake made in installation of Gas Copper.
02/1941	Tenders called for external painting of premises. £42/10/-
02/1942	Small fire occurred on 17/2/1942 resulting in a bathroom being slightly damaged
1944	£100 spent on repairs for year and extra work will be carried out in due course.
07/1945	Tooth & Co. was still endeavouring to obtain tenderers to effect required repairs.

¹³² AONSW Plan No. 72428.

¹³³ PMNSW – SHT – Lease Card

Date	Noted Alteration
06/1948	Fire damaged the roof and repairs required.
08/1948	Removal of overhanging stone cornice on top and first floors which was in a very dangerous condition. £550
06/1951	Tenders called for repair work. ¹³⁴
10/1951	Painting, renovation and repairs, £698/12/-; Installation of gas heated hot water system - £220; Installation of 2 No. swab sinks for bar - £93.
07/1952	Installation of refrigeration equipment at a cost of £810 ¹³⁵
12/1954	Advised that external painting and renovation of parlour and cellar should be completed soon. ¹³⁶
04/1956	Repainting of premises.
09/1957	Report of Supervisor of Works advising of borer infestation of staircase and advising that Tooth & Co. should be responsible for repair works.
1959	Tooth and Co. prepared a plan which proposed (not built) to increase accommodation in the bar area by removing the wall behind the two ground floor rear parlours and extending the bar area. The estimated cost of this work was £690.
01/1962	External and minor internal repairs receiving attention.
10/1964	Misc. repairs, painting and purchase of equipment required.
02/1965	Tooth advised that work on exterior had been practically completed and whole work will be completed by end of February. This included painting and repairs of interior and exterior at a cost of £1,970.
04/1965	Quotation for installation of new CO2 equipment and beer drawing equipment.
10/1972	Repainting of exterior, and other repairs. ¹³⁷
1974	Change of use of the ladies parlour (part G27) to a cocktail bar with new bar, benches and wall panelling. ¹³⁸
10/1975	Building Application lodged by Clearline Awnings P/L to cut back and rebuild the street frontage awning (retaining the structural framing). The value of work was \$1,960. The fascia was also cut back by 600mm at the direction of the City Council. ¹³⁹
10/1979	Extension to rear of hotel, opening on to Nurses Walk. ¹⁴⁰
08/1984	The street front joinery was painted in imitation wood graining. ¹⁴¹
02/1985	To remedy a reported problem of water penetration in the boarders' bedrooms, first floor bedrooms, and bar defective sections of the flat roof sheeting were renewed in Ormonoid, a bituminized waterproofing compound. ¹⁴²
1986	White ant damage to sections of the front entrance doors, windows and the first floor detected. ¹⁴³

Commencing in the late 1970s and continuing to the late 1980s, the then Sydney Cove Redevelopment Authority and/or its tenants undertook alterations to the premises that included the following:

134 PMNSW – SHT – Lease Card

135 ANU – Tooth & Co. N60/1471

136 PMNSW – SHT – Lease Card

137 PMNSW – Property File RE 0048.01.01

138 SCA – BA 1347/1E/74

139 SCA – BA Street Card & PMNSW – Property File RE 0048.01.01

140 PMNSW – Property File RE 0048.01.01

141 *ibid.*

142 *ibid.*

143 *ibid.*

Date	Space	Notes
1978	Cellar	Excavation of portion behind existing cellar to create C.02, with a floor level higher than the original cellar C.03. The floor of the bar area above was also replaced at this time because of termite damage. ¹⁴⁴
1978	Front	Patching of tiles and removal of 1 No. metal guard to street entrance doors. ¹⁴⁵
1984	Yard	New timber stair. ¹⁴⁶
1984	–	New ground floor landing to fire stair. ¹⁴⁷

The construction of the rear addition to 139–141 George Street (30–32 Nurses Walk) also resulted in some relatively small scale changes to the planning of The Fortune of War. The internal planning of the rear of the building (2.43 and 2.40) was altered to accommodate a new fire stair (2.04) and an opening was made at first floor level (on the southern side of hallway 1.39) to provide access into the fire stair on that floor.

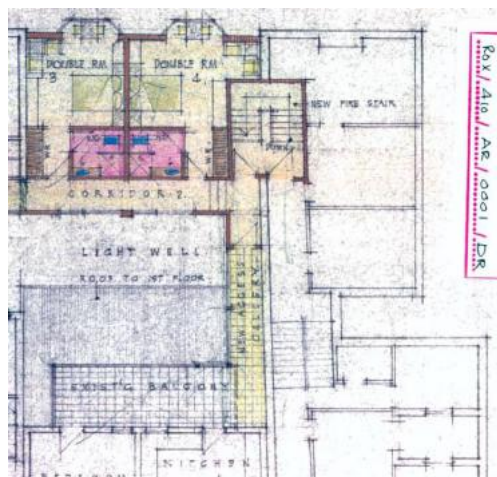


Figure 99: Plan for alterations to the rear of 137 and 139–141 George Street, Second Floor 1984 (detail). The new fire stair took up part of the floor area of Room 30 (2.43) of The Russell Hotel and part of the adjacent hallway (2.40). Source: PMNSW – ROX 410 AR 0001/DR.

More substantial alterations were undertaken during 1989 and these were associated with the individual buildings of The Russell Hotel/Fortune of War Group being brought under a single lease held by the proprietors of The Russell Hotel. The plans (Figure 100 - Figure 105) associated with these alterations were prepared by architect Ron Vickery for the proprietors of The Russell Hotel.¹⁴⁸

On the ground floor at the rear the alterations of 1989 involved:

- Creating G.27 (now altered) but retaining original fireplace. Sections of original walls, including those to the kitchen and pantry, were removed but the overall sense of the building planning still remained at this time. The small, high level pantry window on the western elevation of the building remains in situ,
- Adding verandah G.28 which was 'roofed over';
- Creating toilet and landing UG.01, UG.02, UG.03 (now altered).

In the front area of the ground floor, the alterations involved:

- Demolition of parts of the walls of the two parlours behind the front bar (now G.25);
- New toilets, cleaners' room and cool room in what is now gaming room G.26.

¹⁴⁴ PMNSW – SCRA Drawing ROX-410-AR-0016-OO (HP7/S5) & Property File RE 0048.01.01

¹⁴⁵ PMNSW – SCRA Drw'g. HP7/S3

¹⁴⁶ PMNSW – SCRA Drw'g. HP7/S6

¹⁴⁷ PMNSW – SCRA Drw'g. HP7/S17

¹⁴⁸ PMNSW – Property Files 1047/01/01

On the first floor the alterations of 1989 involved:

- Adding an en suite bathroom (1.31) to today's sitting room 1.30 (this room was used as a bedroom at the time);
- Creating a manager's flat in what are now spaces 1.32–1.35 (now reconfigured);
- Removing the old WC and bathroom walls to create a new hotel office (now 1.36);
- Alterations to create spaces 1.37 (Room 24) and 1.41 (Room 25) and their en suite bathrooms 1.38 and 1.40, but to a slightly different proposal than that shown;
- Creating an opening to 139-141 George Street through the southern party wall in hallway 1.29.

On the second floor the alterations of 1989 involved:

- Altering spaces 2.41 (Room 29) and 2.43 (Room 30) and creating en suite bathrooms 2.42 and 2.44, but to a slightly different proposal;
- Forming spaces 2.29–2.31 (Room 28), 2.32–2.36 (Room 27) and 2.37–2.39 (Room 26) but to a very different design.

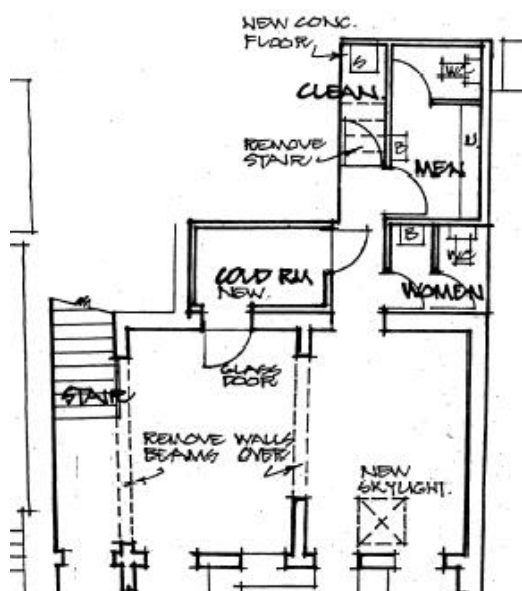


Figure 100: Alterations to the ground floor (front), 1989.
Source: PMNSW ROX 410 DA 0013/DR – detail.

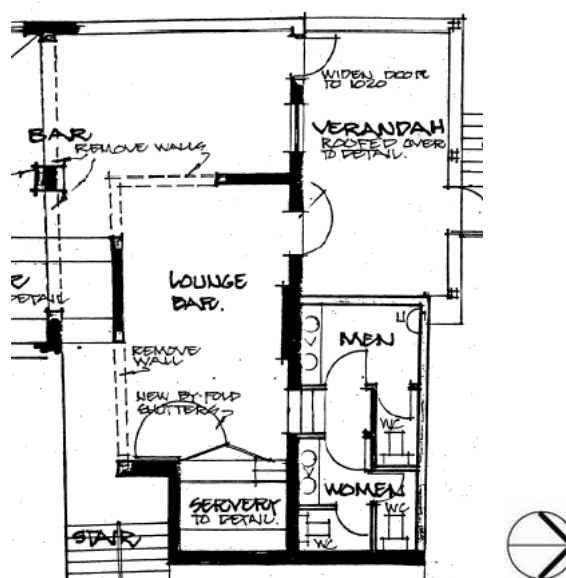


Figure 101: Alterations to the ground floor (rear), 1989.
Source: PMNSW ROX 410 DA 0016/DR – detail.

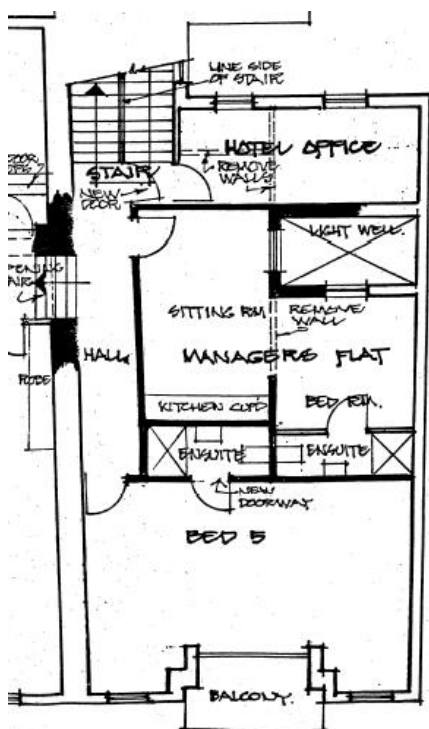


Figure 102: Fortune of War Hotel, 137 George Street, alterations to the first floor (front), 1989. Source: PMNSW ROX 410 DA 0017/DR & ROX 410 DA 0018/DR – details.

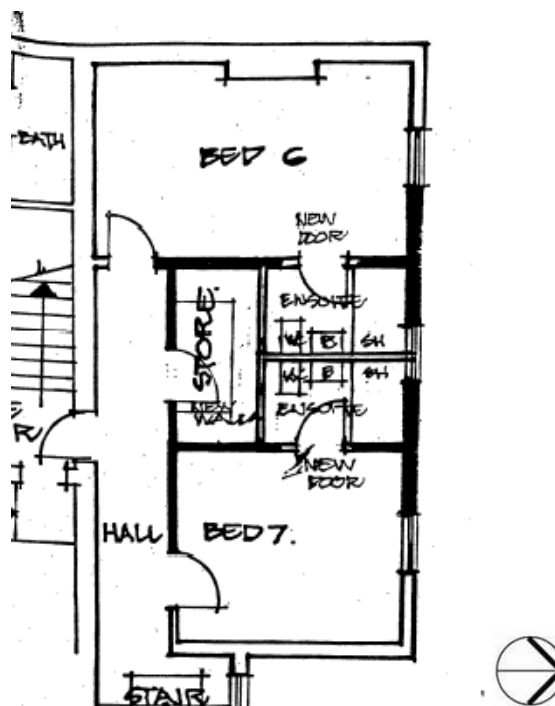


Figure 103: Fortune of War Hotel, 137 George Street, alterations to the first floor (rear), 1989. Source: PMNSW ROX 410 DA 0017/DR & ROX 410 DA 0018/DR – details.

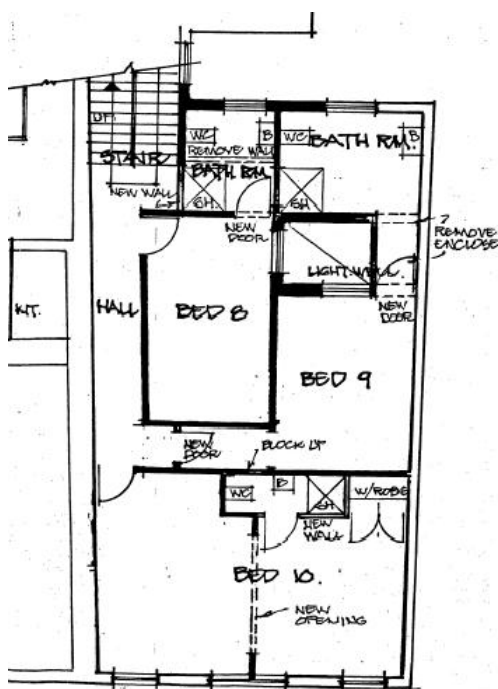


Figure 104: Fortune of War Hotel, 137 George Street, alterations to the second floor (front), 1989. Source: PMNSW ROX 410 DA 0019/DR & ROX 410 DA 0020/DR – details.

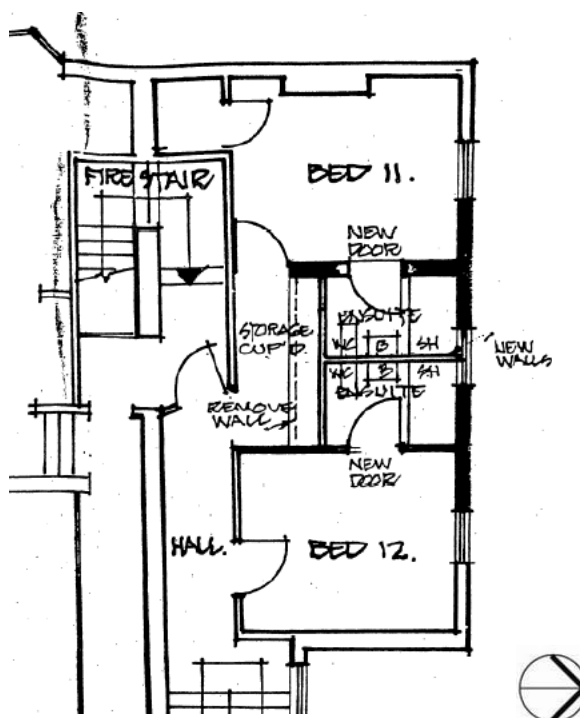


Figure 105: Fortune of War Hotel, 137 George Street, alterations to the second floor (rear), 1989. Source: PMNSW ROX 410 DA 0019/DR & ROX 410 DA 0020/DR – details.

2.7 Historic Themes

A historical theme is a way of describing a major force or process that has contributed to our history. Historical themes provide a context within which the heritage significance of an item can be understood, assessed and compared. The following New South Wales historical themes are relevant to the subject site:

Convict

The building is sited on the western shore of Sydney Cove within the area of the first general hospital established in Australia. The site is associated with Samuel Terry, a convict who became a successful merchant, landowner and public figure in Sydney.

Commerce

In private ownership in the nineteenth and twentieth centuries, the extant 137, 139–141 and 143–143a George Streets, and the buildings that pre-dated them on their sites, were places of commerce as licensed premises, hotels and retail outlets. These roles have continued through to the present under government ownership with leasehold tenants. The commercial activities are related to the proximity of the site to the historic trading and transportation hub of Sydney Cove, now a major tourist precinct.

Leisure

Both The Russell Hotel (originally known as the Port Jackson Hotel) and the Fortune of War Hotel have provided licensed premises used during leisure time over a long period. The Fortune of War Hotel has operated continuously on the same site since c.1830. The site of the Russell Hotel, as the Port Jackson Hotel and, previously The Patent Slip Hotel, was a licensed premises from c.1830 to 1923. From 1923 until the 1980s, it traded as a cafe and currently trades as a bar.

Both The Russell Hotel and The Fortune of War Hotel provided short term accommodation used by travellers and tourists, and they continue to provide this today.

Government Administration

The buildings have been in government ownership since 1900 when The Rocks was resumed as an emergency measure to counter the spread of the bubonic plague. The NSW government, through a succession of departments and statutory authorities, has managed the buildings through to the present.

Accommodation

The upper floors of 137, 139–141 and 143–143a George were used for short term accommodation over the late nineteenth and twentieth centuries and are still used for hotel accommodation today.

The provision and type of accommodation is related to the proximity of the site to the historic trading and transportation hub of Sydney Cove.

Creative Endeavour

The façades of 137–143a George Street, and the roofscape of 143–143a George Street, demonstrate accomplished decorative treatments in the Queen Anne style (143–143a George Street), Classical Revival Style (139–141 George Street) and the Inter War Free Classical style (137 George Street).

The façades provide insights into the skill of local tradesmen and the architectural profession at the time of their construction.

It was the outbreak of the plague in January 1900 that necessitated an effort to improve the sanitary conditions in affected areas such as The Rocks. A house to house recording was undertaken and notices were issued to buildings that were to be “cleansed”. The cleansing involved lime washing all ceilings, whitening walls previously whitened, lime washing all cellar, basement and outhouse walls, scrubbing all timberwork, floor boards and floor cloths with a carbolic solution. All sanitary fixtures were flushed with hot water, then carbolic solution and then dressed with solid disinfectant, lime chloride. All makeshift buildings were condemned, and garbage, ashes and stable bedding removed and destroyed.¹⁴⁹

The Sydney Harbour Trust and later Maritime Service Board (MSB) were responsible for shipping, wharves and maritime activities. They also assumed responsibility for a number of residential properties including the subject

¹⁴⁹ Ibid, p133

buildings. The maritime activities diminished during the 1960s and 1970s and led to a decline in the traditional population and reputation of the area as a slum.¹⁵⁰

In 1970 the newly formed Sydney Cove Redevelopment Authority started to consider the total redevelopment of The Rocks area. Strong local opposition resulted in the formation of The Rocks Residents Group. The local residents also enlisted the support of the NSW Builder's Labourers Federation who imposed a "Green Ban" on all demolitions in the area.

In 1973 The Rocks Resident Groups with a group of interested professionals and academics produced "The People's Plan" which advocated alternative developments for the area and sought to conserve the historic character and nature of The Rocks.¹⁵¹ The primary aim was to protect the rights of the residents but also promotion of the area as a historic precinct.

In 1988 SCRA changed its name to the Sydney Cove Authority, signifying its change of attitude and philosophy.¹⁵² The main aim now was to adapt buildings worthy of retention, generally for commercial use, so that they would remain as viable components of the area. Development sites were identified for associated commercial and leisure uses, such as hotels, bars and restaurants. The subject buildings were located in such an area deemed appropriate for development. Since that time The Rocks has experienced a mix of conservation and re-development with a range of uses with emphasis on promoting the area as a tourist destination. The buildings have continued to contribute to the historic character and leisure in the precinct as a hotel and through its association and use with the adjacent buildings.

2.8 Ability to Represent Historic Themes

The following table identifies the relevant Australian and New South Wales historic themes represented at the site.

Australian Historical Themes	NSW Historic Themes	Representation of Historic Themes at The Russell Hotel/Fortune of War Group
2 Peopling Australia	Convict	<ul style="list-style-type: none"> The site sits on the western shore of Sydney Cove within the area of the first general hospital established in Australia The site is associated with Samuel Terry, a convict who became a successful merchant, landowner and public figure in Sydney
3 Developing local, regional and national economies	Industry	<ul style="list-style-type: none"> 139–141 George Street: The use of the ground floor spaces facing George Street as shops, and the arrangement of the shop fronts and door openings, demonstrates the historic role of the building as providing retail outlets.
4 Building settlements, towns and cities	Accommodation	<ul style="list-style-type: none"> Russell Hotel (143-143a George Street): The bedrooms and original shared bathrooms (1.15, 2.16), passageways (1.07, 2.07, 2.10, 2.13), original stair hall (1.02, 2.02) and early stair alteration (G.02) demonstrate the type of accommodation offered to tourists and longer term boarders in late C19th inner city hotels. Fortune of War Hotel, 137 George Street: The bedrooms, private entrance (G.23), stairhall (G.03, 1.03, 2.03), sitting room (1.30) and roof level laundry demonstrate the type of accommodation offered to tourists and longer term boarders in early Inter-War inner city hotels.
7 Governing	Government Administration and	<ul style="list-style-type: none"> Continuous management by government departments and statutory authorities from 1900 to today, Russell Hotel (143-143a George Street): 1913 rear addition by the Housing Board.

¹⁵⁰ Tropman & Tropman Architects, *Argyle Terrace Conservation Plan*, (August 1993), p22.

¹⁵¹ Historic Houses Trust, *Susannah Place 1844, A Museum in the Making*, (1993).

¹⁵² Robert Moore Pty Ltd in association with the Historic Houses Trust, *Conservation Analysis & Guidelines*, (1989), p14

Australian Historical Themes	NSW Historic Themes	Representation of Historic Themes at The Russell Hotel/Fortune of War Group
8 Developing Australia's cultural life	Creative Endeavour	<ul style="list-style-type: none"> • Russell Hotel (143-143a George Street): the building planning and intact internal fabric and the presentation of the George Street and Globe Street elevations, owing in part to the 1980s reconstruction works, are, owing to their intactness, very good examples of the planning and finishes of an inner-city hotel of the late C19th. • Fortune of War Hotel, 137 George Street: the building planning and intact internal fabric and the presentation of the George Street elevation and the front bar are, owing to their high degree of intactness, very good examples of the planning and finishes of an inner-city hotel of the early Inter-War period. • 139-141 George Street: The presentation of the sandstone façade to George Street is a very good example of a late Victorian period, Classical Revival style elevation of a commercial premises.
	Leisure	<ul style="list-style-type: none"> • Fortune of War Hotel, 137 George Street front bar: original counter, top hamper, wall treatments and doors opening directly from the street. • Fortune of War Hotel: on-going use as a licensed hotel. • Russell Hotel (former Port Jackson Hotel), 143-143a George Street: on-going use of the ground floor of the original portion of the building as a wine bar. • Russell Hotel: continued use of bedrooms, original stair hall (G.02, 1.02, 2.02) and passages as a hotel, and the configuration and fittings of these spaces.

3.0 Physical Evidence

The aim of this chapter is to describe The Russell Hotel/Fortune of War Group in detail in order to facilitate the understanding of the existing place. The place itself is a good source of information on the changes that have been carried out during its lifetime. The method used in the fabric investigation has been non-intrusive observation.

This chapter builds on the evidence outlined in the previous section in order to understand why, when and how these alterations were made.

3.1 The Rocks Conservation Area

The site is located within The Rocks Conservation Area. The Rocks is sited on a rocky promontory extending into Sydney Harbour and generally bounded by Sydney Cove/ Circular Quay to the east and the southern approach of the Sydney Harbour Bridge to the west. It covers some 21 hectares in area and falls steeply to the east, in a series of sandstone escarpments, giving the important harbour views that enhances the area.

The topography which gave the area its name – and provided the early building materials – influenced the street pattern which is now overlaid and traversed by steps and pedestrian walkways and lanes. The conservation of The Rocks from the 1970s has reinforced these diverse streetscapes, laneways and pedestrian links.

Today the built context is characterised by a mix of residential and commercial buildings ranging from important buildings by significant architects, to more humble shops, cottages and terraces, mostly dating from the nineteenth and twentieth centuries. The area has a strong maritime character with warehouses and bond stores remaining, in addition to philanthropic buildings and accommodation for seamen. The area also retains a large amount of public open space including Dawes Point Park, with its early fortifications and archaeological remains, Foundation Park, West Circular Quay, First Fleet Park, the public domain around the Museum of Contemporary Art, Overseas Passenger Terminal, Campbells Cove, Park Hyatt and the Hickson Road Reserve.

The Rocks also contains some late twentieth commercial and resident infill development. It is the overall character and diversity which contributes to the significance of the area.

3.2 Street and Streetscape Description

The Russell Hotel/Fortune of War Group is located on the western side of George Street between its intersections with Globe Street and Argyle Street. The group belongs to a larger streetscape of historic Victorian era commercial premises interspersed with some early to mid-twentieth century infill buildings.

The buildings in the streetscape group are characterised by their:

- Widths, which were determined by historic property boundaries,
- Heights, which are no greater than three storeys,
- Materials – brick, sandstone and render,
- Colours – either unpainted stone, face brickwork or painted masonry in a palette of light hues contrasting with dark colours for timber joinery,
- Uses – ground floor retail or commercial,
- Awnings – mostly continuous, some with posts and others suspended,
- Roof forms – generally parapet roof forms, which impart a strong horizontal line, and some gabled and hipped forms. The buildings have dominant chimneys.

3.2.1 George Street

The George Street facade of the group contributes to the significant streetscape of George Street. The strong corner treatment and conical roof of The Russell Hotel, 143 George Street, is a distinct landmark that also forms an entry marker for The Rocks precinct.

The eastern side of George Street is relatively open space within which sits the former Maritime Services Board building (now the Museum of Contemporary Art building) and First Fleet Park. This open urban form and the mid to late twentieth century buildings provide a stylistic and urban contrast to the The Russell Hotel/Fortune of War Group facades on the other side of George Street.

The construction of the Cahill Expressway and railway across Circular Quay and the high-rise towers further south have dramatically affected the setting of the group, dividing what is now known as George Street from the rest of the street and diminishing the prominence of the The Russell Hotel/Fortune of War Group facades.

3.2.2 Globe Street

Globe Street is an historic thoroughfare that connects George and Harrington Streets. The street does not permit through traffic though provides an important pedestrian link between Harrington and George Streets. In the centre of the lower section of Globe Street is the driveway egress from the underground carpark of 155 George Street, which sits across Globe Street from The Russell Hotel (Figure 106 **Error! Reference source not found.**). At its George Street (eastern) end, the Globe Street streetscape is relatively intact, as the facades of The Russell Hotel, on the northern side, and 145 George Street, on the southern side, have remained largely unaltered.

The rear (western) portion of Globe Street at its intersection with Harrington Street houses, c.1980s medium-rise development including the offices of the former Sydney Harbour Foreshore Authority (now PMNSW Heritage) at 66 Harrington Street. This more recent development is set back from the historic building stock, however its size has a dramatic impact on the setting of The Russell Hotel, in particular.



Figure 106: The Russell Hotel/Fortune of War Group, 137–143a George Street, looking north west. The Russell Hotel, centre, sits at the corner of George Street and Globe Street and 139–141 George Street and The Fortune of War Hotel at 137 George Street sit to its right. The entrance to the the underground carpark of 155 George Street is to the left (in Globe Street). Source: TKD Architects 2020.



Figure 107: The rendered and painted façade of The Russell Hotel, 143–143a George Street, on the left and the sandstone façade of 139–141 George Street on the right. Source: TKD Architects 2020.



Figure 108: 139–141 George Street on the left and the face brick and render façade of The Fortune of War Hotel, 137 George Street, on the right. Source: TKD Architects 2020.

3.2.3 Nurses Walk

The rear facades of the buildings in The Russell Hotel/Fortune of War Groups (Figure 113 and Figure 115) are visible within the narrow confines of Nurses Walk, a reserved pedestrian laneway formed in the 1970s. Nurses Walk is framed by the modern development on its western side and a mix of adapted old and modern infill buildings on the eastern side. Nurses Walk connects through to George Street via narrow passageways, such as Surgeon's Court and the Suez Canal, providing a pedestrian experience rare in the Sydney CBD. Historically, these spaces were not originally intended to be open to the public domain, although, a blind laneway does appear to have existed behind the site (see Figure 60). With the general re-planning of this precinct under the former Sydney Cove Redevelopment Authority, this area now has prominence within the context of the pedestrian pathways of The Rocks.

3.3 Views and Vistas

The *Burra Charter* states that conservation requires the retention of an appropriate visual setting that contributes to the cultural significance of the place. This section analyses the setting and establishes key views of The Russell Hotel/Fortune of War Group, that are shown in Figure 109.

The Russell Hotel/Fortune of War Group is situated on a highly prominent corner at the southern end of The Rocks precinct. The corner tower of the Russell Hotel has landmark qualities in views around the intersection of George and Globe Streets. From George Street vantage points, the view south has been dramatically altered by the construction the Cahill Expressway and the many tall buildings that face Circular Quay and George Street on its southern side. The group is not visible from further south than the Cahill Expressway or further north than George Street's intersection with Argyle Street (see Figure 110 and Figure 120 **Error! Reference source not found.**).

The group of three facades would historically have been visible from Circular Quay, First Fleet Park and the approaches to the ferry berths but views towards them have been blocked by the trees in First Fleet Park (Figure 116 **Error! Reference source not found.** - Figure 117 **Error! Reference source not found.**). The roofs of the three buildings of the group, including the prominent corner tower of The Russell Hotel, are still visible from elevated positions such as the Cahill Expressway pedestrian footpath and the high rise buildings nearby (Figure 118 and Figure 119).

From the west, the Russell Hotel can be seen from the top of Globe Street, within an axial view to the eastern side of Circular Quay. This view is framed by the facades of the buildings fronting either side of Globe Street, with the Russell Hotel on the northern side (Figure 112). The historic view of the group from the top of Globe Street has largely been preserved, although the later building at 66 Harrington Street obscures part of the roof form.

Although the historic views west and east along Globe Street have been compromised by later developments, the relative level and degree of incline of the lower section of the street have remained largely unchanged. The width of Globe Street allows the side view of the Russell Hotel to be visible from the opposite side of George Street and it is important that this 'breathing space' between The Russell Hotel and 155 George Street not be reduced or compromised by the construction of further structures.

Key Views towards the Russell Hotel/Fortune of War Group

- Corner view of the Russell Hotel/Fortune of War Group, featuring the conical tower roof of the Russell Hotel (Figure 106),
- View from the west end of Globe Street towards the corner entry door of The Russell hotel (Figure 112),
- View south from George Street near the MCA building entry (Figure 111),
- View from First Fleet Park of the three facades, now obscured by trees (Figure 117),
- View up Globe Street from George Street (Figure 114).

Secondary views towards the Russell Hotel/Fortune of War Group

- View south from Nurses Lane of rear facades of The Russell Hotel/Fortune of War Group (Figure 115),
- View from Globe Street north up Nurses Lane (Figure 113).

Views of the buildings' rear facades from Nurses Lane are not historic, but have become important from the 1970s, with the construction of Nurses Lane and the pedestrianisation of The Rocks.



Figure 109: The Russell Hotel/Fortune of War Group (indicated by the red outline above) with key views (blue arrows) and secondary views (yellow arrows) to the buildings indicated by the numbered blue arrows (Numbers refer to the photographs of views in this section). Source: SIX Maps with TKD Architects overlay.



Figure 110: View north along George Street from the Globe Street intersection. Views of the George Street facades from further south are restricted by 155 George Street, the curve of George Street to the west and street trees on the eastern footpath. Source: TKD Architects 2020.



Figure 111: View southwest from near the MCA building entrance along George Street, with the facades of the The Russell Hotel/Fortune of War Group still prominent in the foreground of the CBD commercial towers behind. Source: TKD Architects 2020.



Figure 112: View down Globe Street. The southern elevation of The Russell Hotel is on the left Source: TKD Architects 2020.



Figure 113: View from Globe Street to the north up Nurses Lane, with The Russell Hotel on the right, 66 Harrington Street building looming on the left. Source: TKD Architects 2020.



Figure 114: View west along Globe Street. The setting of The Russell Hotel has been compromised by the carpark entrance and the taller buildings at the rear. Source: TKD Architects 2020.



Figure 115: This view south along Nurses Walk, looking towards the northern elevation of The Fortune of War Hotel, has been important since the 1970s. Source: TKD Architects 2020.



Figure 116: View west towards First Fleet Park, from opposite side of George Street. Source: TKD Architects 2020.



Figure 117: View west towards The Russell Hotel from First Fleet Park. The building is just visible above the George Street stairs, between the trees. Source: CMP 2013.



Figure 118: From a higher level (the western end of the Cahill Expressway footpath), the roofscape of The Russell Hotel/Fortune of War Group is visible above the trees. Source: CMP 2013.



Figure 119: View of The Russell Hotel/Fortune of War Group from the Cahill Expressway footpath. Source: CMP 2013.



Figure 120: View south along George Street, taken from the intersection with Argyle Street. The George Street façades of The Russell Hotel/Fortune of War Group are dwarfed by the CBD towers to the south. Source: TKD Architects 2020.

3.4 Russell Hotel

3.4.1 Physical Evidence, Exterior

143–143a George Street (The Russell Hotel) is a three-storey masonry building with an attic. The original (1887) section of the building is an early example of the Queen Anne architectural style and demonstrates some of the key features of the style, including:

- asymmetry of design in both plan and elevation,
- complex roof form, with gablets and ornament to the ridge,
- picturesque conical tower,
- tall corbelled chimney projecting from the general line of the elevation and other tall chimneys,
- timber double-hung windows with multi-paned upper sashes,
- slate roof and rendered, painted walls. (In later Queen Anne buildings, roofs were more typically terracotta tiled and walls were usually face brick).

The principal elevations are to George Street and Globe Street but the building also has a rear elevation facing Nurses Walk, to the west. Figure 121 - Figure 126 **Error! Reference source not found.** show the elevations and external details of the building.

The original section of the building (1887) was built on exposed sandstone footings and has external walls of rendered and painted masonry relieved with decorative string courses, label moulds and other mouldings and a corbelled chimney with a date plaque. The facades retain a high degree of integrity, in part due to the restoration and reconstruction works undertaken by the Sydney Cove Redevelopment Authority during the 1980s.

The rear wing of the building was built in 1913. It is rendered and painted and simply detailed. Apart from some alterations made to openings at ground floor level, its facades (to Globe Street and Nurses Walk) are relatively intact. The major alteration to the original exterior of the 1913 section of the building is the recessed porch at the junction of Globe Street and Nurses Walk. The porch provides entry to G.05, the foyer of The Russell Hotel.

The building's timber windows vary according to their relative dates of construction and their particular locations within the building facades. The most elaborate windows, with their multi-paned sashes and half round heads, are located on the ground floor George Street and Globe Street facades of the original (1887) section of the building. Above these are timber double-hung windows, those to the second floor with multi-paned upper sashes.

Simpler double-hung sash windows are located on the Globe Street and Nurses Walk facades of the 1913 addition.

There is a small section of northern elevation contained within an internal courtyard that connects the three buildings of The Russell Hotel/Fortune of War Group (refer Figure 173 – Figure 176). The open verandahs of the 1913 wing would originally have been visible from the north, but these have now been enclosed and the elevation today is composed of elements dating from the 1980s and later.

The roof of the original portion of the building is an important element in its design and in its contribution to the streetscape of George Street. The main roof is hipped, steeply pitched and clad in slate. The roof planes are broken on the east and south by gablets venting the attic space. The main roof is crowned by a platform enclosed by a decorative cast iron railing. The predominant element of the roof is, however, the conical, shingle-clad corner tower and the balancing painted masonry chimney flue.

The roof slates and shingles to the original section of the building were laid in the 1980s, based on historical evidence.

The roof of the rear portion of the hotel is shallow-pitched, hipped and sheeted in corrugated metal. This roof is mostly hidden from view from the public domain by a parapet along Globe Street.



Figure 121: 143–143a George Street, The Russell Hotel, George Street elevation. This elevation is highly intact, in part due to the reconstruction of the ground floor portion of the elevation in the mid 1980s. Source: TKD Architects 2020.



Figure 122: The Russell Hotel, corner entry to wine bar. The curved double doors and fanlight date from the 1980s reconstruction. The arched window, to the left, facing Globe Street is original. Source: TKD Architects 2020.



Figure 123: The corbelled chimney and distinctive conical tower of The Russell Hotel. The date plaque on the chimney reads 1887, the date of the construction of the original portion of the building. Source: TKD Architects 2020.



Figure 124: Globe Street elevation, The Russell Hotel. The rear section (painted in a paler colour) dates from 1913. The corner entrance at the Globe Street/Nurses Walk corner (left hand end of the elevation) dates from the late 1970s. The small, high level window further right was formed for a small bathroom (now demolished) at the same time. Source: TKD Architects 2020.



Figure 125: The current entrance to The Russell Hotel was formed in the 1970s to provide access to a shop. The ground floor window to the left also dates from this period. The windows above, originally to guest rooms but now to stair 1.01/2.01, are original. Image taken 2012. Source: TKD Architects 2020.



Figure 126: The door and window opening (bottom right) to the western elevation was created post 1913. The window directly above, originally to a guest room, now to stair 1.01, is original. To the left sit the rear elevations of 137–141 George Street. Source: TKD Architects 2020.

3.4.2 Physical Evidence, Interior

Ground Floor

The ground floor of the original section of the building contains the wine bar completed as part of the 2010-2011 works. The large, open plan space bears little resemblance to the original layout of the ground floor as the original internal walls dividing the space into a front bar, stairhall and parlours have been removed (see Figure 127 - Figure 128). The former locations of these walls can be seen in remnant nibs, a central 'column' in G11 and in the beams at ceiling level.

The wine bar comprises two spaces (G.11 and G.12) broken by a change in floor level (see Figure 127 - Figure 132). The bar runs along the northern side of the upper space (G11). Parts of the walls, ceiling and dado of G.12 are lined with timber boards, although these are partly concealed by recent panels and lighting suspended from the ceiling. The date these lining boards were laid is not clear. They may be remnants of the 1887 bar fitout, or may date from the time the space was converted for café use. The boarded finishes were, however, put in place in the mid-1980s as drawings from the works at that time indicate that they were to be restored and painted.¹⁵³ The Clive Lucas, Stapleton and Partners CMP of 1999 notes that the lining and skirting boards, dado rails and picture rails to these spaces are principally modern reproductions, with some sections that may be original.

The timber stair (G.02) that previously led to the reception area of The Russell Hotel has now been blocked off at ground floor level (as well as first floor level). Access into the hotel is now via the entrance at the corner of Globe Street and Nurses Walk and a recent lift. The timber stair was re-built in G.12 pre 1943, mostly re-using original joinery elements that are still in situ. The Clive Lucas, Stapleton report notes that the timber board soffit is a modern reproduction. Originally, the stair (in a different configuration) sat within a stair hall entered from Globe Street (see Figure 56). The stair was re-furbished in the mid-1980s, when some new turned balusters were fitted.¹⁵⁴ (See Figure 127, Figure 128, Figure 132).

The area of the ground floor west of G.11 has been substantially altered since its construction in 1913, as described above. Apart from a few remnant sections of internal walls, the interior planning now dates from the 1980s onwards, with much of the existing plan dating from the recent 2010-2011 works.



Figure 127: The Russell Wine bar, space G.12. The stair was re-built in this location pre 1943, mainly re-using original joinery elements. The timber boarded ceiling is mostly a reconstruction/restoration of early fabric. The arched window on the left is original. Source: TKD Architects 2020.



Figure 128: The Russell Wine bar, space G.11. The beams at ceiling level in this image and Figure 66 indicate the former locations of original internal walls. The wine bar fitout is recent. The timber boarded stair soffit is modern. Source: TKD Architects 2020.

¹⁵³ PMNSW , Drawing ROX-410-DA-0015-DR

¹⁵⁴ PMNSW , Drawing ROX-410-DA-0015-DR



Figure 129: The Russell Wine bar, space G.12. The arched window and door are mid 1980s reconstructions based on documentary and physical evidence. The timber boarded wall cladding is early but was restored and painted in the 1980s, and probably several times since. Source: TKD Architects 2020.



Figure 130: The recent bar fitout in space G.11. The 'column' on the right is part of an original internal wall. Source: TKD Architects 2020.

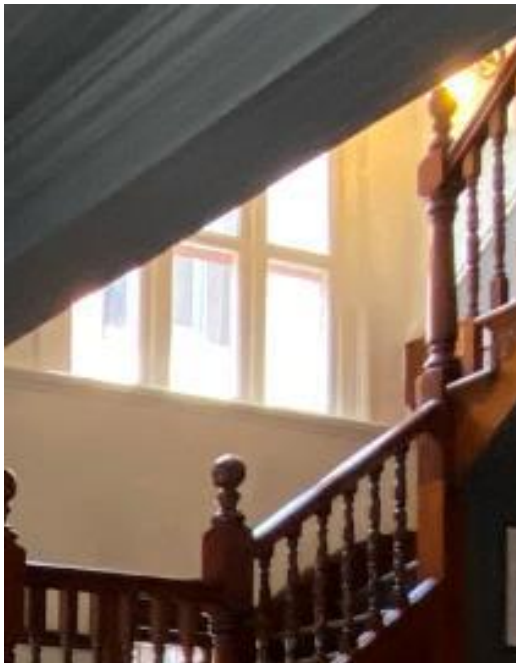


Figure 131: View from G.11 up into the stairhall above (1.02). From first floor level upwards, the stair is highly intact. Source: TKD Architects 2020.



Figure 132: Base of stair G.02, looking towards the Russell Wine Bar entry at the corner of George and Globe Streets. The curved entrance doors and fanlight are mid 1980s reconstructions based on documentary and physical evidence. The arched window above the base of the stair is original. Source: TKD Architects 2020.

First and Second Floors

The upper floors of the Russell Hotel provide hotel accommodation. Most of the spaces on the first and second floors are guest bedrooms, but there are also shared bathrooms, staff offices and facilities and store areas to service the hotel. See Figure 133 - Figure 160).

The focus of the hotel is the reception area (1.13) and the adjacent office (1.14). Together, these spaces originally formed the dining room of the hotel. The wall that divides them is a 1970s or 1980s addition. Adjacent to these spaces sit the original stairhall and staircase (1.03 and 2.03) which are highly intact. The stair has polished, turned timber balusters, newel posts and handrails. This stair provided the only internal vertical circulation in the original (1887) section of the building. Another stair was included in the construction of the rear wing in 1913, but it was demolished post 1980s. In 2010–2011, the rear wing was altered to provide a new stair (G.01, 1.01, 2.01) and passenger lift and these now form the main vertical circulation element in the building.

Access to the guest bedrooms is via corridors (1.07 and 1.08) that lead into other circulation areas that run above the ground floor shops (139–141 George Street) and the main bar and lounges of the Fortune of War Hotel (137 George Street). Space 1.07 was originally an open balcony that provided access to the rear rooms of the hotel. Leading off 1.07 are two WC/bathroom spaces joined by a small lobby. These spaces were formed in the 1980s and take up part of the area of the rear lightwell shown on the 1913 and 1943 plans. Openings have been made in the northern wall of The Russell Hotel to provide access from it into the adjacent buildings. Some of these openings date from the 1980s, while others were made during the 2010–2011 works. The openings are discreet and do not in themselves have a great impact on the legibility of the early floor plans, although some of the other changes to planning made in the 1980s and recently do make it difficult to understand original layouts.

The two stages of construction of The Russell Hotel are demonstrated in the decorative finishes and sizes of its guest rooms. In general, the earlier rooms that date from the original construction (1.16, 1.17, 2.17, 2.18) are large and include quality fittings such as high-waisted moulded skirtings, moulded plaster cornices, marble chimney pieces and multi-paned windows. The planning and detailing of these rooms remain highly intact and most of the extant fabric is original, although some may date from the Edwardian era.

The later rooms of the 1913 addition (1.05, 1.06, 1.09, 2.05, 2.06, 2.09) are smaller in floor area and more robustly detailed with rendered skirtings, timber cornices and ripple iron ceilings. Two of these original rooms (one on the first floor and one on the second) were lost during the recent works to the building and the new rear staircase now occupies the space previously taken by these rooms. (Figure 57, Figure 58, Figure 61, Figure 62, Figure 63) show the plans of these rooms.

While acknowledging the different construction dates, it is also possible that the differences in the room sizes may reflect that the 1913 rooms were intended for single people while the original rooms could be used by families.

The large, front rooms of the original section of The Russell Hotel have fireplaces with white marble chimney pieces, some with decorative tiled margins and hearths. The original dining room (1.13, 1.14) also has a fireplace but it has a dark, rather than white, marble chimney piece. The smaller guest rooms of the original section of the building (2.14 and 2.15 remain as examples) did not have fireplaces.

Most of the rooms in the 1913 section of the building did not have fireplaces, and, where they still exist, they have simple bracketed timber mantel shelves.

In the 1913 plan of the first floor addition, the room directly to the west of the existing dining room was shown as a kitchen. At the time of construction, this would have required a fireplace. Today, this room (1.09) is a guest room and the fireplace remains in situ. On either side of the chimney breast are built-in cupboards which may date from the time the room was used as a kitchen.

Directly below the former kitchen was a room marked 'Cordials' (check), now space G.10. The name of this room suggests a back-of-house function that, again, may also have required a fireplace.

Directly above the former kitchen, space 2.09, on the second floor, also has a fireplace. It appears that the was designed as a guest bedroom, and it may be that the fireplace was included as the chimney and flues were already required for the rooms below.

Within the original Russell Hotel building, the guest bedrooms did not have (and still do not have) en suite bathrooms and they share bathroom facilities (1.10, 1.12, 1.15, 2.12 and 2.16). Of these, 1.15 and 2.16 appear to have been designed as bathrooms in the original plans (they were certainly being used as bathrooms by 1913). The hotel only had one bathroom per floor. One of the bathrooms (2.12) has been created recently in the approximate location of a previous bathroom dating from the 1980s. The other bathrooms (1.10 and 1.12) also date from the 1980s.

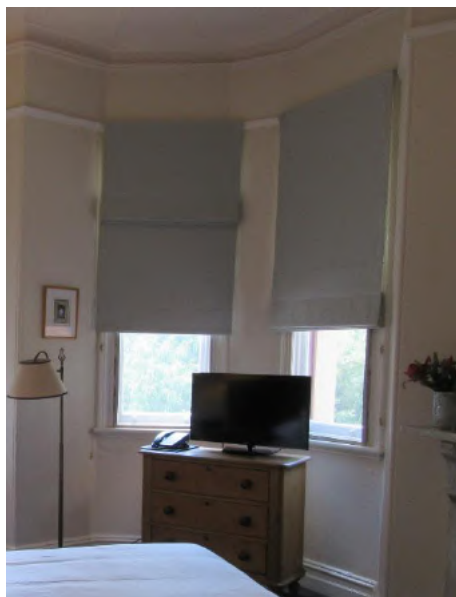


Figure 133: View of 1.16 (Room 1) looking towards the corner tower. The painted, set plaster walls, lath and plaster ceilings, timber skirtings, architraves and windows are typical of the large rooms (1.16, 1.17, 2.17 and 2.18) on the first and second floors of the original (1887) building and are original. The ceiling battens and plaster ceiling rose may be Edwardian. Source: TKD Architects 2020.



Figure 134: This white marble chimney piece to 1.16 (Room 1), and its cast iron fire place register grate, are original. Spaces 1.17 and have similar chimney pieces, while 2.18 (Room 10) has a painted timber chimney piece. The moulded timber skirtings are also original. Source: TKD Architects 2020.



Figure 135: Room 2 (1.17) is more simple in plan than Room 1 (1.16). Source: TKD Architects 2020.



Figure 136: View from 1.02 into 1.13 (reception) (left) and 1.15 (bathroom) (right). The bathroom was part of the original design of the building, although the tiling and wall linings date from the 1980s. Source: TKD Architects 2020.

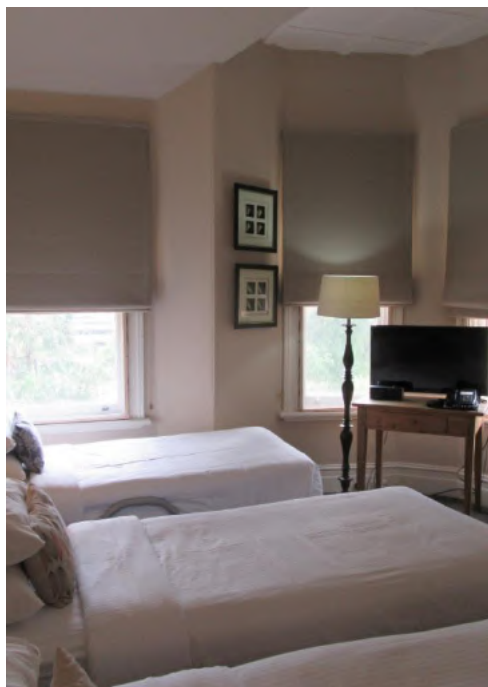


Figure 137: View towards the corner tower in Room 9 (2.17). The timber battened lath and plaster ceiling has sloped sections because the steeply pitched main roof of the building sits directly above. Source: TKD Architects 2020.



Figure 138: Room 19 (2.18) has a painted timber chimney piece. This is the only chimney piece of this type in the original section of the building and it is possible that it is a later replacement of the original. However, the Clive Lucas Stapleton CMP of 1999 notes it as being original. Source: TKD Architects 2020.

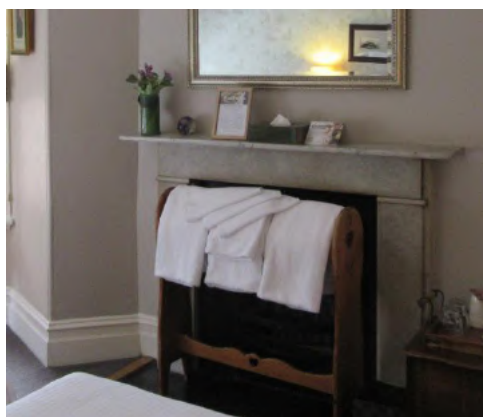


Figure 139: This white marble chimney piece to 2.17 (Room 9) is original. Source: TKD Architects 2020.



Figure 140: The battened ceiling to Room 2 (1.17) is typical of the ceiling finish to the original section of the building (1887) except for in the smaller guest rooms, which had timber boarded ceilings. Source: TKD Architects 2020.

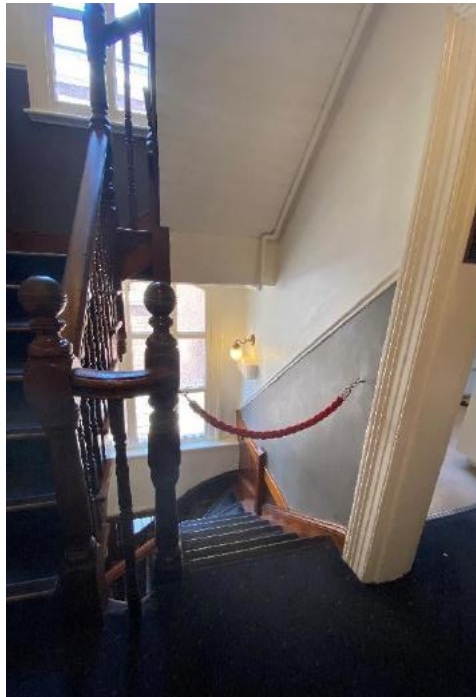


Figure 141: The original stair (1.02) has now been reinstated for use at first floor level and access to the hotel reception area is via the new stair and lift at the rear of the building. Source: TKD Architects 2020.

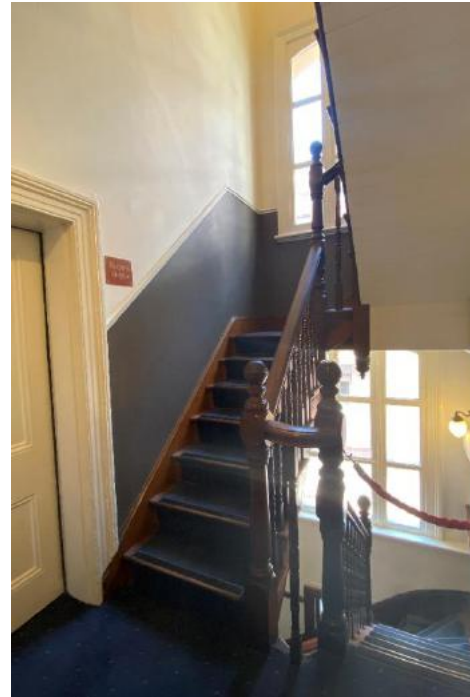


Figure 142: The original stair (this section leading from first to second floor level) is highly intact. Source: TKD Architects 2020.



Figure 143: The door leading from space 2.02 to space 2.17 (Room 9). The four panel door joinery is typical of the original (1887) section of the building and the door leaf, architraves and skirtings are original. Source: TKD Architects 2020.

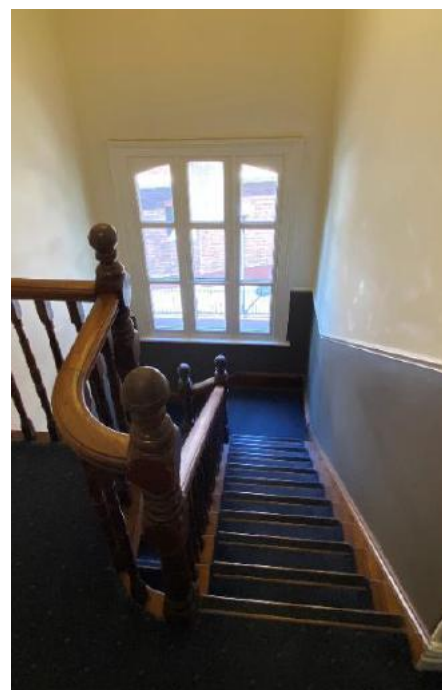


Figure 144: The original polished timber stair, leading down from second floor level to first floor level, with original window facing Globe Street on the landing. The handrail, newel posts, balusters, treads, risers and soffit lining are original. Source: TKD Architects 2020.



Figure 145: The steep timber stair leading to the attic from the second floor, space 2.02, is original. The set plaster wall finish is original, but the timber dado rail is a modern reproduction. The stair originally led to the hotel's rooftop laundry and drying area. Source: TKD Architects 2020.



Figure 146: The batted ceiling of the stairhall, 2.02, showing the opening in the ceiling through which the attic is reached. The ceiling is lath and plaster and is 2.022 original, although the timber battens may be later, possibly Edwardian, additions. Source: TKD Architects 2020.



Figure 147: View from The Russell Hotel reception, space 1.13, looking west along hallway 1.07. The opening to 1.07 was made during the 1913 construction of the rear wing of the building. A similar opening directly above, on the second floor, was made at the same time. Source: TKD Architects 2020.



Figure 148: This space, 1.13, now forms the reception lounge for The Russell Hotel. In combination with the adjacent office 1.14, the room was originally the hotel's dining room. The marbled timber fireplace, painted, batted ceiling, window and skirtings are original. The marbled timber mantle shelf and the timber dado rail are modern reproductions. Source: TKD Architects 2020.



Figure 149: Door and fanlight (painted over) to space 1.05 (Room 5). This original door joinery is typical of the rooms to the 1913 rear wing of The Russell Hotel (1.05, 1.06, 1.09, 2.05, 2.06, 2.09). Source: TKD Architects 2020.



Figure 150: View of space 1.06 (Room 4). The size of the room, and the window joinery, are also typical of the 1913 rooms of the hotel. Source: TKD Architects 2020.



Figure 151: The original ripple iron ceiling, cast iron wall vents and timber cornice of space 1.05 (Room 5) are typical of the ceilings of the guest rooms in the 1913 rear wing of The Russell Hotel (1.05, 1.06, 1.09, 2.05, 2.06 and 2.09). Some of the electrical installation to this wing is original. Source: TKD Architects 2020.



Figure 152: The painted, rendered bead flush skirting in space 1.09 (Room 3) is also typical of the skirtings to the guest rooms of the 1913 rear wing. Source: TKD Architects 2020.



Figure 153: Room 3 (space 1.09) was shown as a kitchen in the 1913 plan, and the large fireplace is consistent with this use. The timber cupboards on either side of the fireplace may also date from the period when the room was used as a kitchen. Source: TKD Architects 2020.



Figure 154: Simple painted timber chimney piece to the fireplace in space 2.09 (Room 11). Source: TKD Architects 2020.



Figure 155: Hallway 1.07, looking west towards the new stair 1.01, was formed by enclosing an open verandah that originally provided access from the front (1887) wing of the building to the rooms of the rear (1913) addition and the rear stair. Most of the fabric dates from the mid 1980s and later, although there are some remaining Edwardian features. Source: TKD Architects 2020.



Figure 156: Ceiling of hallway 1.07. The ceiling of the space would originally have been the underside of the verandah above. The Clive Lucas, Stapleton and Partners report notes this ceiling as being Edwardian (and therefore original). Source: TKD Architects 2020.



Figure 157: Hallway 2.07, looking east towards the front of the building, was formed in the 1980s by enclosing an open verandah that originally provided access from the front (1887) wing of the building to the rooms of the rear (1913) addition and the rear stair. Most of the fabric is modern, but some elements are original. Source: TKD Architects 2020.

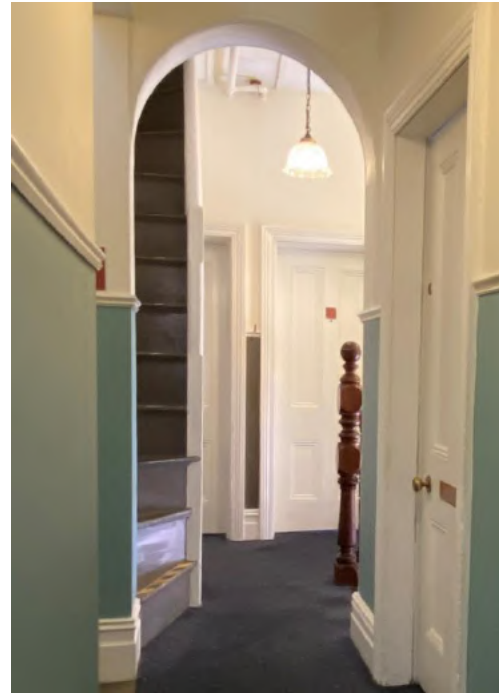


Figure 158: View from hallway 2.13 towards stairhall 2.02 and the steep timber stair leading to the attic. Almost all of the elements visible in this photograph are highly intact and date from the original construction of the building in 1887. The dado rail is a modern reproduction. Source: TKD Architects 2020.



Figure 159: Staff changeover room 2.15, originally a small guest room. Rooms 2.15 and 2.14, have much simpler finishes than the large rooms at the front of the building. These include original beaded timber lining board ceilings and lightweight lath and plaster walls. Source: TKD Architects 2020.



Figure 160: Staff changeover room, 2.15, looking towards Globe Street. Source: TKD Architects 2020.

Attic

The 1913 roof level plan (Figure 59) clearly shows a laundry at attic level. Today, the attic serves as a store and workshop for the building's maintenance manager. Access to the space is via the original, very steep timber stair.

The attic space leads out onto a flat roof that originally served as a laundry drying area (see Figure 165, Figure 166). The 1913 plan (Figure 59) shows a 'wash shed', since removed, at the north-eastern corner of the flat roofed section. The flat roof now houses air-conditioning units that are concealed from street level view by a parapet.

The Clive Lucas, Stapleton and Partners CMP of 1999 noted that the western attic space (R 02, containing the original stair) retains original timber stud walls to the east (with modern linings), north and south (with original beaded timber board linings). To the west is an original brick wall that separates the pitched and flat sections of the roof of the building. The ceiling of the western room retains some original exposed timber lining boards.

The eastern attic space (R 03) retains original timber lining boards, rafters and beams.



Figure 161: Attic, space R02, showing the internal face of the original brick wall separating the western section of the attic, originally a laundry, from the external drying area. Source: TKD Architects 2020.



Figure 162: The top of the stair in space R02. The beaded timber lining boards on the wall adjacent to the stair are original. Source: TKD Architects 2020.



Figure 163: The eastern attic space (R 03), looking east. The timber louvres to the small gablet in the eastern roof plane are visible. Source: Source: CMP 2013.



Figure 164: Attic spaces R02 and R03 retain original roof structure and the timber board ceiling lining that sits below the flat section of the roof. Source: TKD Architects 2020.



Figure 165: Flat section of the roof of the original part of the building (1887). This corner of the roof originally contained the 'wash shed' (see Figure 48). Source: CMP 2013.



Figure 166: Flat section of the roof looking towards the hipped and gabled roof of the 1913 rear wing. Source: CMP 2013.

3.5 139–141 George Street

3.5.1 Physical Evidence, Exterior

139–141 George Street is a three-storey brick and sandstone building with frontages to George Street and Nurses Walk. The principal elevation faces George Street. Above awning level, this elevation is intact in its configuration and materials of ashlar masonry with moulded Sydney sandstone decorative details to the window margins, string courses and parapet. The windows are timber framed and double-hung.

The Clive Lucas, Stapleton and Partners Conservation Management Plan of 1999 describes the George Street façade as follows:

Stone; dressed ashlar comprising the following elements: Articulated blocking course with raised central pedimented panel. Major entablature at the top of the first floor level with cornice, brackets and perforated dentils. Cast iron grilles in the perforation are original. The cornice has been capped in lead are recent (sic). String course at First Floor window sill level, with projecting brackets under the windows. Greek key string course motive at First Floor level. The façade contains four stone window cases in the Venetian pattern with Greek detail.

Below the timber post awning are shop fronts which were largely reconstructed in the 1980s by the Sydney Cove Redevelopment Authority. The awning is a reconstruction dating from the same period.

The skillion roof of the historic front portion of the building is set behind the stone parapet and is not visible from the public domain. Originally, a brick party wall between 139 and 141 George Street carried up above the roof line for fire separation but it has been cut back about 2m west of the stone parapet at the front of the building.

The rear elevation of the building faces Nurses Walk and is part of the development (30–32 Nurses Walk) of the mid to late 1980s. The design of the rear façade suggests the character of an Inter-War era residential flat block. It has a symmetrical composition centred on a pair of oriel windows. The external walls are face brick and elements of the reinforced concrete structure are expressed on the elevation. The design bears no historic reference to the 1880s front portion of this site.

The building also has two painted brick internal facades facing a courtyard created as part of the 1980s design of the rear wing. At the top of the east facing façade is a painted timber balustrade to the flat concrete roof of the 1980s addition.

The courtyard provides natural illumination and ventilation to the hotel rooms and hallways that surround it. The courtyard suggests historic precedent as the rear of the property, prior to the 1980s, was an open yard area.



Figure 167: 139–141 George Street, George Street elevation, 2012. This sandstone façade dates from the construction of the building in 1882. The parapet has recently been repaired and conserved. The timber post awning is a mid 1980s reconstruction by the Sydney Cove Redevelopment Authority. Source: TKD Architects 2020.



Figure 168: View looking north along George Street showing the side elevation of the reconstructed timber post awning to 139–141 George Street. Source: TKD Architects 2020.



Figure 169: The shopfronts to 139 and 141 George Street are largely mid 1980s reconstructions by the Sydney Cove Redevelopment Authority. The shopfront on the left (No. 141 George Street) retains several original elements. Source: TKD Architects 2020.

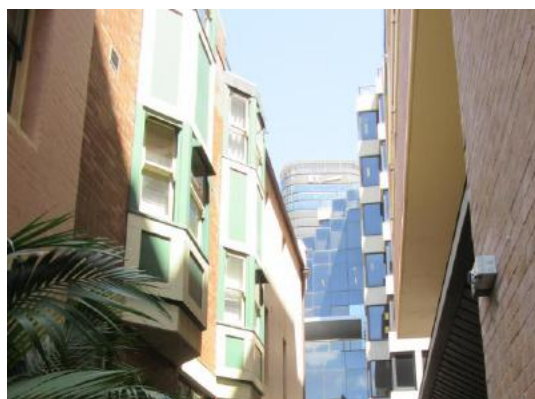


Figure 170: The face brick rear elevation of 139–141 George Street (known as 30–32 Nurses Walk) was built in the mid 1980s. On the left is the painted brick rear elevation of The Fortune of War Hotel. Source: TKD Architects 2020.



Figure 171: Shop entrances, 139 and 141 George Street. These entrances are largely 1980s reconstructions but some original fabric remains to the shopfront of No. 141 George Street. Source: TKD Architects 2020.



Figure 172: View south along Nurses Walk, showing the ground floor level of 139–141. The ground floor windows are to the male and female toilet areas. To the left is the painted brick façade of the Fortune of War Hotel, and to the right is the rear elevation of The Russell Hotel. Source: TKD Architects 2020.



Figure 173: Internal courtyard of 139–141 George Street, facing the small northern elevation of 143–143a George Street (The Russell Hotel, spaces 1.11 and 2.07). The painted brick facades on the left and right are to 139–141 George Street and date from the mid 1980s and the 2010–2011 works. Source: TKD Architects 2020.



Figure 174: Internal courtyard of 139–141 George Street. The window at the top is to space 1.11 of The Russell Hotel. The lower section of roof, part of the 2010–2011 works, sits above the keg room (G.17) and the adjacent hallway to The Russell Hotel (G.08). Source: TKD Architects 2020.



Figure 175: The courtyard terrace was created as part of the 1980s works. The door and window on the right are to Room 20 of The Russell Hotel (1.21). The timber stairs lead to the fire stair (1.04). Source: TKD Architects 2020.



Figure 176: Internal courtyard of 139–141 George Street, facing north. The wall in the centre is the southern wall of The Fortune of War Hotel and dates from the construction of the building in 1921. The painted brick facades on the left and right are to 139–141 George Street. Source: TKD Architects 2020.

3.5.2 Physical Evidence, Interior

Ground

At ground floor level, the historic core of the building is formed by the pair of shops (G.13, G.14, G.18 and G.19) with their timber-framed shopfronts reconstructed based on physical and documentary evidence in the 1980s. The planning of these spaces is generally the same as appears on the 1943 survey although some planning changes, including the removal of several sets of internal stairs, were made between the late 1970s and late 1980s. The notable early fabric in these spaces (see Figure 178, Figure 183) comprises the fireplace in G.14 and the brick party wall with its bricked-in arched openings (most visible in G.18). The shop fitouts are recent, designed for 'popup' tenancies, and are loose fit and fully reversible.

At the rear of the shops are service spaces that were created during the late 1970s and altered in the 1980s or later works to the building.

The door and window openings and joinery at the rear of G.19 appear to be part of the original fabric. The 1943 survey suggests that this wall could be the rear wall of the original main section of the building, which connected with a narrower rear section of the building and probably looked onto a breezeway at the rear. The openings on the western wall of

G.15 could also be original, or partly original, openings. The joinery to the door and window at the rear of G.19 are early and may be original.

The rear of the building has been infilled in the 1980s to provide toilet facilities with more recent cosmetic updates for The Russell Hotel/Fortune of War Group, in particular for the wine bar and the main bar and lounges Fortune of War Hotel. The upper floors contain guest rooms for The Russell Hotel.

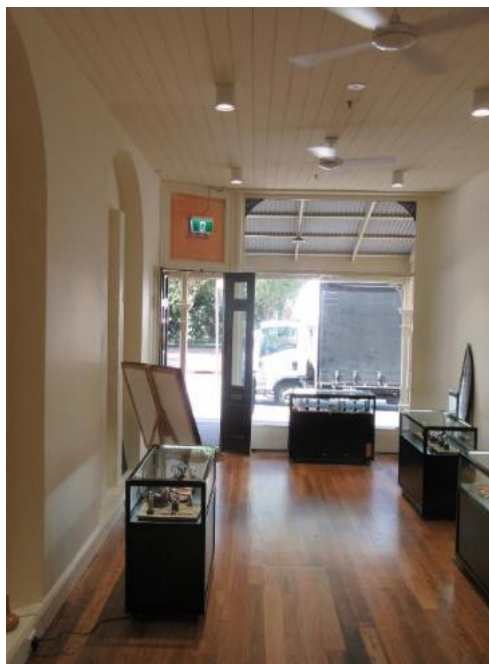


Figure 177: Interior of the shop at 141 George Street (G.13). The beaded timber board ceiling is not original fabric but is appropriate to the date of construction and character of the building. Source: TKD Architects 2020.



Figure 178: This chimney piece in 141 George Street (G.14) dates from c.1900. It is not original to the 1882 construction of the building but G.13, G.14 the fireplace opening is probably original. Source: TKD Architects 2020.



Figure 179: Bathroom (G.16) to the shop at 141 George Street. West of the western wall bounding G.15 and G.19, the fabric of 139–141 George Street generally dates from the 1980s or later. Source: TKD Architects 2020.



Figure 180: Comparison of the location of this door opening in the rear section of the shop at 141 George Street (G.15) with early plans suggests that it may have been an original window opening. Source: CMP 2013.



Figure 181: Interior of the shop at 139 George Street (G.18), looking west. The opening between G.18 and the upper area (G.19) was made prior to 1978. Source: TKD Architects 2020.



Figure 182: Interior of the shop at 139 George Street (G.18), looking towards George Street. Source: TKD Architects 2020.



Figure 183: Painted brick party wall between 139 and 141 George Street (taken from G.18). The original structural brick arches are clearly visible. Source: PMNSW 2019



Figure 184: Comparison of the locations of these door and window openings with early plans suggests that they may be original openings. Some of the timber joinery may also be original. Source: TKD Architects 2020.

Upper Floors

The upper two floors provide guest accommodation as part of The Russell Hotel. The front portion of these floors (to the east of the internal courtyard) is historically associated with the original building, but there is little extant fabric to demonstrate this association, aside from the George Street windows, the party wall between 139 and 141 George Street and the chimney breasts and fireplaces in 1.23 and 1.28 (see Figure 186, Figure 188). The upper floors of the building have been the subject of many alterations since the late 1970s.

The rear guest rooms on the first floor (1.19 and 1.21) and their associated bathrooms (1.20 and 1.22) are part of the mid 1980s works, as is the internal courtyard to which they connect (Figure 173 - Figure 176).

On the second floor, spaces 2.20 and 2.22 were completed during the recent works in 2010–2011. The construction of these rooms required the demolition of the external verandah/circulation space that sat above the internal courtyard and provided a connection from 139–141 George Street into the Russell Hotel (space 2.12, now altered).

Spaces 2.19 (hallway), 2.24, 2.25, 2.26 and 2.27 (Rooms 17 and 18 of The Russell Hotel and their en suite bathrooms) were also created in the recent works.

On the first floor, the openings in the party walls between 139–141 George Street and The Russell Hotel and Fortune of War Hotel date from the 1980s. The opening from space 1.04 (fire stair) into rear 1.39 (hallway of The Fortune of War Hotel).

The openings from hallway 2.19 into The Russell Hotel (on the south) and The Fortune of War Hotel (on the north) were also formed recently.



Figure 185: 139–141 George Street, Room 22 on the first floor of The Russell Hotel (1.23). There is little original fabric remaining in this room, however the timber windows facing George Street, and their architraves, are original. Source: CMP 2013.



Figure 186: The original marble chimneypiece to Room 22 of The Russell Hotel (1.23) is one of the few surviving elements of early fabric in this area of the building. It is probably original. Some of the timber skirtings in this space are original, while others are modern reproductions. Source: CMP 2013.



Figure 187: Room 22 of The Russell Hotel (1.23), showing the hallway and wall (to en suite bathroom 1.24) that date from the late 1980s. Source: CMP 2013.



Figure 188: Room 21 of The Russell Hotel (1.28) showing the chimney piece which is original but has been restored. The remainder of the room contains very little original fabric. Source: TKD Architects 2020.

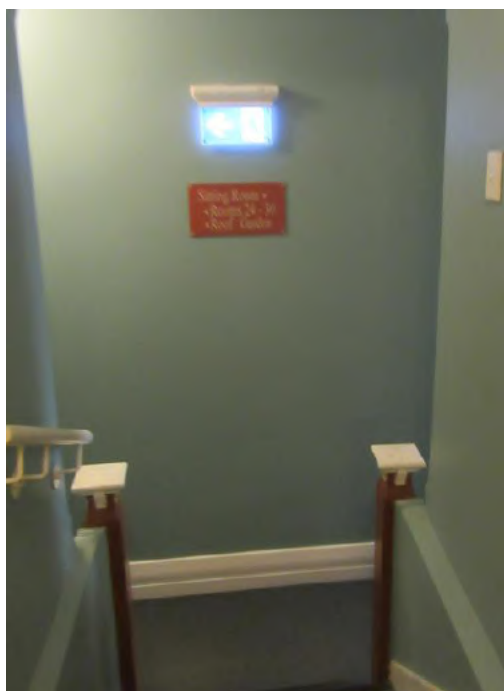


Figure 189: This opening from hallway 1.18 on the first floor of 139–141 George Street was created in the late 1980s to provide access into The Fortune of War Hotel. Source: TKD Architects 2020.



Figure 190: Hallway 1.18, on the first floor of 139–141 George Street, was created in the late 1980s. Parts of the wall on the right are likely to be original fabric. The Clive Lucas Stapleton 1999 CMP notes that the two arched openings on the right may be original (possibly the locations of staircases that have been demolished). Source: TKD Architects 2020.



Figure 191: Room 19 of The Russell Hotel (1.19) was built as part of the 1980s works to 139–141 George Street. It opens onto the internal courtyard created at the same time. Source: TKD Architects 2020.



Figure 192: Room 20 of The Russell Hotel (1.21), directly adjacent to Room 19, is also part of the 1980s works. Source: CMP 2013.



Figure 193: Room 8 of The Russell Hotel (1.43) sits within the 1980s rear addition to 139–141 George Street (known as 30–32 Nurses Walk). This room retains its original planning. Source: TKD Architects 2020.



Figure 194: Room 7 of The Russell Hotel (1.45) sits adjacent to Room 8. This room was altered during the 2010–2011 works to provide an accessible bathroom. Source: TKD Architects 2020.



Figure 195: Room 17 of The Russell Hotel (2.24) was created during the 2010–2011 works. Although it is located within the original section of 139–141 George Street, it retains little original internal fabric, however the windows facing George Street, and their architraves, are original. Source: TKD Architects 2020.

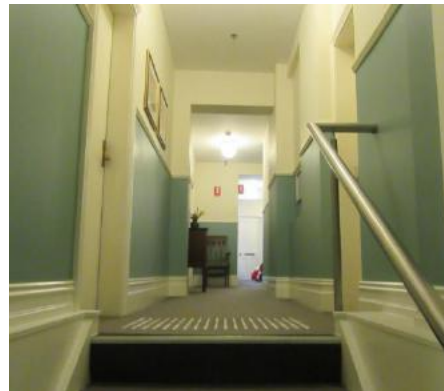


Figure 196: The second floor opening from 139–141 George Street (2.19) was made during the 2010–2011 works. Source: TKD Architects 2020.



Figure 197: Room 31 (2.20) of The Russell Hotel was built as part of the works to 139–141 George Street in 2010–2011. Source: CMP 2013.



Figure 198: The bathroom to Room 31 (2.21) is typical of the bathroom fitouts from the 2010–2011 works. Source: CMP 2013.



Figure 199: This opening and stair leading into the second floor, western section of 139–141 George Street (space 2.45), was created during the 2010–2011 works to the building. Source: CMP 2013..



Figure 200: Room 16 of The Russell Hotel (2.46) sits within the mid 1980s rear addition to 139–141 George Street. This room retains its original planning. Source: CMP 2013.



Figure 201: The planning of Room 15 (2.48), adjacent to Room 16, above, was altered in the 2010–2011 works to provide a new accessible bathroom. Source: TKD Architects 2020.



Figure 202: The accessible bathroom to Room 15 (2.49) dates from the 2010–2011 works. Source: TKD Architects 2020.

3.6 The Fortune of War, 137 George Street

3.6.1 Physical Evidence, Exterior

The Fortune of War Hotel is a three-storey brick building with frontages to George Street and Nurses Walk.

The principal street elevation, George Street, is mainly intact to its original configuration and materials, which are face brick in English bond contrasting with painted cement render details and timber windows with three paned upper sashes.

The cement rendered details comprise cornices, parapet ridge, window sills, lintels and spandrels as well as the arched canopy to the centred first floor balcony.

The area below the awning retains its original tiled dado, yellow terrazzo thresholds to the doors and trachyte margins around the iron and steel grilles to the keg drops. Some of the dado tiles were replaced with new tiles to match the existing tiles c.2010.

The suspended steel awning and steel fascia date from the original construction, but the battened fibrous plaster soffit is a modern reconstruction of an original design feature.

The rear elevations (western and northern) have painted brick walls and are simply detailed with rendered window lintels and double-hung windows, again with three paned upper sashes. The northern elevation is broken by a recessed lightwell adjacent to stair 1.03/2.03. The walls of the lightwell contain windows that bring natural light to the stair hall and, originally, to the WCs and bathrooms that have now been altered (spaces 1.36, 2.38 and 2.39). The window to the western side of office 1.36 has been blocked. The expanse of the brick work to the west elevation is relieved by a shallow corbelled chimney that serves the fireplaces to the rear rooms on the first and second floors (1.41 and 2.43). It would originally also have connected to the kitchen fireplace at ground floor level.

The breezeway area on the northern side of the building, above which the steel fire stair was originally fixed (see Figure 206), was infilled at ground floor level in the late 1980s to provide a glazed-in verandah space. This addition was designed with timber joinery detailing inspired by the period of the building's original design.

The flat roof over the front section of the building is set behind a masonry parapet on the George Street elevation. It is concealed from view from Nurses Walk by the roof level laundry and its skillion roof. The roof of the rear section of the building is visible from Nurses Walk and has exposed eaves.



Figure 203: Original tiled dado, yellow terrazzo thresholds to the George Street elevation. The trachyte margins around the steel grilles to the keg drops are also visible. Source: TKD Architects 2020.



Figure 204: The battened fibre cement ceiling is a reconstruction of an original design feature. Source: TKD Architects 2020.



Figure 205: George Street façade of 137 George Street. The 1920s elevation is face brick in English bond with cement render decorative details (cornices, parapet ridge, window sills, lintels, spandrels and arched canopy to the central balcony) and timber windows with three paned upper sashes. Source: TKD Architects 2020.



Figure 206: Painted brick rear (western) elevation of 137 George Street. The flat roof over the front section of the building is concealed from view by the roof level laundry structure. The roof of the rear section of the building is visible from Nurses Walk and has exposed eaves. Source: TKD Architects 2020.



Figure 207: Part of the northern elevation of 137 George Street, showing original windows and the late 1980s verandah addition. The sandstone visible below the balustrade is part of a rock ridge on which the portable hospital once sat. Source: TKD Architects 2020.



Figure 208: Looking south along Nurses walk, at the rear of 137 George Street, showing original windows and the late 1980s verandah addition. Source: TKD Architects 2020.



Figure 209: Roof terrace of 137 George Street, facing George Street. The parapet of the front elevation is clearly visible. Source: TKD Architects 2020.



Figure 210: Doorway from stairhall 2.03 to the roof terrace. The planning of the roof terrace and laundry are as shown in the approved drawings of 1920. Source: TKD Architects 2020.



Figure 211: This rendered masonry gable on the southern side of the roof terrace at 137 George Street is probably the original southern wall of the original Fortune of War Hotel. Source: TKD Architects 2020.



Figure 212: View of the gable to the roof terrace of the Fortune of War Hotel, viewed from the flat roof area of The Russell Hotel. Source: CMP 2013..

3.6.2 Physical Evidence, Interior

The ground floor of The Fortune of War Hotel contains the public areas of the building. It has a highly intact main bar (G.24) with rooms to the rear, originally parlours, which now house a lounge area (G.25). The upper floors of the building contain guest rooms for The Russell Hotel. Access between floors of the building is via the original timber stair (G.03, 1.03, 2.03) and the connections into 139–141 George Street on the first and second floors.

Cellar

The cellar is located under the main bar (G.24). Access to the cellar is via a modern steel ladder which sits within the bar serving area. Originally, the cellar was a single space (C.03) but it was extended in the late 1970s to form C.02¹⁵⁵, apparently with a floor level above that of C.03. A 1989 drawing¹⁵⁶ suggests that C.02 was altered at that time (possibly to reduce the floor level) as it includes the note 'brick up around existing foundations'. The wall between C.02 and C.03 has been substantially removed and the two spaces now form one large room with a modern cool room on the northern side. The date of the excavation of the smaller room to the west, C.01, is not clear.

The walls of the cellar spaces are generally of painted brickwork, but the rock bed is exposed on some areas. The floors are concrete. Space C.03 has an original (or early) floor with drainage channels leading to a floor waste. The underside of the timber framing and flooring to the ground floor form the ceilings and, in some areas, and retain traces of whitewash finish. The newer sections of floor (replaced in the 1970s following termite damage) are easily visible.



Figure 213: Cellar, 137 George Street. Looking towards George Street from C.02. Source: TKD Architects 2020.



Figure 214: Cellar, 137 George Street. View from C.02 into C.01. Source: TKD Architects 2020.

Main Bar

The front section of the ground floor originally housed the main public bar, two parlours and toilets for the hotel while the rear section (today's G.27) contained the dining room and the adjacent kitchen.

The front bar (G.24) is largely intact to its early configuration and finishes and is distinguished by the number of original fittings. Of particular importance is the bar structure with its top hamper and counter top, original decorative wall tiles, set-plaster wall finish, timber cornice and fibrous plaster and battened timber coffered ceiling.

Rear Parlour

The rear lounge area (G.25) has been formed from a pair of parlours. It retains original features such as the fibrous plaster ceiling, timber cornice and ceiling battens, set plaster walls and timber skirtings. A similar level of original detailing is located in the side entrance hall (G.23).

155 PMNSW Drawing ROX-410-DA-0016-OO

156 PMNSW Drawing ROX-410-DA-0011-DR



Figure 215: Fortune of War Hotel, main bar G.24, 2012. The hamper above the bar is intact and, because of its rarity, is highly significant. The tiled bar front, counter and ceilings are also original. Source: TKD Architects 2020.



Figure 216: Entrances to the main bar (G.24) from George Street. The tiled dado and door and fanlight joinery are original. Source: TKD Architects 2020.



Figure 217: View along the northern side of the main bar (G.24). The U shaped bar plan is one of only a few remaining in Sydney and it is now rare. Source: TKD Architects 2020.



Figure 218: Entrance (G.23) to the rear of the ground floor, and the first and second floors, of The Fortune of War Hotel. Source: TKD Architects 2020.



Figure 219: Hallway G.23 is one of the most intact spaces in The Fortune of War Hotel. It provided access to the dining room and first and second floors for the hotel's guests. Source: CMP 2013.



Figure 220: View of hallway G.23, taken from the George Street footpath. Source: TKD Architects 2020.



Figure 221: Hallway G.23, looking towards George Street. Source: TKD Architects 2020.

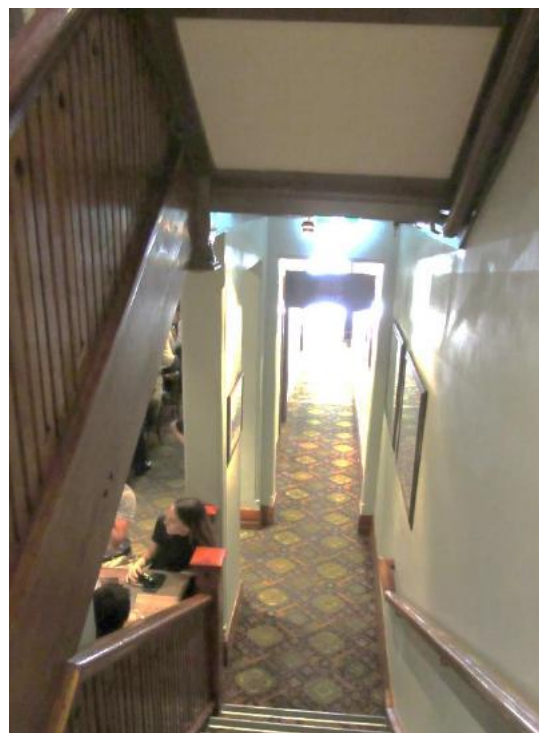


Figure 222: Looking towards George Street through stairhall G.03 and hallway G.23. TKD Architects 2020.

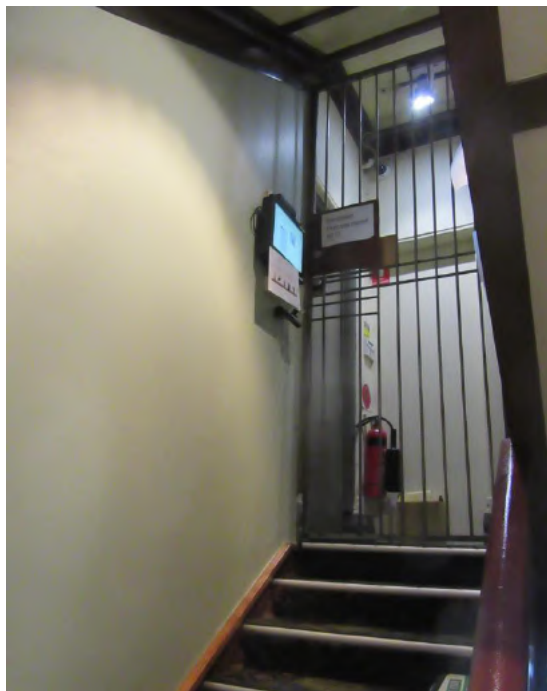


Figure 223: Stairhall G.03, looking up towards the entrance to office 1.36. The batted stair soffits are original. Source: TKD Architects 2020.



Figure 224: Stairhall G.25G.03 looking up towards rear lounge G.27. The stair balustrade and handrail are original. Source: CMP 2013.



Figure 225: Lounge G.25 was formed from the two original parlours behind the main bar. Large sections of the internal walls to this space were demolished in the late 1980s. Source: TKD Architects 2020.



Figure 226: View from lounge G.25 into the bar serving area in G.24. This door opening is original. Source: TKD Architects 2020.



Figure 227: The wheelchair lift was added in 2010–2011 to provide access from G.25 to G.27, on the upper section of the first floor. Source: TKD Architects 2020.

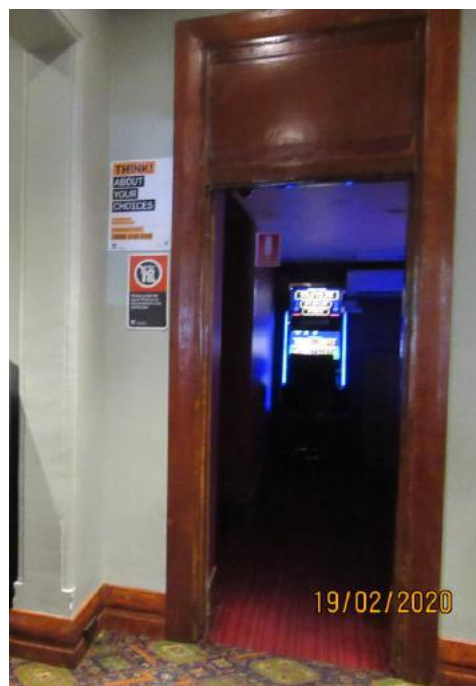


Figure 228: Gaming room G.26, looking west towards lounge G.25. This room was converted from the previous toilet area during the 2010–2011 works. Source: TKD Architects 2020.

Rear Lounges

The existing configuration and finishes of the upper section of the ground floor (G.27, G.28) date from the 1980s alterations and the recent fitout.

The rear lounge (G.27) is an adaptation of the original dining room and kitchen of the hotel but it has been considerably altered. The space retains original fabric in the fireplace (Figure 229), skirting boards (re-configured in places) and sections of the north and east walls. A chair lift was installed during the 2010–2011 works to provide access from the front bar level to the rear lounges.

Also during the 2010–2011 works, the upper ground store and coolrooms were modified from the bathrooms built in this area in the 1980s.

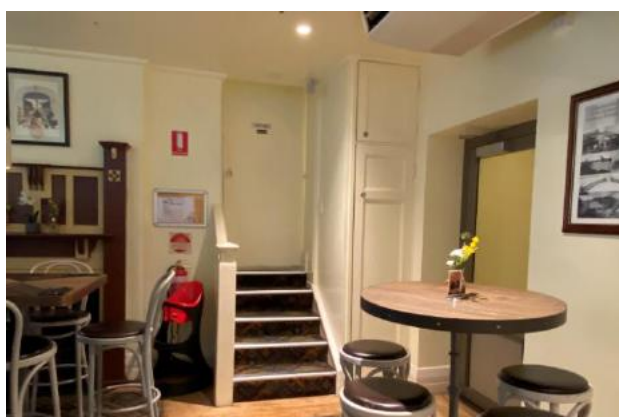


Figure 229: Rear lounge (G.27). On the left is the original chimney piece to the Fortune of War's dining room. Source: TKD Architects 2020.



Figure 230: Rear lounge (G.27) with recent wheelchair lift. The stairs lead to the stores and coolroom UG.01, 02, 03. Source: TKD Architects 2020.



Figure 231: Rear lounge (G.27). On the right is the original chimney piece to the Fortune of War's dining room. The fitout dates from 2010–2011. Source: TKD Architects 2020.



Figure 232: Gaming room (G.27), facing south. The new bathrooms are on the other side of the wall and the small window, originally to the pantry, can be seen at the top right of the image. Source: CMP 2013.



Figure 233: Recent fitout to the rear lounge (G.27), looking along what was once a hallway adjacent to the Fortune of War's dining room. At the end of the hallway was the pantry, and the small pantry window is visible at the rear of the image. The sections of wall on the right are remnants of the original dining room wall. Source: CMP 2013.

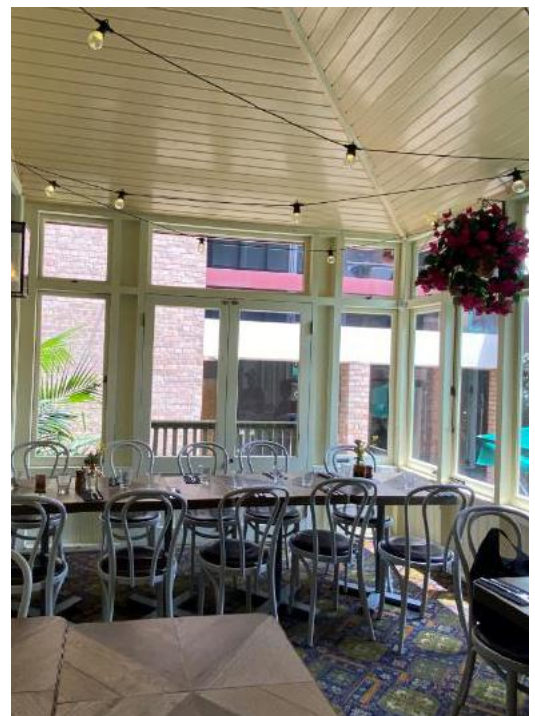


Figure 234: The enclosed verandah of The Fortune of War Hotel (G.28) faces Nurses Walk and Surgeons Court. It was built in the area of the original rear yard in the late 1980s. Source: TKD Architects 2020.

First and Second Floors

The upper floors of the building contain guest bedrooms, all with en suite bathrooms, as well as a sitting room facing George Street at first floor level (see Figure 235 - Figure 260). There are also some small store rooms and two rooms used as an office.

The Fortune of War Hotel's original bedrooms, which were typical of a traditional Inter-War licensed hotel, were retained as originally designed until they were upgraded in the late 1980s to provide en suite bathrooms. The demolition of several original internal walls (or sections of walls) meant that much of the original planning of the first and second floors was lost. However, it is possible to understand the original planning relatively easily in Room 24 (1.37), Room 25 (1.41), Room 29 (2.41) and Room 30 (2.43) and to a lesser extent in Room 23 (1.32 to 1.34),

Room 26 (2.37 to 2.39) and Room 27 (2.32 to 2.36). Generally, the original battened timber ceilings remain to the bedroom spaces, even where the locations of the walls below have been changed.

The original planning of the upper floors remains in the stair hall (1.03 and 2.03) and, to a lesser extent, in hallways 1.29, 1.39, 2.28 and 2.40, all of which have been altered. The timber battened undersides of the individual flights of the stair are original, and most of the similar battened ceilings to the hallways also remain.

New openings have been made along the southern wall of The Fortune of War Hotel to connect with the rear fire stair (1.04), 139–141 George Street and the remainder of The Russell Hotel. Three of the four openings were made in the 1980s, but the opening between 2.28 and 2.19 was formed during the recent works in 2010–2011.

The openings do not detrimentally impact on the integrity of the original floor plan of the Fortune of War Hotel. The main staircase (G.03, 1.03 and 2.03) and guests' communal sitting room have been retained.

Apart from the stair hall, the most intact space within the upper floors of The Fortune of War is the sitting room (1.30). This room was used as a bedroom in the 1980s, when en suite bathroom 1.31 (now a store) was added, but it has now been returned to its original function. The room retains its timber battened ceiling, timber windows and glazed walls and doors to the balcony. The balcony, again with a timber battened ceiling, is also largely intact although the floor has been finished with tiles relatively recently.

In addition to the timber battened fibrous plaster ceilings, original fabric remaining to the upper floors of the building includes timber chimney pieces (in 1.41 and 2.43), painted timber skirting boards, four panel doors (some are newer doors that are copies of the original doors), window and door architraves and sashes and timber picture rails. These features are consistent throughout the spaces of the upper floors and they provide a distinct identity for this part of The Russell Hotel/Fortune of War Group.



Figure 235: 137 George Street, Fortune of War Hotel, sitting room (1.30), 2020. The plan of the sitting room is as shown in the original building plan. The four-panelled door, and glazed wall and doors to the balcony are also original. Source: TKD Architects 2020.



Figure 236: 137 George Street, Fortune of War Hotel, sitting room (1.30), 2020. The timber battened ceiling is original. Source: TKD Architects 2020.



Figure 237: The Fortune of War Hotel, sitting room (1.30), looking towards the balcony. Source: TKD Architects 2020.

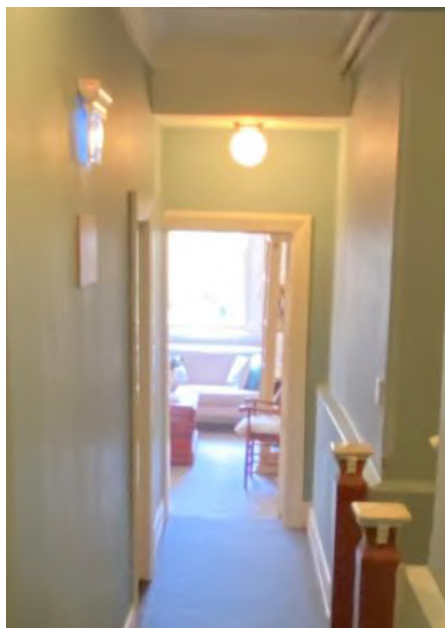


Figure 238: Hallway (1.29) leading to the sitting room. The opening/stair on the right connects to 139–141 George Street and was created in the late 1980s. Source: TKD Architects 2020.



Figure 239: The stair (1.03) retains its original timber balustrades and handrails. Source: TKD Architects 2020.



Figure 240: View along hallway 1.39 towards the stair (1.03). The timber battened ceiling and stair soffit are original. On the right is a door to fire stair 1.04. The fire stair and door were mid 1908s alterations. Source: CMP 2013.



Figure 241: Hallway 1.32 (within the suite of spaces forming Room 23 of The Russell Hotel) occupies part of an original bedroom. Space 1.33 (at rear) is reached via an opening to one of the original internal walls. The timber battened ceiling to the original bedroom remains but the wall to the left is recent. Source: TKD Architects 2020.



Figure 242: The Fortune of War office (1.36), looking towards the stairhall (1.03). This space originally contained a bathroom, separate WC and small lobby that was reached via the stair landing. Source: TKD Architects 2020.

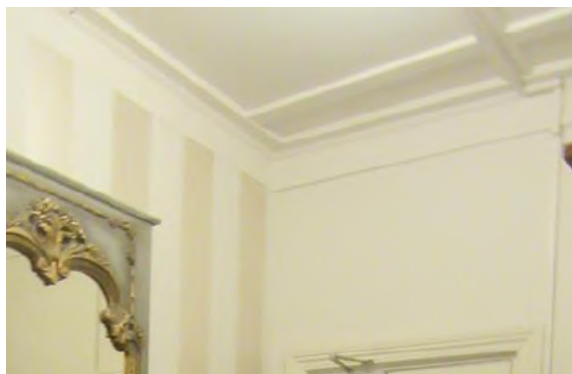


Figure 243: Timber battens to ceiling of Room 23 (1.33). Source: TKD Architects 2020.



Figure 244: Fortune of War office, 1.36, looking north. Source: TKD Architects 2020.



Figure 245: Room 24 (1.37) is one of the two most intact bedrooms in hotel, even with the later en suite door addition. Source: TKD Architects 2020.



Figure 246: Room 24 (1.37) of The Russell Hotel, 2020. The layout and detail of the battened ceiling are intact. Source: TKD Architects 2020.



Figure 247: Ceiling and original door to Room 24 (1.37) of The Russell Hotel. Source: TKD Architects 2020.



Figure 248: In Room 25 (1.41), the mid 1980s fire stair projects below ceiling level interrupting the original battened ceiling. Source: CMP 2013.



Figure 249: Original chimney piece to Room 25 (1.41).
Source: TKD Architects 2020.

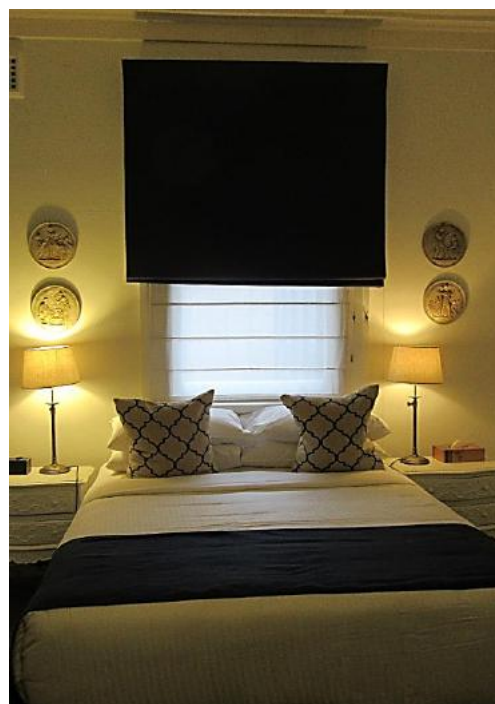


Figure 250: Looking north in Room 25 (1.41) towards an original window at the rear of the building. Source: TKD Architects 2020.



Figure 251: Room 28 (2.29) faces George Street at the front of the building. The dividing wall between 2.29 and the adjacent room (2.36) appears to be original. Source: TKD Architects 2020.



Figure 252: Room 28 (2.29), looking towards hallway 2.28. The entrance to the room is not original. Source: TKD Architects 2020.



Figure 253: Hallway 2.32, which is within the suite of spaces that forms Room 27 of The Russell Hotel, sits within the space occupied by one of the original bedrooms. The wall on the right is probably original, at least in part, but that on the left is recent. The wall at the rear, with opening to 2.33, is original. Source: TKD Architects 2020.



Figure 254: Space 2.34 (also in Room 27) has a relatively recent ceiling. An original section of battened ceiling can be seen in 2.33, at the rear. To the right of 2.34 is an en suite bathroom (2.35) added in the late 1980s. Source: TKD Architects 2020.



Figure 255: Original timber balustrade, handrail and newel post to stair 2.03. The battened soffit is also original. Source: TKD Architects 2020.



Figure 256: View from hallway 2.40 towards stairhall 2.03. On the top landing is the doorway leading to the roof terrace. Source: TKD Architects 2020.



Figure 257: Room 29 of The Russell Hotel (2.41) is, along with 1.37, one of the two most intact bedrooms in The Fortune of War Hotel. The layout and detail of its battened ceiling are intact. The door in the original internal wall is to the en suite bathroom and neither the door nor bathroom is original. Source: TKD Architects 2020.



Figure 258: Original northern window to Room 29 (2.41). Source: CMP 2013.



Figure 259: Room 30 (2.43) from hallway 2.51, 2020. The hallway door opening is not original but dates from the late 1980s works, after the insertion of the fire stair (which sits behind the wall on left of this image). The painted timber chimney piece is original, as is the battened ceiling (which remains in part). Source: TKD Architects 2020.



Figure 260: The opening and door leaf to en suite bathroom 2.44 are not original, but the door leaf has been designed to match the original doors in the building. Source: TKD Architects 2020.

Roof Level

The flat roof of the eastern portion of the building houses a brick laundry with a skillion roof (Figure 261, Figure 262) as well as the guests' roof terrace (the former clothes drying area).

The laundry retains its original planning, although some alterations have been made to the door/window joinery on its eastern façade. It retains its original windows facing east, over the lightwell, and west towards Nurses Walk.



Figure 261: The rooftop laundry, looking north. Source: TKD Architects 2020.



Figure 262: Laundry window, facing west. Source: TKD Architects 2020.

3.7 The Russell Hotel/Fortune of War Group, 2010–2011 Works

In 2010–2011, substantial alterations to The Russell Hotel/Fortune of War Group were undertaken by the lessees. Much of the work was carried out to provide disabled access for The Russell Hotel, but some general fitout and upgrading works to 139–141 George Street and The Fortune of War Hotel were also completed.

The Russell Hotel, the 2010–2011 works included (refer Figure 263, Figure 264):

Ground Floor¹⁵⁷

- Fitout to G.11 and G.12 as a wine bar,
- Conversion of the retail tenancy at the rear of the building (adjoining Nurses Walk) to provide a new ground floor foyer, stair and passenger lift for the Russell Hotel (G.05, G.01). This work involved the demolition of walls and the removal of the WC cubicle (see Figure 263),
- Creation of hallways G.07 and G.08 to connect the hotel entrance to the front of the building and also to 139–141 and 137 George Street, The Fortune of War Hotel.

First Floor¹⁵⁸

- Demolition of north-western guest room to allow for construction of stair 1.01 and the passenger lift.

¹⁵⁷ PMNSW , Drawing ROX-410-DA-0027-CP

¹⁵⁸ PMNSW , Drawing ROX-410-DA-0028-CP

Second Floor¹⁵⁹

- Demolition of north-western guest room to allow for construction of stair 2.01 and the passenger lift,
- Relocation of doorway to store 2.11,
- Re-configuration and new fitout of shared bathroom 2.12, including demolition of some original walls.
- New opening in party wall with 139–141 George Street to create access from The Russell Hotel into the adjoining building, creation of hallway 2.50.

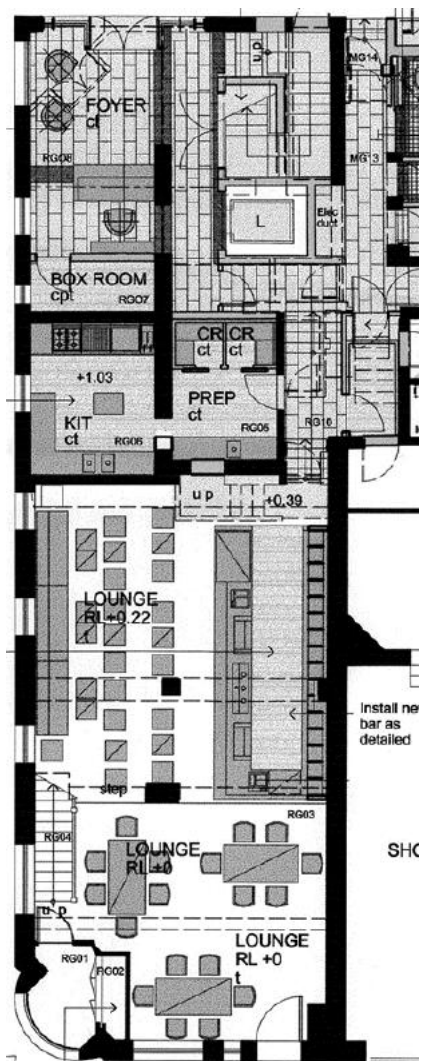


Figure 263: 143–143a George Street, The Russell Hotel, ground floor plan, development application 2009. Source: PMNSW Drawing ROX-410-DA-0027-CP.



Figure 264: 143–143a George Street, The Russell Hotel, ground floor plan, development application 2009. Source: PMNSW Drawing ROX-410-DA-0028-CP.

At 139–141 George Street, the 2010–2011 works included (refer Figure 265, Figure 266):

Ground¹⁶⁰

- Creation of new male, female and accessible toilet facilities at the rear of the building,
- Creation of a new passage to connect 137, 139–141 and 143–143a George Street,
- Modification of the fire egress at the rear of the building.

¹⁵⁹ PMNSW , Drawing ROX-410-DA-0028-CP

¹⁶⁰ PMNSW, Drawing ROX-410-DA-0027-CP

First¹⁶¹

- Alteration to 1.45 (Room 7) to provide an accessible bathroom.

Second¹⁶²

- Alteration to 2.48 (Room 15) to provide an accessible bathroom.
- Major modification to the front section of the building to provide four hotel rooms (2.20, 2.22, 2.24 and 2.26) and en suite bathrooms, a central hallway (2.19) and new openings through the party walls on the north and south sides of the building to create connections to the Fortune of War and Russell Hotels, respectively.

In addition to the above works, the conservation of the sandstone on the George Street façade of the building was undertaken by the former Sydney Harbour Foreshore Authority in 2011.

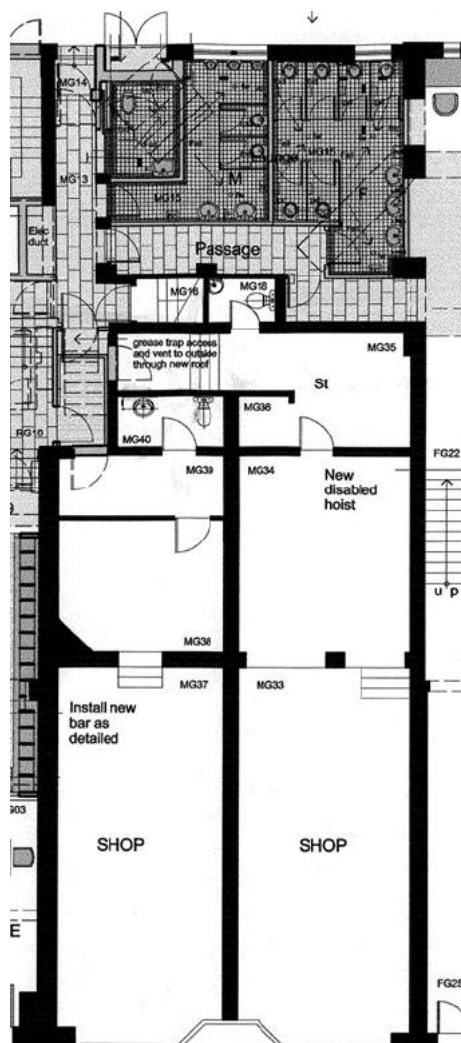


Figure 265: 139–141 George Street, ground floor plan, development application 2009. Source: PMNSW Drawing ROX-410-DA-0027-CP.

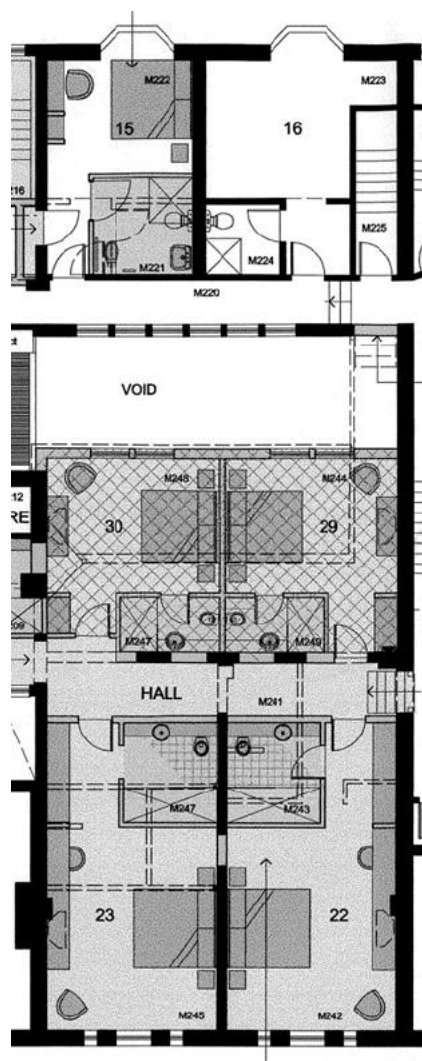


Figure 266: 139–141 George Street, second floor plan, development application 2009. Source: PMNSW Drawing ROX-410-DA-0028-CP.

In The Fortune of War Hotel, the 2010–2011 works included (refer Figure 267 - Figure 269):

¹⁶¹ PMNSW, Drawing ROX-410-DA-0028-CP

¹⁶² PMNSW, Drawing ROX-410-DA-0028-CP

Ground¹⁶³

- Creating new lounge and gaming room area (G.27) from part of the rear lounge (the other part of the rear lounge, behind 139–141 George Street) was altered to provide new male, female and accessible toilets),
- New coolroom/store area (UG.01, 02 and 03) in the area of the former toilets,
- New chair lift to connect G.25 and G.27,
- New gaming room (G.26) in the former toilet area behind the parlours (G.25).

First¹⁶⁴

- Alteration of 1.32 and 1.35 to create a new Room 23 and hotel office.

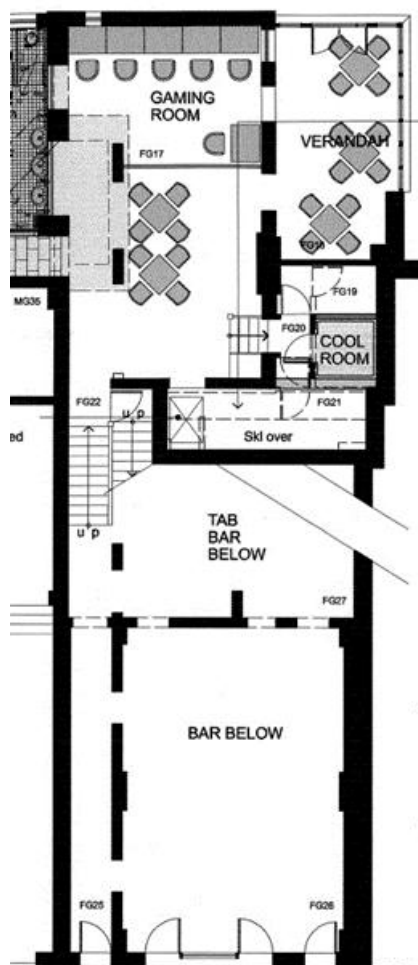


Figure 267: Fortune of War Hotel, 137 George Street, ground floor rear plan, showing 2010–2011 alterations
Source: PMNSW, Drawing ROX-410-DA-0027-CP.

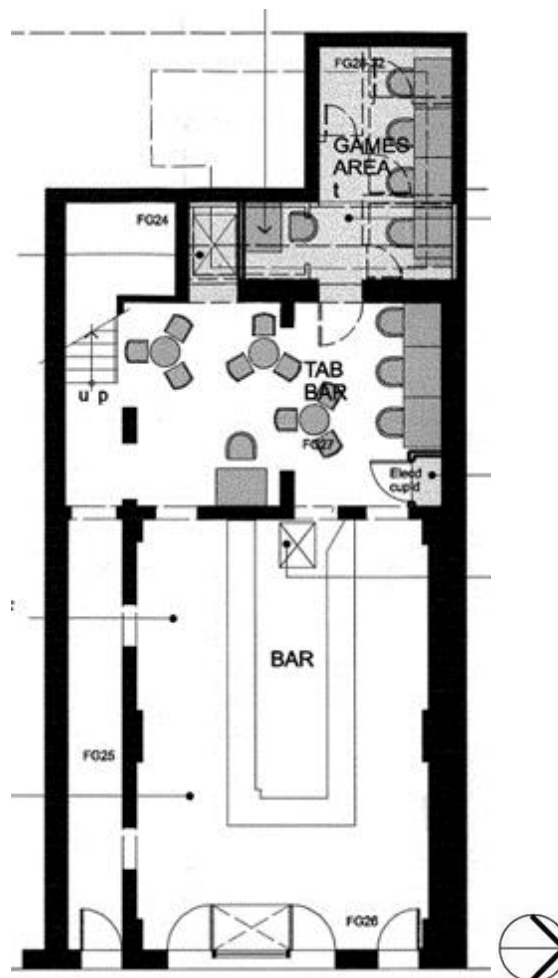


Figure 268: Fortune of War Hotel, 137 George Street, ground floor front plan, showing 2010–2011 alterations
Source: PMNSW, Drawing ROX-410-DA-0027-CP.

¹⁶³ PMNSW, Drawing ROX-410-DA-0027-CP

¹⁶⁴ PMNSW, Drawing ROX-410-DA-0028-CP

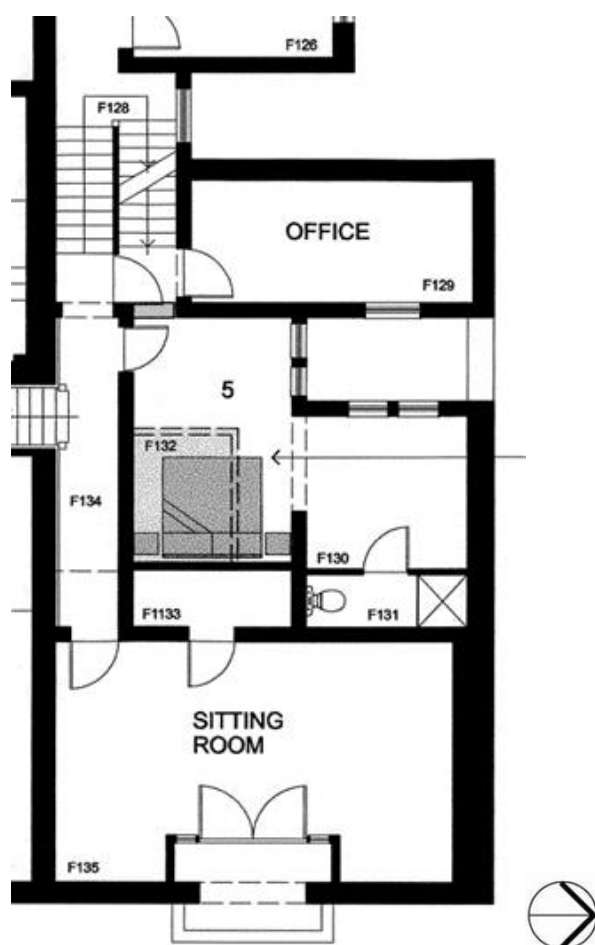


Figure 269: Fortune of War Hotel, 137 George Street, part first floor plan, showing 2010–2011 alterations to Room 23, which were carried out to a different proposal that also created office 1.35.
Source: PMNSW, Drawing ROX-410-DA-0028-CP.

2012 – 2020 Works

General

- Repair and Replacement of existing finishes: Repainting (1.16, G.28), Wallpaper, Timber Panelling to Wine Bar (G.11)
- Removal of existing finishes: Carpet
- Replacement of existing Retail Fitouts: G.13, G.18

First Floor

- Reinstated access ways: Removal of temporary barricade from Stair hall 1.02

3.8 Assessment of Archaeological Potential

The site of The Russell Hotel/Fortune of War Group is identified in the Map of Archaeological Resources in The Rocks (in Appendix C of The Rocks Heritage Management Plan, 2010) as an area of archaeological sensitivity. The archaeological potential of the site was assessed in The Rocks and Millers Point Archaeological Management Plan in 1991.

As the archaeological assessment contained in both documents was very brief, a detailed Historical Archaeological Assessment of the site has been undertaken by AMBS Ecology and Heritage. The following overview is extracted from their report, and the full AMBS report is included as Appendix A.

3.8.1 Introduction

The archaeological resources of any site are finite but have the potential to provide insights into everyday life that are not available from any other resource. Archaeological resources may provide evidence that will enhance the historical record and, as such, make a contribution to an understanding of the history and settlement of a local region. In view of the substantial costs involved in archaeological excavation of a site, a clear justification for any archaeological excavation needs to include the following considerations:

- What is the likely integrity of the archaeological resource? Is it likely that largely intact physical evidence would be exposed during excavations such as structural features, artefacts from underfloor deposits, rubbish- or cess-pits, wells or other features with an ability to contribute meaningfully to an understanding of the development of the site as part of the wider development of Sydney?
- What is the research potential of the archaeological resource? Is it likely that the results of the excavation make a significant or important contribution to an understanding of wider research issues regarding the early settlement and development of Sydney?

3.8.2 Baseline Archaeological Assessment

Below Ground

The Rocks has outstanding heritage significance for the evidence of the development of Sydney since European settlement. The historic context of the study area indicates a long period of occupation, dating from the late eighteenth century. Based on the realised archaeological potential from surrounding sites in The Rocks, the survival and integrity of the archaeological resources in the study area has been subjected to development of the site since the late nineteenth century.

Unlike other sites in The Rocks, such as The Australian Hotel and Samsons Cottage, the study area will not contain archaeological evidence from the late eighteenth century or earlier, as it was quarried following the closure of the first hospital in Sydney in 1816.

Due to this manipulation of the landscape it is not known if subsurface deposits that relate to pre European Aboriginal occupation of the area exist on this site. There is limited potential that sub-surface evidence of Aboriginal occupation may be found below the built structures of The Russell Hotel/Fortune of War Group.

However, there is potential for archaeological evidence associated with former early-mid nineteenth-century built structures within the study area to be revealed (Figure 270).

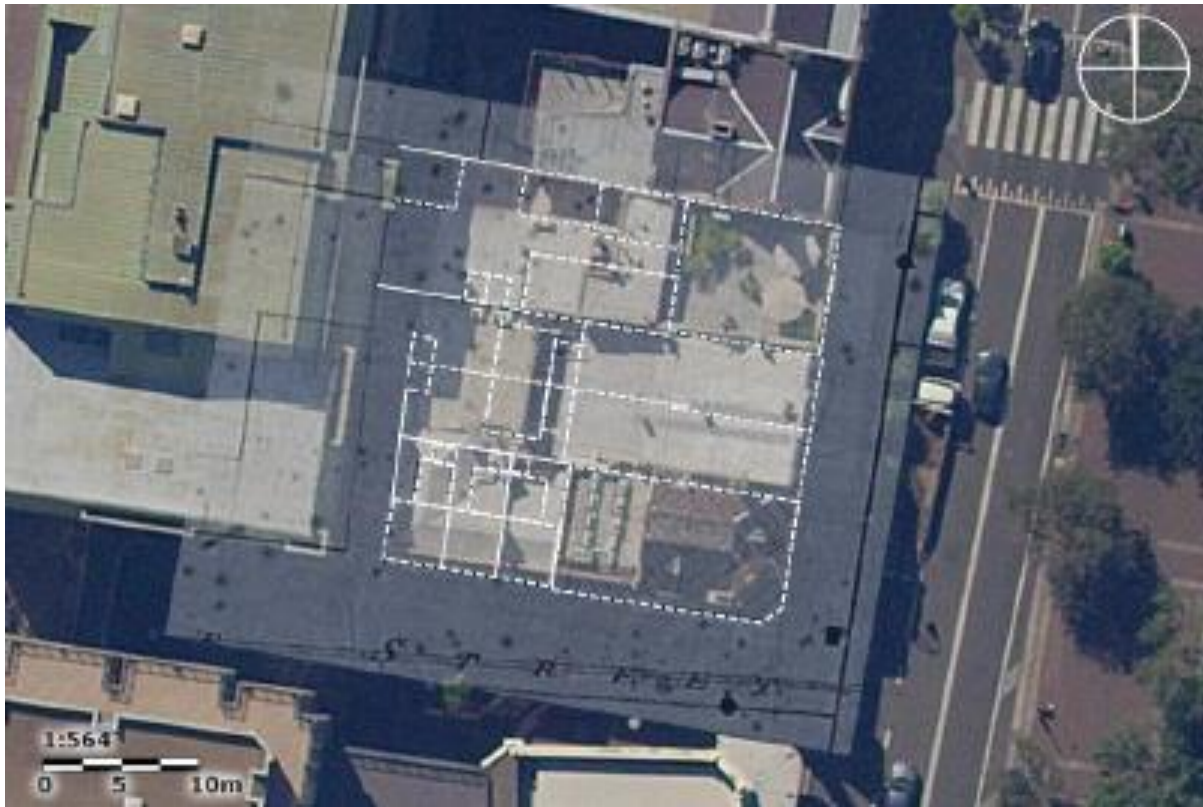


Figure 270: Current aerial of the study area overlaid with detail of 1865 Trigonometrical Survey (Figure 24). Note: former structural elements have been identified with dashed lines (Source: Historical Atlas of Sydney, Map 4; <https://maps.six.nsw.gov.au/>).

Fortune of War Hotel, 137 George Street

The original building (c.1830) had a cellar by 1902. The 2013 CMP states that *the relative level of the cellar within the extant hotel may conceivably approximate that of an earlier (possibly c.1830) cellar* (2013: 69-70). It is likely that the construction of the current cellar removed evidence of a possible earlier cellar from the original building. The construction of the additional cellars in the later twentieth century west of (behind) the original cellar, as well as the construction of the lift behind the lounge area on the ground floor, would have disturbed or removed the structural remains and archaeological deposits in these areas. As such, these areas have little to no archaeological sensitivity.

Historical plans of the site illustrate the presence of the former structure of the Fortune of War Hotel and associated outbuildings; an overlay of the current aerial with the 1863 Trigonometric Survey of the site depicts detached structures and outbuildings in the rear areas of the property that are no longer extant. Should evidence of the c.1830 construction phase and associated artefactual material be uncovered, these remains would have State significance. The 2013 CMP states that *the 1921 build may or may not have substantially degraded the archaeological potential of earlier building configurations*. As the extent of this disturbance is not known, the property (excluding the cellar and lift areas) is considered to be of high-moderate archaeological sensitivity.

Shops and Residences, 139-141 George Street

Apart from an investigation of the underfloor deposits on the ground floor of 139 George Street by Wendy Thorp in the late 1980s, there has been no further excavation of the archaeological resource of this building. It is possible that if excavations extend below this level, structural remains of the former building (1830) and associated occupation deposits would be located. AMBS concurs with the previous archaeological assessment in the 2013 CMP; *archaeological investigation in the front half of the building may reveal new information about the configuration of the former building* (2013: 70).

Historical plans of the site illustrate the presence of former outbuildings associated with 139-141 George Street. The original outbuildings were demolished for the ensuing construction phase of the site in the early 1880s. The overlay of the current aerial with the 1863 Trigonometric Survey of the site also depicts the extant main building as well as detached structures and outbuildings to the rear of the property that are no longer extant. These structures were pencilled in on the plan at a later date, and likely represent the c.1882 construction phase. These 1880s outbuildings were demolished in the 1980s, when the extant rear structure was constructed. Historical plans often only record large/structural features; therefore, it is also possible that other discrete and ephemeral features could be located within the study area. These could include post holes demarcating former boundary fence lines and outbuildings, in addition to *wells, cisterns and infrastructure that were associated with the 1850s/1860s water, sewerage and drainage services constructed by the City Council* (2013 CMP).

Should evidence of the c.1830 construction phase and associated artefactual material be uncovered, these remains would have State significance. The multiple phases of demolition and construction at the property likely impacted the archaeological resource, although the extent of this disturbance is not known. As such, the property is considered to be of moderate archaeological sensitivity.

The Russell Hotel, 143-143a George Street

The Russell Hotel (formerly The Port Jackson Hotel) was constructed in 1887; as such, there is little potential for occupation deposits to be present, as the building post-dates the introduction of tongue-and-groove flooring in the 1870s. The building has undergone refurbishments that may have disturbed potential underfloor deposits of the former Patent Slip Hotel (particularly the reconstruction of the ground floor level along the George Street frontage in the 1980s). The extent of this disturbance is unknown; the archaeological resource may be present with good integrity. As such, the front half of the property is considered to be of moderate archaeological sensitivity.

The overlay of the current aerial with the 1863 Trigonometric Survey of the site depicts the Patent Slip Hotel (now The Russell Hotel) as well as the former two storey stone terraces fronting Globe Street at the rear of the building (that replaced former weatherboard cottages). These structures were demolished c.1902, and the extant extension of the Hotel at the rear of the property was constructed in c.1913. Thus, the archaeological resource in this rear area may encompass structural remains of the former stone terraces, and associated wells, cesspits or cisterns, as well as ephemeral or discrete features such as postholes demarcating the original weatherboard cottages and former property boundaries. The 2013 CMP states that *the terracing of the allotment for these builds may or may not have substantially degraded the archaeological potential or earlier building configurations*. As such, this area is considered to be of moderate archaeological sensitivity. Should the nineteenth century archaeological resource be uncovered at this property, the remains would be of State significance; the artefactual material is likely to represent the continuity of the property's function.



Figure 271: Aerial of the study area, marked with areas of archaeological sensitivity (moderate is blue, and little to none is green) (<https://maps.six.nsw.gov.au/>).

Above Ground

Roof, between-floor spaces and underfloor spaces may contain archaeological relics. However, much of the above ground archaeological potential would have been disturbed during ongoing renovations of buildings.

The underfloor deposits in the two rooms on the ground floor of 139 George Street were explored by Wendy Thorp in the late 1980s; there was no evidence of the early occupation of the site, with the deposits relating to the existing building, constructed in the early 1880s. These deposits were a fine layer of grey dust and grit, representing over 100 years of occupation. A previous floor renewal was indicated by disturbance to this deposit in Room 1 along with the presence of rotting boards beneath the current floor. The underfloor deposits contained few artefacts, attributed to the use of tongue-and-groove flooring since the construction of the building in 1881-82. It can be assumed that these results would also be applicable to the underfloor deposits at 141 George Street.

Disturbance of such relics should be minimised. If they do need to be disturbed or removed, this should only be done by, or under the direction of, a qualified archaeologist who meets the Heritage Council Excavation Directors Criteria for works on State significant sites to disturb relics on an SHR listed site and will be subject to approval. Locations should be recorded and items conserved, catalogued and stored in accordance with PMNSW and Heritage Council Guidelines.

3.8.3 Summary of Archaeological Potential

The potential archaeological resources from the early nineteenth century (Samuel Terry's development), if present with good integrity, would be of State significance. The sites of the Russell Hotel and Fortune of War Hotel have functioned as licensed premises and hotels from c.1830, and the shops and accommodation at 139-141 George Street have largely retained their function for the same period. Thus, the potential insight provided by the archaeological resource of the properties would make a substantive contribution to the continuity of function of the study area within The Rocks that may not be available from other sources.

3.9 Movable Heritage

The Russell Hotel and Fortune of War Group appears to retain few, if any, items of potential movable heritage significance. Nevertheless, there may be some items remaining that could assist with interpretation of the site's history and heritage. A comprehensive survey of the Russell Hotel and Fortune of War Hotel should be undertaken to determine if any movable items of potential heritage significance have been retained.

4.0 Assessment of Cultural Significance

4.1 Assessment of Significance

4.1.1 Comparative Analysis

The following comparative analysis of The Russell Hotel/Fortune of War Group first considers the Russell Hotel/Fortune of War Group as part of The Rocks and more generally in Sydney, then specifically as a surviving example of a group of commercial buildings that include hotel and retailing functions.

Surviving Residential Sites and Buildings in The Rocks with Potential Archaeological Resources

The Russell Hotel/Fortune of War Group and its site are identified in the Map of Archaeological Resources in The Rocks (in Appendix C of The Rocks Heritage Management Plan, 2010) as an area of archaeological sensitivity. This resource is of State significance due to the rarity of such sites on a state-wide basis.

Licensed Public Hotels in The Rocks/Millers Point Area

Up until the 1970s, licensed public hotels were one of the most characteristic building types encountered in the city. Many of these hotels were built during the first two decades of the twentieth century and they were often financed by the major Sydney breweries Tooth & Co and Toohey's Ltd.

Corner sites were considered particularly advantageous for passing trade and in many instances, such as The Russell Hotel (former Port Jackson Hotel), these sought-after positions had previously been developed for hotels during the first half of the nineteenth century. The Fortune of War Hotel, however, is a single fronted hotel which reflects its early nineteenth century predecessor on the same site.

The Rocks/Millers Point area once had a large concentration of public hotels. Currently there are about 21 extant hotel buildings that are either still licensed or have been adapted to new uses. Many of these are shown in Figure 272 - Figure 288.



Figure 272: The former A.S.N. Hotel at 91 George Street operated as a licensed premises from c. 1891–c.1983. It now houses a café. Source: TKD Architects 2020.



Figure 273: The former New York Hotel, 153–155 George Street (1908) is now used for retail and commercial purposes. Source: TKD Architects 2020.



Figure 274: The Palisade Hotel, Munn and Bettingham Streets, Millers Point (1910s), operates as licensed premises. Source: TKD Architects 2020.



Figure 275: The Australian Hotel, Gloucester and Cumberland Street, The Rocks (1915) is still operating as a licensed premises. It retains its original bar. Source: TKD Architects 2020.



Figure 276: The British Seamen's Hotel, 39–43 Argyle Street, The Rocks, operated from c.1877–c.1930. The building was constructed in 1886. Today it contains a wine bar. Source: TKD Architects 2020.



Figure 277: Johnson's Corner at 229 George Street contains The Brooklyn Hotel (1912) which still operates as a licensed premises. Source: TKD Architects 2020.



Figure 278: The Captain Cook Hotel, 33–35 Kent Street, Millers Point (1850s), still operates as a licensed premises and also contains a restaurant. Source: TKD Architects 2020.



Figure 279: The Glenmore Hotel, 96 Cumberland Street, The Rocks, (1921), is currently under renovation. It remains a licensed premises. Source: TKD Architects 2020.



Figure 280: The Harbour View Hotel, George and Lower Fort Streets, The Rocks, (1922), is still operating. Source: TKD Architects 2020.



Figure 281: The Hero of Waterloo, 81-83 Lower Fort Street, Millers Point (1844) is still operating as a licensed premises. Source: TKD Architects 2020.



Figure 282: The former Shipwrights Arms, 75 Windmill Street (c.1832?) is now a residence. Source: TKD Architects 2020.



Figure 283: The Observer Hotel, 69 George Street (1909), is still operating. Source: TKD Architects 2020.



Figure 284: The former Young Princess Hotel, 79 Lower Fort Street, Millers Point (c.1840–?) is now a residence. Source: TKD Architects 2020.



Figure 285: The Orient, 87-89 George Street, (c.1844) is still operating. Source: TKD Architects 2020.



Figure 286: The Mercantile Hotel, 25 George Street (1914) is still operating. Source: TKD Architects 2020.



Figure 287: The Lord Nelson Hotel, 19 Kent Street, Millers Point (1834–) is still operating. Source: TKD Architects 2020.



Figure 288: The former Hit and Miss Hotel (1900? altered) at 69 Windmill Street is now a residence. Source: TKD Architects 2020.

The former British Seamen's Hotel at 39-43 Argyle Street (Figure 276) is contemporary with the Russell Hotel. The Harbour View (Figure 280) and Glenmore (Figure 279) are contemporary with the Fortune of War Hotel.

Tooth's Hotels in The Rocks

The Fortune of War Hotel at 137 George Street, was constructed by Tooth & Co. Ltd. in 1920–21 utilising its in-house architectural office. The chief architect for many years was John George Dalziel (died 1979), who was working for Tooth & Co by 1911. The hotel is one of a number of Tooth & Co. premises constructed prior to the Second World War in The Rocks area, though not necessarily designed by its architectural department – Tooth & Co employed a selected cohort of architects for many of its building projects. Other Tooth & Co hotels in The Rocks include:

- The Glenmore Hotel, Cumberland Street, 1922 (Figure 279). The Glenmore was designed by Tooth & Co's in-house architect;
- The Observer, 69 George Street, 1908 (Figure 283)
- The Mercantile, 25–27 George Street, 1915 (Figure 286)
- The Australian, 100–104 Cumberland and Gloucester, 1914 (Figure 275). The hotel was built for Resch's Ltd, which was taken over by Tooth & Co in 1929.

Tooth & Co. Ltd. also owned/leased a number of hotels in The Rocks not specifically built by the company. These include:

- The A.S.N. Hotel, corner 91 George Street and Argyle Street;
- The former Port Jackson Hotel (now Russell Hotel), corner 143 George Street and Globe Street;

- The construction of the Harbour View Hotel, George and Lower Fort Street, was funded by Tooth & Co under a 50 lease to the Sydney Harbour Trust/Maritime Services Board, which sold the hotel to the brewery after the lease expired.

The Architectural Style of the Russell Hotel

It has been suggested that the Russell Hotel is an example of an architectural style which has been called Scottish Baronial'.¹⁶⁵ However, the building demonstrates characteristics of the Federation Queen Anne style, most notably the short tower on the corner with its "candle snuffer" roof, tall and expressive chimneys and gables in the steep roof planes.¹⁶⁶ It is the only extant example of a Federation Queen Anne style hotel in Central Sydney. The style would seem to have been rarely used in hotel buildings. The nearest comparable hotels are those that were constructed in the Federation Anglo Dutch style, which shares similar aesthetic origins but has a different expression. Hotels in this style were constructed during the 1890s and 1900s and include the Forbes Hotel at 30 York Street, Sydney (1901), the Green Park Hotel at 360 Victoria Street, Darlinghurst (circa 1893) and the Crown Hotel, 160 Elizabeth Street, Sydney (circa 1900).



Figure 289: Forbes Hotel, 30 York Street, Sydney (1901). Source: www.flickr.com/photos/



Figure 290: Green Park Hotel, 360 Victoria Street, Darlinghurst (built c.1893). Source: www.zomato.com



Figure 291: Crown Hotel, 160 Elizabeth Street, Sydney (built c.1900). Source: www.zomato.com

Inter War Free Classical Hotels in the Central Sydney Area

Stylistically the façade of the Fortune of War is an example of the Inter War Free Classical style, which

... displayed stimulating variety and surprise within the general language of classical architecture. It often showed a tendency to simplify classical idioms.¹⁶⁷

Classical references include cornices and supporting corbels, simple pediments, mouldings and the arched entablature over the balcony. The Free Classical style was commonly used by hotel architects during the 1920s and was characteristically an architecture of brick relieved by moulded cement decorative detailing. The Glenmore Hotel and Harbour View Hotel are also examples of the Inter War Free Classical style.

Other extant hotel buildings situated on the periphery of Central Sydney and surrounding areas, which are comparable in their architectural styling include the following:

- KB Hotel, Surry Hills (Figure 292)
- Star Hotel, Goulburn and Sussex Streets, Sydney (Figure 293)
- Lansdowne Hotel, 2-6 City Road, Chippendale (Figure 294)
- Flinders Hotel, 63 Flinders Street, Darlinghurst (Figure 295)
- The Bells Hotel, 1 Bourke Street, Woolloomooloo (Figure 296).
- Dolphin Hotel, 412-414 Crown Street, Surry Hills (Figure 297)

These hotel buildings share similarities in their façade treatments and, originally, their bar fitouts. The exterior of the George Street elevation of the Fortune of War retains its original applied decorative elements which are representative of the Federation Free Style: face brickwork, rendered detailing (including corbels) and gable ends.

¹⁶⁵ *ibid.*

¹⁶⁶ Richard Apperly, Robert Irving and Peter Reynolds, *A Pictorial Guide to Identifying Australian Architecture*, pp.132-135.

¹⁶⁷ Apperly et al, p.161.



Figure 292: KB Hotel, 26 Foveaux Street, Surry Hills, built 1922. Source: City of Sydney Archives ID A-00074316, Mark Stevens Collection, c2000.

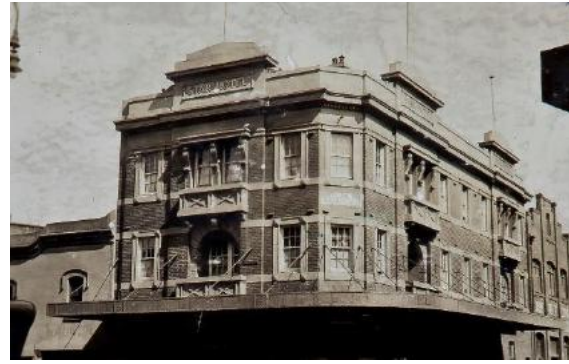


Figure 293: Star Hotel, Goulburn and Sussex Streets, Sydney, built 1923. Source: trove.nla.gov.au/work/, c1930.



Figure 294: Lansdowne Hotel, 2-6 City Road, Chippendale, built 1924. Source: City of Sydney Archives ID A-01077704, John Ward Collection, c.2000.



Figure 295: Flinders Hotel, 63 Flinders Street, Darlinghurst, built 1918. Source: City of Sydney Archives ID A-00074452, Mark Stevens Collection, c.2000..



Figure 296: The Bells Hotel, 1 Bourke Street, Woolloomooloo, built 1922. Source: City of Sydney Archives ID A-000653390, c.2000.



Figure 297: Dolphin Hotel, 412-414 Crown Street, Surry Hills, built c.1922. Source: City of Sydney Archives ID A-00074452, Mark Stevens Collection, c.2000.

Licensed Public Hotels with Bar Top Hampers

The interior of the Fortune of War Hotel contains a rare example of a bar top hamper. While these hampers were at one time common in hotels, the example at The Fortune of War is one of four authentic known extant examples in the City of Sydney identified in 1999 in the Clive Lucas, Stapleton CMP, and the only one in The Rocks; the others being on the fringe of the City CBD at:

- Shakespeare Hotel, 200 Devonshire Hotel, Surry Hills (Figure 305)
- Glebe Hotel (former Australian Youth Hotel), 63 Bay Street, Glebe
- Cricketer's Arms Hotel, 106 Fitzroy Street, Surry Hills (Figure 306)



Figure 298: The bar top hamper of the Shakespeare Hotel, 200 Devonshire Hotel, Surry Hills, built 1879 and altered c.1920s. Source: <http://www.hotelssydney.org/en/property/shakespeare-hotel.html>



Figure 299: The Cricketer's Arms Hotel, 106 Fitzroy Street, Surry Hills, built 1921, retains its original bar top hamper. Source: https://www.flickr.com/photos/newtown_graffiti/6430035359

139–141 George Street

The George Street elevation of 139–141 George Street is representative of a type of smaller commercial building façade that was common in the Sydney CBD during the latter decades of the nineteenth century. Key representative features of the façade are:

- Use of sandstone, although many contemporary building facades consisted of brickwork finished with stucco;
- A parapet with skillion roof form behind;
- Façade decoration influenced by Classical architecture – the façade is an example of the Victorian Free Classical style.

The verandah that was originally attached to the façade has been reconstructed, as have the shopfronts.

Later development in the City of Sydney, especially after 1960, has resulted in the demolition of many buildings that were comparable to 139–141 George Street. A limited number of examples can be seen in the southern part of the city along George and Pitt Streets but there are very few in the northern section of the central business district. The façade at 319 George Street (Figure 301) is a comparable example. Buildings on this site had been erected by the end of the 1850s and by 1880 No.319 had been extended. Changes to the buildings are believed to have taken place prior to 1926 which included changes to fenestration and the inclusion of the quoins to the façade.¹⁶⁸ The stucco façade has features in common with 139-141 George Street – a stepped parapet, well-defined cornice below the parapet, pediments above first floor windows and comparable treatment of mouldings above first and second floor windows.

¹⁶⁸ State Heritage Inventory database entry for 319 George Street, Sydney.



Figure 300: the façade of 139-141 George Street in 1985. Source: http://www.shfa.nsw.gov.au/sydney-About_us-Heritage_role-Heritage_and_Conservation_Register.htm&objectid=407



Figure 301: the façade of 319 George Street (built 1850s, extended c.1880). Source: TKD Architects 2020.

The section of streetscape between 91 George Street and 143 George Street includes several buildings that were built during the 1880s. They include 75-75A George Street (1883), 123-125 George Street (1882) and the former ES&A Bank at 135 George Street (1885). They demonstrate the diversity of architectural design during the 1880s. 107-109 George Street was constructed during the early 1860s but has visual affinities with 139-141 George Street, as does the former ASN Hotel at 91 George Street, built in the early 1890s.



Figure 302: 75-75A George Street, built 1883. Source: www.shfa.nsw.gov.au/heritage, c.2010.



Figure 303: 123-125 George Street, built 1882. Source: www.shfa.nsw.gov.au/heritage, c.1960.



Figure 304: Former ES&A Bank at 135 George Street, built 1885. Source: www.shfa.nsw.gov.au/heritage, 1920.



Figure 305: 107-109 George Street, built early 1860s.
Source: Source: www.shfa.nsw.gov.au/heritage, c1960.



Figure 306: former ASN Hotel, 91 George Street, built early 1890s. Source: www.shfa.nsw.gov.au/heritage, 1912.

Conclusion

Overall, the Russell Hotel and Fortune of War Group is a representative example of a prominent local historic building typology, being licensed public hotels. The intact bar top hamper in the Fortune of War is a rare extant element, once a common fixture in similar buildings constructed during the late nineteenth- and early twentieth-century era. The Fortune of War building is also associated with the buildings that were constructed, owned, and leased by the company Tooth & Co. Ltd. Both the Russell Hotel, and Fortune of War buildings respectively feature the Federation Queen Anne, and the Inter War Free Classical architectural styles. The Group's distinctive corner siting, and variation in the buildings' principal streetscape frontages make a significant contribution to the streetscape, within the historic context of the George Street thoroughfare.

4.1.2 Assessment of Significance

Previous Assessments

State Heritage Register Listings

The individual State Heritage Register (SHR) listings for the component buildings of the The Russell Hotel/Fortune of War Group provide the following Statements of Heritage Significance:

Fortune of War (SHR Listing No. 01547)

The Fortune of War Hotel and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right (see item no. 4500458).

The site demonstrates longevity of European use that is historically associated with the early colonial development in Sydney in being part of the first general hospital (1788-1816) and part of a stone terrace erected for Samuel Terry in c1830 which became The Fortune of War Hotel. The building employs robust brick architecture typical of the 1920/30s. The building makes a positive contribution to the general streetscape. It remains relatively intact in its presentation to the street, retaining original features such as wall tiles, face brick, rendered trim and other features. Internally, the main public areas also retain much of their original form and detail, including the wall tile, bar and other joinery.

The Fortune of War Hotel has social significance as an important feature in The Rocks Conservation area, and contributes strongly to the character of The Rocks. The Hotel has social significance in its traditional role as a meeting place and abode of working men within The Rocks area, and continues to provide the service for which it was designed to not only the local residents but also to visitors to the area. The community holds the Fortune of War Hotel in esteem as evidenced by its inclusion on walking tours, and its listings on the registers of the National Estate, the Institute of Architects and the National Trust.

The Fortune of War Hotel is representative of a type of building traditionally associated with a meeting place and abode for working men within the traditional mixed residential, industrial, commercial and maritime uses of The Rocks area. (Updated 18 February 2009)

137-139 George Street (SHR Listing No. 01595)

This pair of shops and residences and site are of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area which is of State Heritage significance in its own right.

It is a rare example of a late nineteenth century decorative sandstone façade in the Classical Revival style a set within a streetscape, George Street North, which is the most intact nineteenth and early twentieth century streetscape in the City. The building and site demonstrate longevity of European use that is historically associated with the early colonial development in Sydney in being part of the general hospital site (1788-1816) and part of a stone terrace of three constructed for Samuel Terry (c.1830s). The subsequent use of the site as retail/commercial shops with upper floor boarding rooms is closely associated with the later economic and social development of The Rocks area as a place of residence and travellers. The building is included on key heritage registers maintained by government and community groups and these recognise the heritage values of the item individually and as part of the historic Rocks precinct. The site is also of local heritage significance owing to its potential to reveal evidence of earlier site uses and structures. (Updated 31 Mar 11)

The Russell Hotel and shops (SHR Listing No. 01575)

The Russell Hotel is of state heritage significance for its aesthetic, historical and scientific cultural values. It is a unique example of a late nineteenth century Queen Anne style licensed hotel quaintly set within the historic harbourside area of Sydney that embodies the key characteristics of its architectural style owing to the integrity of the exterior and interior which retain significant original features and much of the original layout. The building and site demonstrate longevity of European use that is historically associated with the early colonial development in Sydney in being part of the general hospital site (c.1790- c.1810s) and part of a stone terrace of three constructed for Samuel Terry (c.1830s). The subsequent continuous use of the site as a public house/hotel is closely associated with the later economic and social development of The Rocks area. The building is included on key heritage registers maintained by government and community groups and these recognise the heritage values of the item individually and as part of the historic Rocks precinct. Its contemporary hotel use is likely to be recognised by visitors and locals alike owing to its prominent location in a well-frequented tourist destination and characteristic 'heritage' presentation inclusive of the picturesque tower that is a local landmark and boldly marks the corner of George and Globe Streets and the entry into the George Street commercial and now principally tourist orientated strip of The Rocks. (Updated 26 June 2002)

s170 Register Listing

The Statement of Significance provided in the The Russell Hotel/Fortune of War Group listing on Place Management NSW's Heritage Conservation Register (s170 Register) was extracted from the CMP, Russell Hotel and Fortune of War Group, 2013. It has largely been retained in Section 4.2 of this current CMP as an accurate summation of the heritage significance of the Group.

Method Used to Assess & Present Heritage Significance

The following evaluation of significance has been developed with reference to the previous conservation management plans prepared for the three sites that make up The Russell Hotel/Fortune of War Group and to the NSW Heritage Council publication *Assessing Heritage Significance*. The assessment of significance follows the investigation and historic background forming Parts 2 and 3 of this CMP, as well as themes established by the previous conservation management plans. A Statement of Significance is provided in Section 4.2, and the relative significance of individual building elements is identified within Sections 5.3 and 5.4.

This assessment of heritage significance has been prepared using the current evaluation criteria established by the NSW Heritage Council. Heritage significance within the state of New South Wales is determined by the ability of sites and places to demonstrate at least one of seven State Heritage Register criteria. Only one criterion - f) (uncommon, rare or endangered aspects) - explicitly requires comparative assessment to establish that an item or place is indeed uncommon, rare or endangered.

Historical Significance

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).

The Historical Significance of **The Russell Hotel/Fortune of War Group** is demonstrated by:

- The evidence in the place of the significant human activity of valuing evidence of the past, in this case through the conservation and continuing use of the building as hotel accommodation, and licensed premises.

- The *associations* of the place with a *significant historical phase*, that of the initial invasion and colonisation of Sydney Cove (Warrane) in the late 18th century and convict settlement and housing and establishment of the first colonial hospital southwards of the site (operated from c.1790 to 1816), and early 19th century port facilities were established eastwards of the site on the shores of the Cove with associated storage, warehousing and residential facilities in the vicinity of the site.
- The *associations* of the place with a *significant historical phase*, that of alienating Crown land grants that created private land holdings and the freeholding of the land in 1834 to Robert Campbell Snr.
- The *associations* of the place with a *significant historical phase*, as a consequence of the mass resumptions of private property in the early 20th century in response to the plague outbreak. The Russell Hotel/Fortune of War Group survives as evidence as a hotel accommodation building that escaped widespread demolition in The Rocks, and its continued use as a hotel and licensed premises administered by the Sydney Harbour Trust and subsequent authorities.
- The *maintaining* of a *continuing historical activity* in The Rocks of providing workers leisure and accommodation for uses associated with the site's harbour side location from warehousing in the early-mid 19th century, workshops, stables and boarding houses in the mid-late 19th century, light industries in the early-mid 20th century, and tourism and ongoing rental accommodation during in the late 20th and early 21st century. The sites of The Russell Hotel and the Fortune of War Hotel have been used for hotels and licensed premises since c.1830, and demonstrate a continuity of use since that time. The site of 139–141 George Street also demonstrates continuity of use, having provided shops at ground floor level and accommodation on the upper levels during the same period.

The item meets this criterion at a STATE level.

Historical Association

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).

The associational significance of **The Russell Hotel/Fortune of War Group** is demonstrated by:

- *Showing evidence of a significant human occupation*, in this instance The Russell Hotel/Fortune of War Group was constructed as a commercial typology for the operation of a working harbour, with which the place has been intimately associated since the late 18th century, linking Sydney with, in particular, the rest of the British Empire and the Asia Pacific region.
- The *association* of the place *with significant persons* including Robert Campbell, George Atherden and Thomas Playfair, who were all, during the 19th century, important local businessmen and property developers whose commercial activities shaped the immediate townscape around the site including the general alignments of streets and property boundaries.
- The site of The Russell Hotel/Fortune of War Group is associated with prominent colonial figure Samuel Terry, whose astute business dealings led to him becoming known as the 'Botany Bay Rothschild'. Terry leased, and later owned, the entire site of The Russell Hotel/Fortune of War group and undertook the construction of a stone terrace of three buildings on the site c.1830. His development included the original Fortune of War Hotel, which was only demolished c.1920 for the construction of the extant hotel building. The extant Fortune of War Hotel was built in 1921 and its main bar has a high level of intactness. Terry's development also included another licensed premises, the Patent Slip Hotel, which sat on the site of the original portion of the extant Russell Hotel building. The centre building of Terry's development, 139–141 George Street, was built as a shop with accommodation above. It was demolished by 1866 and was replaced by a new shop, office and residence erected in 1881–1882 by Hardie and Gorman.
- The present Fortune of War Hotel, and to a lesser extent the Russell Hotel, are associated with Tooth & Co, a brewing company that was established in 1835 and ran until 1983. The company took an increasing interest in the construction and operation of hotels from the 1920s. The Fortune of War Hotel was designed by the company's resident architect.

The item meets this criterion at a STATE level.

Aesthetic Values

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 natural history (or the cultural or natural history of the local area)).

- The Russell Hotel/Fortune of War Group, with its three different architectural styles, makes an important contribution to the streetscape of George Street, The Rocks, the most intact nineteenth and early twentieth century streetscape in the city.

- The important contribution of the Group to the streetscape of George Street, The Rocks
- The Queen Anne architectural style of The Russell Hotel, 143–143a George Street; the building is an important extant example of a late nineteenth century hotel premises. Although parts of the George Street ground floor façade were reconstructed in the 1980s, the exterior and interior features of the item, and much of its original planning, are highly intact and it demonstrates the design of licensed hotels of the period.
- The landmark quality of The Russell Hotel's picturesque corner tower that marks the corner of George and Globe Streets as well as the entry into the George Street commercial strip of The Rocks.
- The decorative, Classical Revival style, sandstone façade of 139–141 George Street was built during the economic boom of the 1880s and is one of only a few remaining in Sydney.

The Federation Free Style architectural style of 137 George Street, The Fortune of War Hotel. It is an important example of an Inter-War era hotel premises and the exterior, and many interior, features of the building have a high level of integrity. The building retains key features of licensed hotel architecture of its day and the main bar area, including its joinery and fitout, have a very high level of intactness.

The item meets this criterion at a STATE level.

Social Values

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

- The Fortune of War Hotel has been a meeting place for the working men of The Rocks area since the time of its construction in 1921, and for many years also provided them with accommodation. The hotel has been used since 1948 for the regular meetings of the Australian Army 2nd Mounted Battalion veterans, in association with the Anzac Day commemorations.

The item meets this criterion at a LOCAL level.

Research Values

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).

- The fabric of the three individual buildings that make up The Russell Hotel/Fortune of War Group (in particular that of The Russell Hotel and the Fortune of War Hotel) has a high level of integrity. It therefore has the potential to reveal evidence of past decorative finishes, floor plan configurations and information contained within concealed spaces that have not been opened up during previous works.

The rendered, gabled southern parapet to the roof terrace of The Fortune of War Hotel appears to date from Samuel Terry's development of c.1830. It may be the external wall of the original Fortune of War Hotel, or it may have been the wall of the development on the adjacent site at 139–141 George Street, which preceded the extant building on that site.

- Further investigation may also determine the extent and type of the painted, marbled finish that was originally applied to the ground floor façade of The Russell Hotel. As a large area of the ground floor George Street façade has been partially reconstructed, it is the ground floor Globe Street façade that would be most likely to reveal this information. Further investigation of the painted finishes of all of the buildings in the group may also reveal further information about early painted signage.
- The archaeological potential The Russell Hotel/Fortune of War Group 137–143a George Street is demonstrated by the three individual sites comprising The Russell Hotel/Fortune of War Group have the potential to reveal information about building configurations, services and features that date from the time prior to the construction of the extant buildings on site. This information may relate to wells, cisterns and features that were associated with the 1850s/1860s water, sewerage and drainage services constructed by the City Council.

The item meets this criterion at a STATE level.

Rarity

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).

- Within the historic harbourside area of Sydney, The Russell Hotel, 143–143a George Street, with its picturesque corner tower, is a unique example of a late nineteenth century Queen Anne style licensed hotel.
- The decorative sandstone, Classical Revival façade of 139–141 George Street, is one of only a few remaining in Sydney, although this type of façade was once much more common.
- The Fortune of War Hotel, 137 George Street, is an example of an Inter-War era licensed hotel that retains much of its interior planning and detail, including in particular its bar top hamper sitting within one of the few authentic historic interiors in Sydney.
- The Russell Hotel/Fortune of War Group as a whole, with its particular combination of buildings of different architectural styles and construction dates, makes an important contribution to the streetscape of the George Street commercial precinct of The Rocks. This intact 19th and early 20th century streetscape is unique in the state.

The item meets this criterion at a STATE level.

Representativeness

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).

- The Russell Hotel is an example of a small licensed hotel erected during the economic boom of the 1880s. Although the ground floor bar area and the main stair have been altered, it retains much of its original planning and fabric and is still able to demonstrate the key characteristics of its building type.
- The sandstone George Street elevation of 139–141 George Street demonstrates the design characteristics of an 1880s Classical Revival style commercial building façade.
- The current Fortune of War Hotel, 137 George Street, is an Inter-War period building in the Federation Free Style. It retains much of its original planning, fabric and finishes and, in particular, its highly intact main bar. The building traditionally functioned as a meeting place and abode for the working men of The Rocks area.

The item meets this criterion at a STATE Level.

4.2 Statement of Significance

This statement of significance is extracted from the CMP 2013, and is included in the s170 listing for the The Russell Hotel/Fortune of War Group. It has been modified by the insertion of the first sentence that lists the SHR assessment criteria that the Group meets at a State level.

The Russell Hotel/Fortune of War Group is considered to be of State Heritage significance for its rarity and representativeness, and for its historical, associational, aesthetic and research values.

The overall site of The Russell Hotel/Fortune of War Group has historical significance as part of the site of the colony's first hospital and as the location of a development built c.1830 by Samuel Terry, the successful emancipist merchant and landowner.

The three individual sites comprising the Group have supported the same, or very similar, uses not just since the construction of the extant buildings but since the construction of Terry's development which preceded them. The sites therefore demonstrate a continuity of use extending over more than 180 years.

The historical significance of the Group also results from the design of the main bar of the Fortune of War Hotel. The long, enclosing bar counter was a direct consequence of the introduction of early closing, which required maximum bar length at the time of peak demand. The rendered, gabled parapet to the roof terrace of the hotel also contributes to the historical significance of the site, as it appears to be a remnant of Terry's c.1830 development.

The associational significance of The Russell Hotel/Fortune of War Group stems primarily from its strong connection with Samuel Terry, whose astute business dealings led to him becoming known as the 'Botany Bay Rothschild'. The Group is also associated with Tooth & Co, a significant brewing company that operated from 1835 until 1983.

The aesthetic significance of The Russell Hotel/Fortune of War Group stems from the architectural characters of the three individual buildings that comprise it. The Russell Hotel is a highly intact example of a Queen Anne style licensed hotel. Its picturesque corner tower, with its conical roof, is a local landmark that marks the corner of George and Globe streets as well as the entry into the commercial and tourist precinct of The Rocks. The Fortune of War Hotel is a highly intact example of an Inter-War building in the Federation Free Style. It retains its original main bar

space which, with its materials, finishes, counter and bar top hamper, is a rare surviving example of its type in Sydney. 139–141 George Street retains its highly intact Classical Revival style sandstone façade. With their three different construction dates and different architectural styles, the buildings of the Group together make an important aesthetic contribution to the streetscape of George Street, The Rocks, the most intact nineteenth and early twentieth century streetscape in the Sydney CBD.

The site of The Russell Hotel/Fortune of War Group has research significance because of its potential to reveal information about building configurations, services and features that date from the time prior to the construction of the extant buildings on the site. The rendered, gabled parapet to the roof terrace of the Fortune of War Hotel has the potential to reveal further information about Terry's development of c.1830. In addition, the fabric of the individual buildings has the potential to reveal evidence of past decorative finishes, floor plan configurations and information contained within concealed spaces or under existing finishes.

Both The Russell Hotel and The Fortune of War Hotel are substantially intact in their detail and planning and are excellent representative examples of licensed hotels of their respective eras (the economic boom of the 1880s and the Inter-War period respectively). The level of integrity of their original layouts, internal and external finishes and details means that they are still able to demonstrate the key characteristics of their architectural styles. The George Street elevation of 139–141 George Street demonstrates the design characteristics of an 1880s Classical Revival style commercial building façade.

Within the historic harbourside area of Sydney, The Russell Hotel is a unique example of a late nineteenth century Queen Anne style licensed hotel. While there are other examples of relatively intact Inter-War hotels in the surrounding area, The Fortune of War Hotel is rare in that it retains much of its interior planning and detailing, in particular the highly intact main bar with its bar top hamper. The Classical Revival style sandstone façade of 139–141 George Street is now one of only a few remaining in Sydney, although this type of façade was once much more common.

The Russell Hotel/Fortune of War Group as a whole, with its particular combination of buildings of different architectural styles and construction dates, makes an important contribution to the streetscape of the George Street commercial precinct of The Rocks. This intact 19th and early 20th century streetscape is unique in the state.

4.3 Curtilage

4.3.1 Heritage Curtilage



Figure 307: The lot property boundary and listed curtilage of The Russell Hotel/Fortune of War Group (Lot 1 of DP 790997), is indicated by the red lines above. Source: SIX Maps with TKD Architects overlay.

In keeping with the analyses of previous Conservation Management Plans (prepared in 1999 and 2007), it is noted that the core cultural values of each of the buildings in The Russell Hotel/Fortune of War Group are contained within their historic property boundaries. In addition, the State Heritage Register listings for the buildings in the group state that the individual buildings are all located within Lot 1 of DP 790997. The curtilage for each building is therefore defined as its boundaries as shown in (Figure 307).

5.0 Grading of Significance

5.1 Basis of Assessment

Grading reflects the contribution the element makes to overall significance of the item, and the degree to which the significance of the item would be diminished if the component were removed or altered. The Russell Hotel/Fortune of War Group has been assessed to determine a relative grading of significance into five levels. This process examines a number of factors, including:

- Original design quality
- Degree of intactness and general condition
- Relative age and authenticity (original, replaced)
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

The standard five-grade system has been modified to assess individual elements of the Russell Hotel and Fortune of War Group. This is a valuable planning tool and assists in the development of a consistent approach to the treatment of different elements. The various grades of significance generate difference requirements for retention and conservation of spaces and elements as set out here.

Exceptional Significance

This includes fabric that makes the greatest direct contribution to the item's significance. This particularly refers to rare or outstanding original fabric and spaces of particular historic and aesthetic value, and unaltered original elements and features.

Elements identified as being of Exceptional significance should be retained and conserved in situ. Any work, which affects the fabric or external appearance of these elements, should be confined to Preservation, Restoration and Reconstruction as defined by *The Burra Charter*.

High Significance

This includes elements and features that make an important contribution to the recognition of the item's significance, albeit the fabric may not be in good condition. This may include elements that have been altered, or elements created as part of a generally sympathetic alteration to the building. This category is likely to include much of the extant fabric from the early phases of construction, and many reconstructed early or original elements wherever these make an important contribution to the significance of the item.

Elements identified as being of High significance should also generally be retained, restored and conserved in situ subject however to other relevant factors including technological feasibility of proposed works. Minor intervention into fabric including Adaptation and Alteration as defined by *The Burra Charter* is permissible, provided that level of significance of each element is retained, with an aim not to remove or obscure significant fabric, giving preference to changes which are reversible.

Moderate Significance

This includes building fabric and relationships that are supportive of the overall significance of the item and have some heritage value, but do not make an important or key contribution to that significance. Also includes elements and features which were originally of higher significance, but have been compromised by later, less significant modifications or elements that have deteriorated beyond repair and cannot be reconstructed in a technologically feasible manner.

Where the fabric is of Moderate significance a greater level of intervention is permissible. Adaptation and relocation to components of these elements and spaces is acceptable provided that it protects the overall cultural significance of the item. Such work should take place within defined work programs and should not be the product of general maintenance or sporadic alterations.

Little Significance

This includes fabric which detracts from the heritage value of the item. Also includes most of the fabric associated with unsympathetic alterations and additions made to accommodate changing functional requirements. These are components generally of neutral impact on the complex's significance.

Elements assessed as being of Little significance are generally not regarded as essential to the major aspects of significance of a building or place, often fulfilling a functional role. Both retention and removal are acceptable options, depending on the element. Any major interventions to the item should be confined to areas where the fabric is of little significance.

Intrusive

This includes fabric which adversely affects the significance of the complex or fabric created without respect for the intangible values of the building. Removal of elements of this category would directly increase the overall heritage value of the item.

Elements identified as Intrusive can reduce or obscure the overall significance of the place, despite their role as illustrators of the site's progressive development. The preferred option is for their removal, conversion to a more compatible form, or replacement in a way which helps to retain the overall significance of the item. These works should be done without damage to adjacent fabric of significance. These items need not be addressed immediately.

This grading has been established as a tool to assist in developing appropriate conservation measures for the treatment of The Russell Hotel/Fortune of War Group and its elements. Good conservation practice encourages the focussing on change or upgrading of historical buildings to those areas or components which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

Fabric Condition Assessments

This CMP uses the following condition ratings:

Condition Ratings	Description
Excellent	Building or fabric element has no defects. Condition and appearance are as new.
Good	Building or element exhibits superficial wear and tear, minor defects, minor signs of deterioration to surface finishes, but does not require major maintenance. No major defects exist.
Fair	Building or element is in average condition. Deteriorated surfaces require attention. Services are functional but require attention. Deferred maintenance work exists.
Poor	Building or element has deteriorated badly. Serious structural problems exist. General appearance is poor with eroded protective coatings. Elements are defective, services are frequently failing and a significant number of major defects exist.
Very poor	Building or element has failed. It is not operational and is unfit for occupancy or normal use.

5.2 Grading of Significant Elements

This section should be read in conjunction with Section 5.1 – Basis for Assessment. The coloured diagrams in Section 5.2 should be read in conjunction with the tables of significant elements in Section 5.3, as the tables provide greater detail. Should there be any question as to the significance of an element, Section 5.3 should be consulted

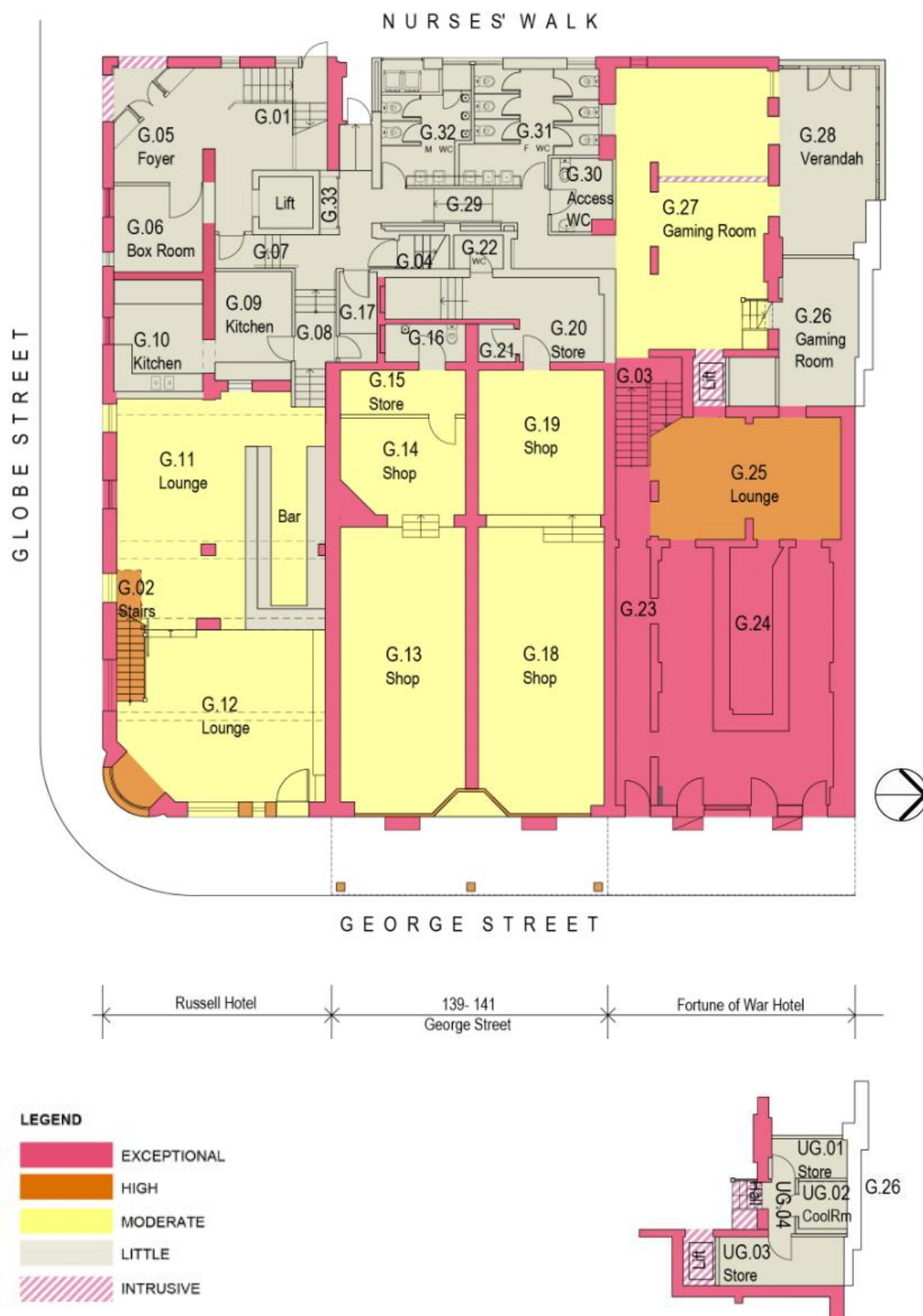


Figure 308: Grading of significance, ground and upper ground floor plans, TKD Architects (not to scale)





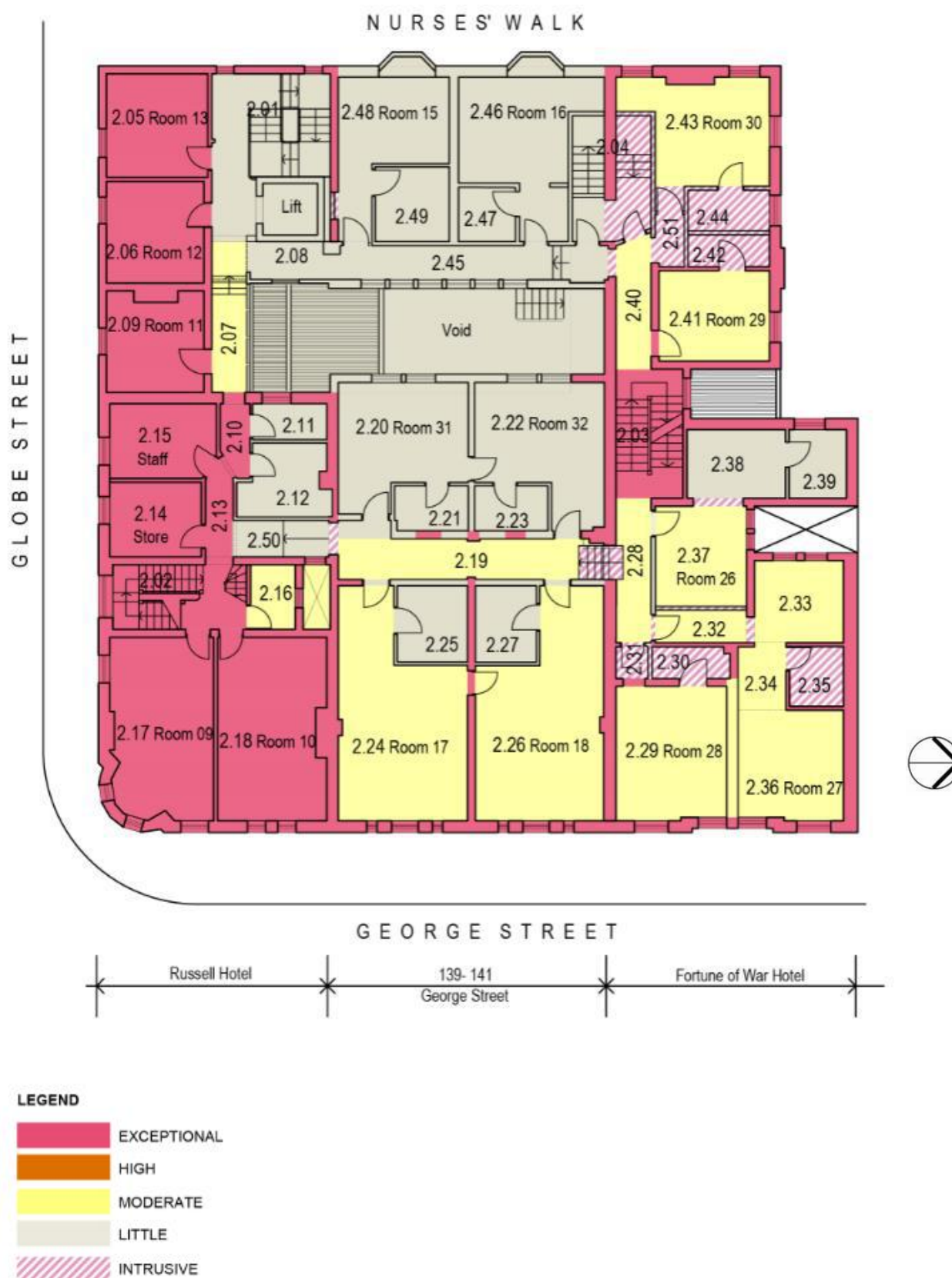


Figure 311: Grading of significance, second floor plan, TKD Architects (not to scale).

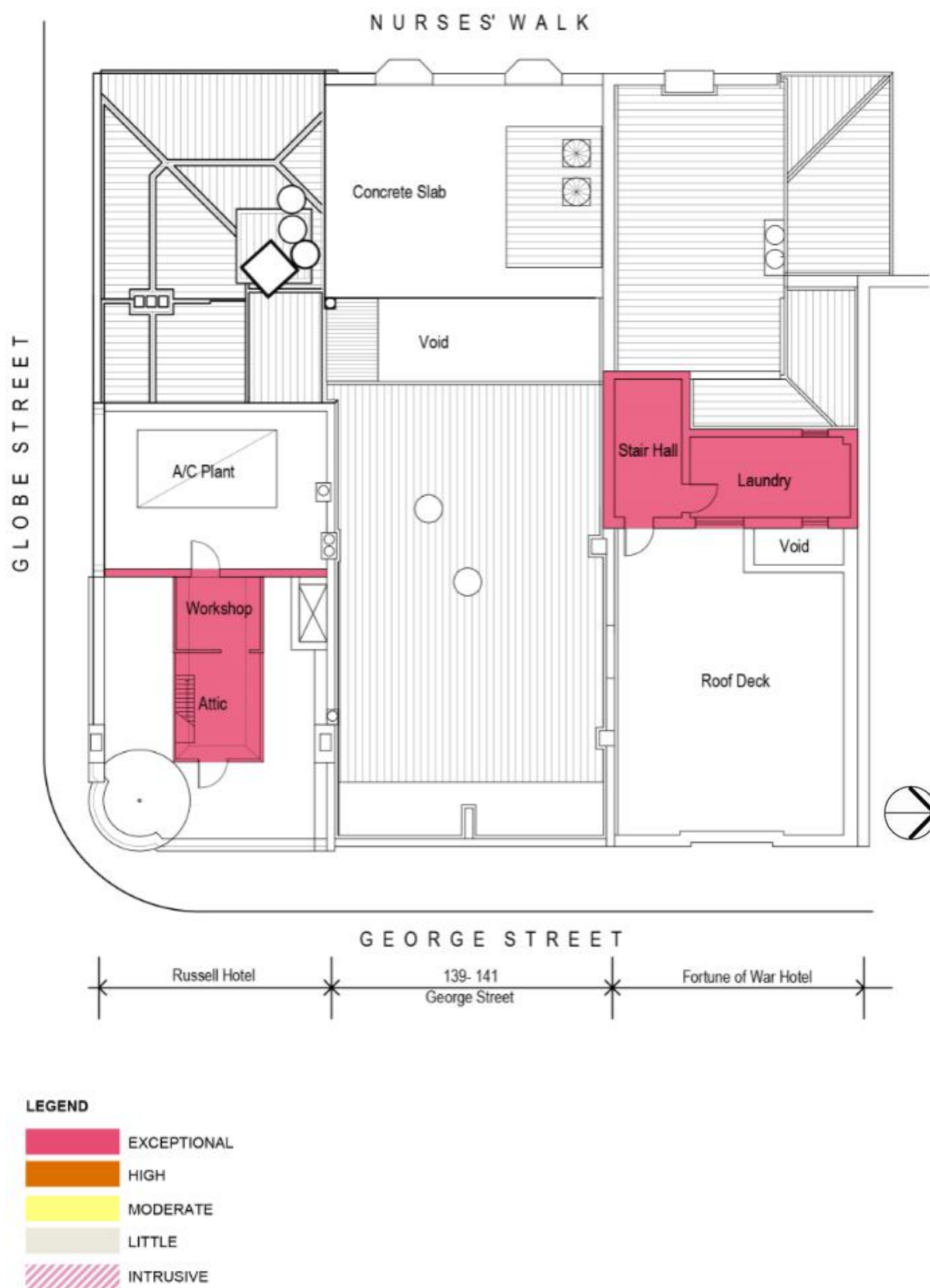


Figure 312: Grading of significance, attic level, TKD Architects (not to scale).

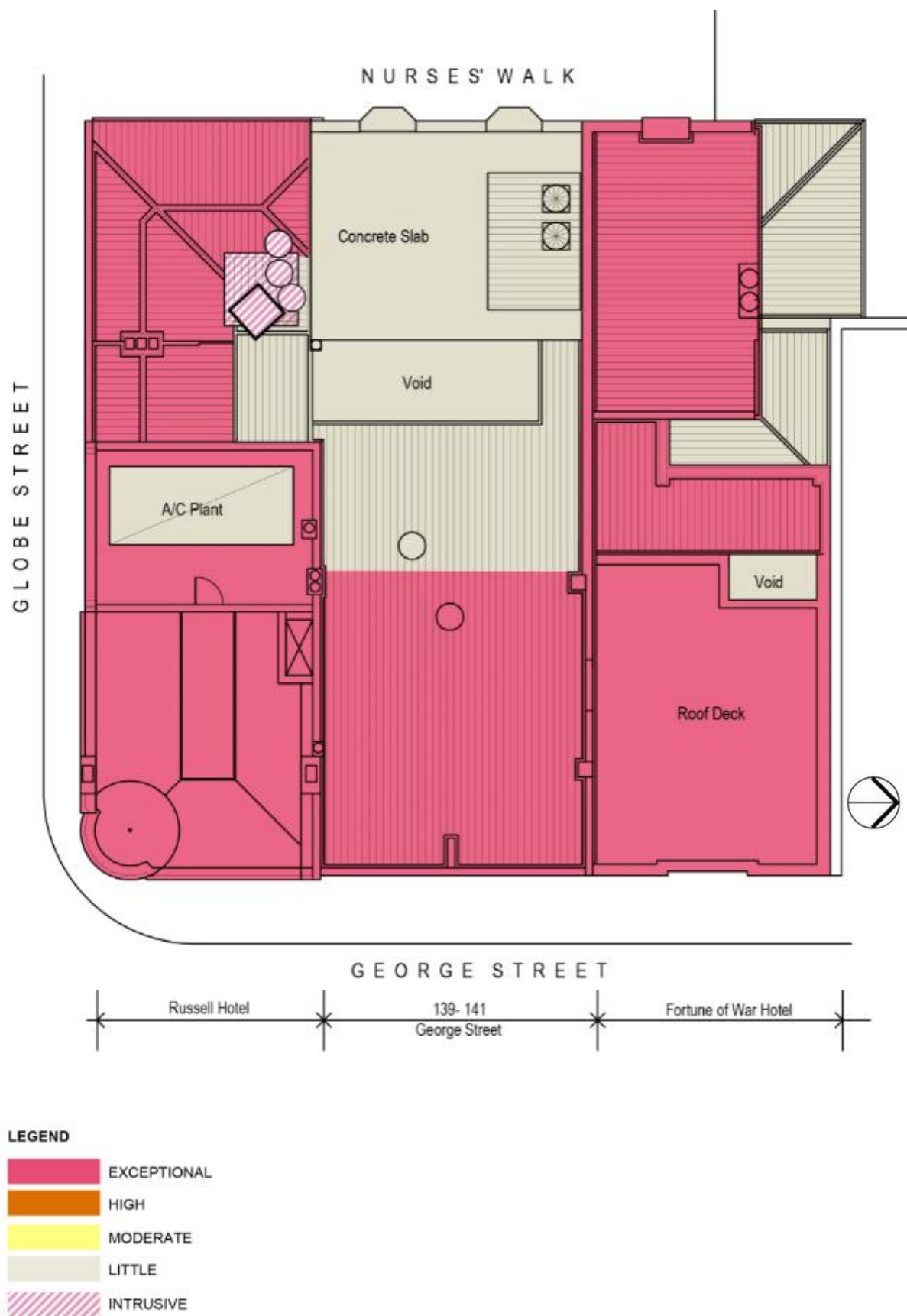
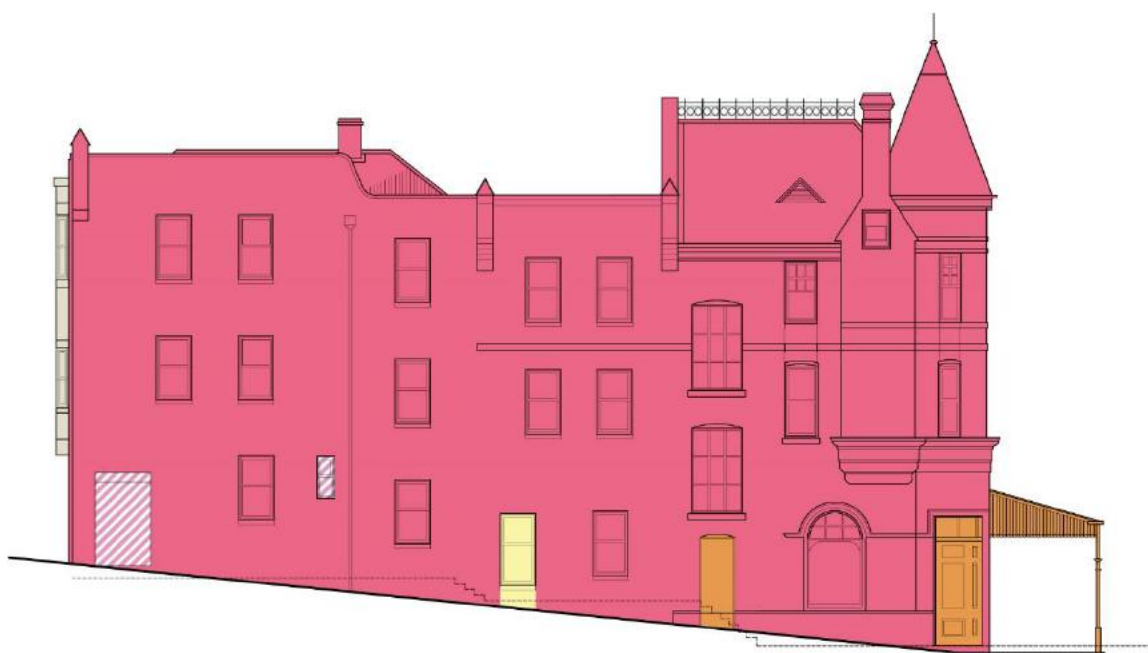


Figure 313: Grading of significance, roof level, TKD Architects (not to scale)



Figure 314: Grading of Significance,, West Elevation, TKD Architects (not to scale).



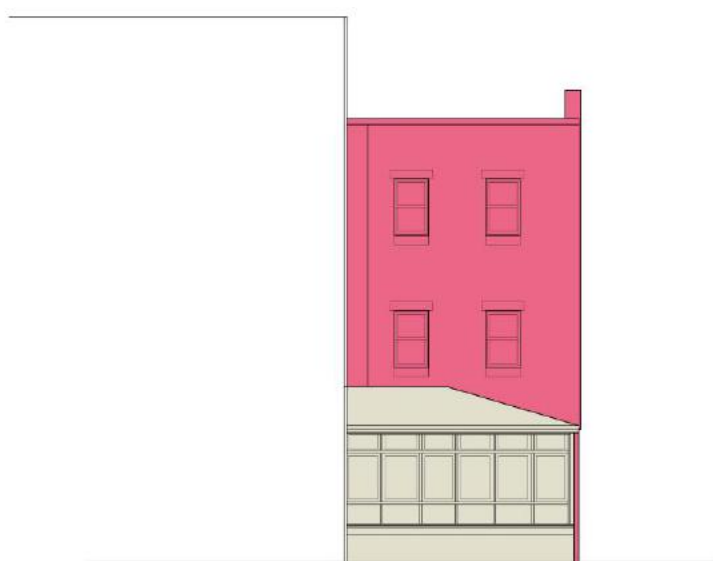
LEGEND

	EXCEPTIONAL
	HIGH
	MODERATE
	LITTLE
	INTRUSIVE

Figure 315: Grading of Significance, South Elevation, TKD Architects (NTS)



Figure 316: Grading of significance, east elevation, TKD Architects (not to scale).



LEGEND	
	EXCEPTIONAL
	HIGH
	MODERATE
	LITTLE
	INTRUSIVE

Figure 317: Grading of Significance, north elevation, TKD Architects (not to scale)

5.3 Schedules – Grading of Significant Elements

Grading of Significant Elements Russell Hotel and Fortune of War Group

Element	Significance	Commentary
EXTERIOR		
ATTRIBUTES and ARCHITECTURAL STYLE		
Russell Hotel	Exceptional	Queen Anne Style
139-141 George Street	Exceptional	Classical Revival Style
The Fortune of War	Exceptional	Federation Free Style
SITE		
The Rocks Conservation Area	Exceptional	Lot 1 of DP 790997, including 137 George Street, The Fortune of War hotel, 139-141 George Street, and 143-143a George Street, The Russell Hotel; Bounded by Globe Street to the south, and 131-135 George Street to the north. Views to and from First Fleet Park.
First General Hospital	Exceptional	Located within the grounds of the first General Hospital 1788 to 1811
Historic George Street frontages and Globe Street thoroughfare; Nurses Walk thoroughfare	Exceptional High	Situated on the western side of George Street between Globe Street and Argyle Street; Contribution to Victoria-era commercial premises; Pedestrian link maintained along Globe Street The Nurses Walk thoroughfare was formed during the 1970s, extending an historic blind service alley, and has retained its use and role, complementing other walkways within the Rocks.
GEORGE STREET ELEVATIONS		
East Elevations Principal streetscape frontage characterized by distinct formal elements		See below
The Russell Hotel, 143A George Street	Exceptional High	Intact; Designed in the Queen Anne Style Reconstructed elements on Ground Floor frontage
Fortune of War, 137 George Street	Exceptional	Intact; Federation Free Style (1921)

Element	Significance	Commentary
139-141 George Street	Exceptional	Intact; Classical Revival Style (1882)
	High	Reconstructed elements on Ground floor frontage
REAR AND SIDE ELEVATIONS		
West Elevations		See below
The Russell Hotel, 143A George Street	Exceptional	Intact Elevation
	Little	Window and doorway constructed between 1913 and 1943
	Intrusive	Current entrance was formed during the 1970s, to allow access to a shop
Fortune of War Hotel, 137 George Street	Exceptional	Intact Elevation
	Little	Painted brick rear elevation with 1980s verandah addition
139-141 George Street	Little	Face brick elevation was constructed in the mid-1980s
South Elevations		See below
The Russell Hotel, 143A George Street	Exceptional	Intact elevation
	High	Awning reconstructed 1980s; Doorway opening dated 1913
	Moderate	Side door converted to window dated 1913
	Intrusive	The rear portion of the elevation is dated from 1913; Entrance at the corner of Globe Street/ Nurses Walk dates from the late 1970s
North Elevation		See below
Fortune of War Hotel, 137 George Street	Exceptional	Intact elevation
	Little	Painted brick elevation with 1980s verandah addition
ROOF-MAIN BUILDING AND REAR WINGS		
MAIN BUILDING		
The Russell Hotel, 143A George Street	Exceptional	The steeply pitched roof form and conical tower of the original (1887) portion of the building, ridge crest and original gabled roof vents to the George Street and Globe Street facades.
Fortune of War Hotel, 137 George Street	Exceptional	At the eastern end of the building, the roof form includes a flat terrace that was originally a laundry drying area.
139-141 George Street	Exceptional	Original roof structure to the front section of the building (the original 1882 portion)
REAR WINGS		

Element	Significance	Commentary
The Russell Hotel, 143A George Street	Exceptional	Original hipped and gabled roof structure to the 1913 rear addition to the building.
	Little	The roof of the rear portion of the hotel is shallow-pitched, hipped and sheeted in corrugated metal, with intrusive mechanical plant installed on frames.
Fortune of War Hotel, 137 George Street	High	The western section of the building has a skillion roof that falls to a gutter along the northern side.
	Little	Hipped metal roof over rear verandah (late 1980s).
139-141 George Street	High	Rear of original roof structure to the front section of the building (the original 1882 portion).
	Little	Concrete slab roofs of rear mid 1980s extension
INTERIOR		
INTERIOR – GROUND FLOOR		
CELLAR and UPPER GROUND LEVEL		
Cellar		Painted brickwork, exposed bedrock, early drainage channels; some newer sections of floor
	Exceptional	C.03
	Little	C.01, C.02
Store and Hall	Little	UG.01, UG.02, UG.03, G.04
Lift	Intrusive	
GROUND FLOOR		
Stairhall	Little	Stairhall G.01 (2010-11)
Stair	High	G.02 Stair rebuilt pre-1943 using original joinery elements.
Lounge	Moderate	G.11, G.12 Original structural matrix displayed by the surviving beams at ceiling level; Timber boarded ceiling is a reconstruction; Door and adjacent window were reconstructed during the 1980s. The timber boarded wall cladding is early, and was restored in the 1980s.
Shops	Moderate	G.13, G.14, G.15, G.18, G.19 Original chimney piece, structural brick arches, door and window openings; Beaded timber board ceiling not original; Bathroom dates to c.1980

Element	Significance	Commentary
Bar	Exceptional	G.23, G.24 Intact hamper above the bar, tiled bar front, counter, ceilings, entrances, tiled dado, and fanlight are intact, and original.
Lounge	High	G.25 Original features (fibrous plaster ceiling, timber cornice, ceiling battens, set plaster walls, timber skirtings).
Gaming Room	Little	G.26, G.27 G.26 converted from previous toilet area.
Verandah	Little	G.28 Built during the late 1980s.
Kitchen	Little	G.09, G.10
Box Room	Little	G.06
Foyer	Little	G.05
Stairhall	Exceptional	G.03 Stair G.03 retains original timber balustrades and handrails.
	Little	Barred gate preventing public access to upper levels.
Kegs	Little	G.17
Store	Little	G.20
Access WC	Little	G.30
Fire Stair	Little	G.04
Ambulatory Spaces	Little	G.08, G.07, G.29
Male WC, Female WC	Little	G.31, 32
Lift	Little	G.33
INTERIOR - FIRST FLOOR LEVEL		
Hotel Rooms/Suites	Exceptional	1.05, 1.06, 1.09, 1.16, 1.17
	Moderate	1.41, 1.32, 1.33, 1.37
	Little	1.19, 1.20, 1.21, 1.22, 1.23, 1.28, 1.43, 1.44, 1.45, 1.46
	Intrusive	1.38, 1.40
Sitting Room	Exceptional	1.30 Original elements: four-paneled door, glazed wall, balcony doors, timber battened ceiling.
Office	Moderate	1.14, 1.36 Originally, 1.14 comprised part of the Hotel Dining Room, along with 1.13.1.36 originally contained a bathroom, WC, and small lobby.

Element	Significance	Commentary
Reception	High	1.13 Includes features such as a dark marbled, timber fireplace, painted battened ceiling, original window and skirting. Marbled timber mental shelf and timber dado rail are contemporary reproductions.
Store	Intrusive	1.31 1980s en-suite bathroom, now a store.
Bathroom	Moderate	1.15 Appear to have been designed as a bathroom in original plans. Tiling and wall lining date from 1980s.
Terrace	Little	1980s rear wing
Stairhall	Exceptional	1.03: Substantially intact Stair, with original timber balustrades and handrails
	High	1.29: Underwent alteration, 1.39: Underwent alteration
	Moderate	1.07: Originally an open balcony, mostly dates to 1980s 1.18: Opening created in late 1980s
	Little	1.01: Contemporary Stair
	Intrusive	New openings to corridor (1.18) and Room 23 (1.32)
WC 1.10, 1.11, 1.12	Little	1.10, 1.12: Dates from 1980s
Fire Stair 1.04	Little	1.04: 1980s alteration
Element	Significance	Commentary
INTERIOR - SECOND FLOOR LEVEL		
Hotel Rooms/Suites	Exceptional	2.05, 2.06, 2.09, 2.15, 2.14, 2.17, 2.18
	Moderate	2.24, 2.26, 2.29, 2.32, 2.33, 2.34, 2.36, 2.37, 2.41, 2.43
	Little	2.20, 2.21, 2.22, 2.23, 2.25, 2.27, 2.38, 2.39, 2.46, 2.47, 2.48, 2.49
	Intrusive	2.30, 2.35, 2.42, 2.44
Corridors	Exceptional	2.10, 2.13
Corridors	Moderate	2.07, 2.19, 2.28, 2.40 2.07, 2.19, 2.28, 2.45: Recent Works and Alterations 2.40: Retains early fabric
Corridor	Little	2.45, 2.08
Stairhall 2.03	Exceptional	Substantially intact, original timber balustrade, handrail, newel-post, and battened soffit.

Element	Significance	Commentary
ATTIC LEVEL		
Laundry R.01	Exceptional	Original laundry, fabric largely intact
Workshop R.02	Exceptional	Original laundry, retains much original fabric
Attic R.03	Exceptional	Eastern attic space (R 03) retains original timber lining boards, rafters and beams.
Stairhall R.03	Exceptional	Attic access is via the original, very steep timber stair.
ROOF		
Roof Deck	Exceptional	Original laundry drying deck
Concrete Slab	Little	1980s rear wing extension
Void	Little	

6.0 Constraints and Opportunities

This section outlines the issues to be considered in the preparation of the conservation policies guidelines for the site. It includes matters arising from the statement of significance and procedural constraints imposed by cultural conservation methodology such as that of the Australia ICOMOS *Burra Charter*. It identifies all statutory and non-statutory listings that apply for the site and describes constraints and opportunities arising from these listings.

6.1 Issues Arising from the Statement of Significance

Considering the Statement of Significance, the following issues need to be addressed in the conservation guidelines.

- The Russell Hotel/Fortune of War Group has been assessed of state significance and forms part of the George Street North Commercial Heritage Precinct and is a significant contributor to the overall conservation area of The Rocks;
- Continuing appropriate use of the component buildings compatible with their significance and its historical uses;
- Conserving the architectural qualities of The Russell Hotel/Fortune of War Group that establishes its aesthetic significance in accordance with *The Burra Charter* 2013;
- Applying best-practice principles to the care and conservation of the place and to any proposals for change to the function, fabric or spaces that may be contemplated in the future;
- Facilitating appropriate change to the building to foster the on-going historic uses of the building (including updating of essential services to satisfy contemporary commercial expectations);
- To manage all aspects of significance including its archaeological resource in accordance with statutory processes.

6.2 Issues Arising from Physical Condition of the Place

The condition and integrity of the place gives rise to the following issues for the conservation of the place's significance:

- The three buildings are generally in good condition and there does not appear to be any significant short-term threats to the fabric which would compromise the significance of the place.
- The buildings are largely intact and feature sympathetic rear additions which have not compromised the ability to interpret the significance of the place.
- The façade of the Fortune of War is displaying cracking of concrete slabs and cement render, loss of brick pointing and rusting of awning steel that requires repair in the short term.
- The place requires minor maintenance works in the short term to halt any potential damage to significant fabric.
- There is the opportunity to reconstruct some earlier details, and room configurations.
- A schedule of recommended conservation works is included in section 8.2, and cyclical maintenance plan is included in section 8.3

6.3 Place Management NSW

The Rocks area is currently managed by Place Management NSW (PMNSW), constituted on 1 February 1999, under the Sydney Harbour Foreshore Act 1998 (**Currently Place Management NSW Regulation 2017**), to ‘...protect and enhance the natural and cultural heritage of the foreshore area’.¹⁶⁹

<https://www.legislation.nsw.gov.au/inforce/c7273b41-443f-42e7-9660-3a188bbc74ff/1998-170.pdf>

The principal functions of PMNSW, as stated in its Act, are to:

- to protect and enhance the natural and cultural heritage of the foreshore area;
- to promote, co-ordinate, manage, undertake and secure the orderly and economic development and use of the foreshore area, including the provision of infrastructure;
- to promote, co-ordinate, organise, manage, undertake, secure, provide and conduct cultural, educational, commercial, tourist, recreational, entertainment and transport activities and facilities.

In recognition of the importance of heritage conservation in the area, The Rocks Heritage Management Plan (updated in April 2010) has been prepared to provide a basis for understanding and conserving the heritage value of The Rocks and to assist in preparing individual Conservation Management Plans for heritage buildings within The Rocks

6.3.1 Place Management NSW’s Vision and Charter

The Rocks Heritage Management Plan: Volume 1 and *The Rocks Heritage Policy* (April 2010) outline the vision and philosophy of PMNSW and policies that aim to create quality environments that are enriching, diverse, accessible and sustainable by continually improving Sydney’s significant waterfront precincts, balancing visitor, community and commercial expectations.

Vision Statement

The vision statement as outlined in the abovementioned documents is as follows:

- The Rocks will continue to be recognised as an authentic heritage precinct, which is symbolic of our history and the value we place on heritage conservation.
- The total heritage resource of The Rocks will be cherished and managed for the benefit of current and future generations.
- The diverse character of The Rocks, created from its dramatic setting, topography, urban form, buildings, views, use, associations and meanings, will be maintained and enhanced.
- Individual elements will be conserved and provided with vibrant uses that are compatible with their heritage value.
- The Rocks will continue to be a “living” area with more residents and a mix of uses.
- People will be encouraged to visit and experience The Rocks, through better access and imaginative interpretation.
- Visitors, residents and workers in The Rocks will enjoy and celebrate real history and community spirit in an authentic place.

A challenge for PMNSW’s achievement of heritage objectives is the objective for financial return on its assets. PMNSW carefully curates and manages a unique waterfront precinct that is visited by more than 14 million people a year. Part of the overall vision is to deliver a leasing direction that positions The Rocks as an alluring world-class retail destination for Sydneysiders, domestic travellers and overseas visitors alike.

Since the enactment of the NSW Heritage Act in 1977, NSW Government agencies have been expected to identify and manage heritage assets in their ownership and control. Their responsibilities include keeping a heritage and conservation register (S170) listing heritage assets under its ownership, occupation or management. PMNSW wants The Rocks to be a place of today and recognises the potentially conflicting aims of balancing heritage conservation and a place where people continue to live, work and visit. In order to achieve this vision, PMNSW has developed a heritage policy which attempts to balance the retention of the significance and objectives of interpretation and sustainability with attaining commercially viable uses and returns.

¹⁶⁹ Rocks Heritage Management Plan: Volume 1, 2010, p.5

PMNSW also oversees the preparation of Conservation Management Plans (CMPs) for each of the items listed on the register. This CMP is one of documents used by PMNSW, managers and tenants for the management and maintenance of their properties. The CMP policies and recommendations feed into current maintenance strategies and the Capital Planning Process (CPP).

The Capital Planning Process (CPP) is a cyclical process that takes place annually alongside the annual State Budget process. Capital Planning (formerly known as Total Asset Management) is a strategic approach to physical asset planning as required by the NSW Treasury. CPP is part of a planning framework in which the Government's social, ecological and financial service outcomes are achieved by the most efficient means and within the resource limits of the community. It provides a structured and systematic resource allocation approach to infrastructure and physical asset management, so that resources are aligned with the service objectives of State agencies.

Place Experience Framework for The Rocks Priorities ¹⁷⁰

The PMNSW Place Experience Framework for The Rocks provides a long-term strategic framework outlining the unique character of The Rocks and how people will use zones and describes the bespoke experience on offer. It takes a human-centric approach and outlines guiding principles to inform future decision making about each identified zone and supports delivery of the vision for the precinct.

The framework aims to get all teams together with the same vision to delivery compelling customer experience and to maximise repeat visitation that offers a multi-dimensional experience for a complete day out.

The Fortune of War & Russell Hotel Group is located in the George Street Gateway Zone.

Principles for the George Street Gateway are:

- Welcoming entry statement befitting one of Sydney's great streetscapes;
- Highly sociable street, bustling activity day and night;
- Visually appealing appearance that address George Street and Nurses Walk; and
- Buzzing food tenancies, all day dining spilling out onto street.

Key Ingredients for Top of The Rocks are:

- High quality diverse food and beverage offer;
- Encourage outdoor activation;
- Inviting, welcome, unique and visible street activity;
- Food, theatre and dining areas that spill onto street; and
- Highly activated.

6.3.2 Place Management NSW Strategies and Policies for The Rocks

PMNSW has developed strategies and policies to guide the management of places in The Rocks precinct. These strategies need to be considered in developing conservation policies, managing risks and managing the place.

The strategies and policies include:

- The Rocks Place Experience Framework 2020;
- The Rocks Retail Leasing Strategy 2018;
- The Rocks Heritage Management Plan 2010;
- The Rocks Place Manual 2020.

The Rocks Place Experience Framework 2020

The Rocks Place Experience Framework 2020 provides a framework for managing the visitor experience and unique character of The Rocks and aims to provide a bespoke experience for visitors. It identifies zones and takes a human-centric approach with guiding principles and key ingredients to inform future decision making for each identified zone. This strategy identifies that the Fortune of War & Russell Hotel Group is located in the George Street Gateway Zone

¹⁷⁰ PMNSW The Fortune of War & Russell Hotel Group CMP Stakeholder Engagement Workshop, 20 April 2020.

Principles for the George Street Gateway are:

- Welcoming entry statement befitting one of Sydney's great streetscapes
- Highly sociable street, bustling activity day and night
- Visually appealing that address George Street and Nurses Walk
- Buzzing food tenancies, all day dining spilling out onto street

Key Ingredients for the George Street Gateway are:

- High quality diverse food and beverage offer
- Encourage outdoor activation
- Inviting, welcome, unique and visible street activity
- Food, theatre and dining areas that spill onto street
- Highly activated

The Rocks Retail Leasing Strategy 2018

The Rocks Retail Leasing Strategy 2018 has the core objective of attracting more customers with a unique and ever-changing retail offering in the precinct that will be carefully curated to become a leader in the retail experience internationally.

The strategy outlines the overall precinct approach, customer choices, preferred retail categories and identifies five distinct retail zones and approaches, with individual topography, buildings, natural travel pathways and public spaces. The strategy will guide leasing decisions to fit within one or multiple zones and to complement adjacent with existing retail and hospitality offers. The Fortune of War & Russell Hotel Group is located in the George Street Gateway Zone.

Strategic choices for The George Street Gateway are:

- Sydneysider, CBD worker, domestic and international tourist
- Food and beverage are priority category
- High-end retail offering

Zoning definition – George Street Gateway

- Present the best of what The Rocks has to offer
- Set the tone for the rest of the experience
- Adds to the overall success of The Rocks
- To create extraordinary places to attract more customers
- expanding the breadth of offer and upgrading existing retailers
- Expanding the breadth of offer and upgrading existing retailers

The Rocks Heritage Management Plan 2010

The Rocks Heritage Management sets out the overall management direction and expectations for The Rocks precinct. PMNSW seeks to retain the “authenticity” of the largely intact building fabric of the buildings, both internally and externally as well as the underground archaeological resources that makes this property special. PMNSW also oversees the preparation of a conservation management plan (CMP) for each property which sets out the specific principles and policies to guide and inform potential lessees of the building's ongoing care and maintenance.

The potential for site and building development is limited, however, any works to the buildings will require the adherence to the above-mentioned documents and the PMNSW's, as land owner, consent on all development applications. As part of this process some consultation with PMNSW and external advice is expected and recommended.

The Rocks Place Manual 2020

PMNSW also has a range of landowner management policies that are updated from time to time and can be accessed its website:

http://www.shfa.nsw.gov.au/sydney-Resource_centre-Policies_manuals_and_guides.htm

6.3.3 Place Management NSW Policies

As part of the 2020 CMP update the PMNSW Strategic Planning and Heritage team conducted internal and external stakeholder engagement to identify and consider the constraints and opportunities to inform the CMP policy development for the Fortune of War and Russell Hotel Group. Heritage maintenance requirements were also reviewed and discussed as part of this stakeholder engagement.

Identified opportunities and constraints for the Fortune of War and Russell Hotel Group The Fortune of War

Opportunities

- Strong following and appeal in the market with good reputation as a destination pub
- Currently operates as an early opener with take-away liquor shop
- Potential for outdoor seating, possibilities exist for this space as a key ingredient for the space in The Rocks Gateway
- Potential for roof top activation for hotel guests or more broadly for hotel patrons. Terrace awning would need to be setback to retain parapet and roofline views from George Street. Within City of Sydney DCP requirements
- 2015 internal upgrade, with existing tenant. New works support the integrity of the heritage pub
- Current kitchen and preparation areas service both FOW and Push Bar and can be upgraded expanded to meet operational demand
- Current kitchen and preparation areas service both FOW and Push Bar and can be upgraded expanded to meet operational demand
- Street presentation entry to FOW could be less cluttered
- Well-presented building and precinct history

Constraints

- Retention of ground floor public bar area as “Sydney’s Oldest Bar” and contains original heritage bar and interiors including ceiling. These features have opportunities to be enhanced as bar features
- Intact original interior, including bar and colour scheme with opportunities to enhance heritage elements
- Cellar with rare original keg chute and basement, currently utilised by lessee
- A dedicated smoking area would avoid eating near outdoor smoking. Consider including as part of hotel update
- Venue attracts mainly older age bracket tourists and locals, PM keen to widen the appeal through the wider use of on street signage

Shops – 139-141 George Street

Opportunities

- Opportunity to re-open arches between shops. Interconnection between shops will enable new retail ventures while retaining significance of interiors and shopfronts.
- Opportunity for street activation and outdoor seating
- Traditional shop fronts with strong visual appeal
- Adaptable space for a variety of retail use
- Addition of Air conditioning possible with heritage consultation

Constraints

- Changes to existing retail tenancies will need to be reversible to enable shops to be operated independently in the future allowing for future independent leasing opportunities
- Shops can’t be fitted with grease traps or extensive servicing for full commercial kitchen, however integration with existing hotel kitchen possible

The Push

Opportunities

- First bar upon arrival in The Rocks and has potential for corner bar activation
- Activation of the George Street frontage of The Push bar for seating to be encouraged
- Differing clientele to Fortune of War, attracting mainly CBD working customers
- Potential for outdoor seating, Push has had outdoor seating in the past, possibilities exist for street side activation as a key ingredient for The Rocks Gateway (Subject to DA approval)
- Current kitchen and preparation areas service both FOW and Push Bar and can be upgraded expanded to meet operational demand.
- Current fitout can be updated. Opportunity to create a contemporary offering and interior fitout to meet market expectations
- Live music two nights a week, opportunity to expand this offering and provide an 'All Day' option to attract customers

Constraints

- Ground floor bar area contains original over bar hamper and timber staircase as heritage features to be retained and can be activated as heritage focal point
- Current fitout utilises heritage features of building and is standalone, reversible fitout

Russell Hotel

Opportunities

- Potential for roof top activation for hotel guests or more broadly for hotel patrons. Terrace awning would need to be setback to retain parapet and roofline views from George Street
- Boutique accommodation caters for visitors to The Rocks, centrally located – variety of rooms including ensuites and share bathrooms
- On street activation to market offering
- Opportunity to upgrade level of accommodation including bedrooms and creation of ensuite bathrooms

Constraints

- Potential for roof top activation for hotel guests or more broadly for hotel patrons. Terrace awning would need to be setback to retain parapet and roofline views from George Street and is subject to City of Sydney DCP requirements for additions to heritage items
- Accommodation is the preferred use for upper floors as ongoing use for this area and for foreseeable future, the reworking of room layouts and shared bathroom usages possible with some moderately significant walls available for adaption Identified heritage specific maintenance requirements

Identified heritage specific maintenance requirements

The building is generally in fair to good condition and in need of some maintenance and repair works.

- The following urgent heritage specific maintenance have been identified:
 - Roof water leaking through atrium space with pooling water in gutters due to undersized roof and gutter drainage
 - Rainwater goods need upsizing as undersized
 - Roof leaks are causing ceiling damage and damp to upper, middle and ground floor
 - Minor structural repairs to facade
 - Waterproofing needed to balcony and rooftop
 - Seismic upgrade to stabilise rooftop parapet
 - Minor superficial damage to internal doors

Ground water penetration into basement leading to biological growth

6.4 Heritage Management Framework

The principal statutory controls against which potential impacts on the significance of The Russell Hotel/Fortune of War Group will be assessed include the following:

- Environmental Planning and Assessment Act, 1979 and associated planning instruments, policies, plans and guidelines;
- The Heritage Act 1977; and,
- The policies contained in this CMP, which will gain statutory status on adoption by PMNSW and endorsement by the Heritage Council.

Other controls, including the National Parks and Wildlife Act (NPW) Act 1979 and the NSW Government Capital Planning Process (CPP) guidelines are considered in this Section.

It is essential that PMNSW and the approval authority are consulted in order to determine any approvals that may be required for the execution of any works. Approvals for works may be required under both the Environmental Planning and Assessment Act (EP&A Act) 1979 and the NSW Heritage Act 1977. All statutory applications require the signature and consent of the landowner to enable lodgement. For The Russell Hotel/Fortune of War Group, the landowner is PMNSW; therefore, all applications are to be forwarded to PMNSW for endorsement prior to submission for development approval. Further information about the granting of landowner's consent can be sourced from PMNSW.

6.4.1 Environmental Planning and Assessment Act

In November 2008, the NSW Government announced widespread reforms to the State's planning portfolio effective from 1 December 2008. As part of the reforms, all development applications (DAs) previously assessed by PMNSW are assessed by the Minister of Planning or under delegation by The City of Sydney Council (the consent authority). The Minister for Planning is the consent authority for 'deemed' development with a capital investment value of more than \$10 million dollars.

Under the EP&A Act, there are a number of Environmental Planning Instruments (EPIs), including the Sydney Cove Redevelopment Authority (SCRA) Scheme, as well as State and Regional Plans and Policies, Development Control Plans and Guidelines that require reference for The Russell Hotel/Fortune of War Group, which are identified and discussed further in the following sections.

6.4.2 New South Wales Heritage Act, 1977

Architectural Works

The Russell Hotel/Fortune of War Group is listed on the NSW State Heritage Register (SHR), as SHR items 01547, 01575 and 01595. These listings recognise the study site as being of State significance and provides statutory protection under the NSW Heritage Act, 1977.

Under Section 57(1) of the NSW Heritage Act, Heritage Council approval is required for a wide range of works to a SHR item. Unless an item constitutes a danger to its occupants or the public, demolition of a SHR item is prohibited under the NSW Heritage Act. An element of a SHR item may only be demolished if it does not contribute to the significance of the item.

To gain approval for any of the above works, an application must be made to the Heritage Council (Section 60 application). Authority has been delegated to the PMNSW to determine Section 60 applications for minor works which do not materially affect the significance of the item. PMNSW can advise applicants whether applications can be assessed under delegation, or whether they need to be approved by the Heritage Council.

As a State Government Agency, PMNSW has to maintain a Heritage and Conservation Register of heritage assets under Section 170 of the NSW Heritage Act 1977. The places subject of this report are included on this list. PMNSW is required to review and update the [s170 register](#) (available online).

Historic Archaeological Management

The NSW Heritage Act provides statutory protection to relics, archaeological artefacts, features or deposits.

Part 4 of the Act refers to items and places listed on the SHR, or which are the subject of an Interim Heritage Order (IHO). Section 60 also requires an application for an excavation permit for historical archaeological resources

identified as having state significance issued by the Heritage Council, or in accordance with a gazetted Exemption under Section 57(2) of the Act.

The NSW Heritage Act defines an archaeological relic as being any deposit, artefact, object or material evidence that

- a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- b) is of State or local heritage significance.

An Archaeological Assessment & Research Design (AA&RD) is to be prepared in accordance with the requirements of the Heritage Council. The AA&RD for The Russell Hotel/Fortune of War Group would be a valuable resource for understanding and managing the archaeological resources associated with the history of the site.

Under Section 57(1) of the Heritage Act, Heritage Council approval is required to move, damage, or destroy a relic listed in the State Heritage Register, or to excavate or disturb land which is listed on the SHR and there is reasonable knowledge or likelihood of relics being disturbed.

A Section 60 application is required to be prepared by an historical archaeologist who meets the Heritage Council Excavation Directors Criteria for works on State significant sites to disturb relics on an SHR listed site. PMNSW has delegation to approve minor Section 60 applications that extend to archaeological works within the curtilage of the item.

The archaeological potential of the site was assessed in The Rocks and Millers Point Archaeological Management Plan in 1991 and management recommendations are included in the individual State Heritage Register listings for this site:

- Russell Hotel:
 - Above ground archaeological remains: An archaeological watching brief or monitoring program is recommended.
 - Below ground archaeological remains: An historical and archaeological assessment prior to archaeological investigation is recommended.
- 137-139 George Street:
 - Above ground archaeological remains: An archaeological watching brief or monitoring program is recommended.
 - Below ground archaeological remains: An archaeological watching brief or monitoring program is recommended.
- Fortune of War Hotel:
 - Above ground archaeological remains: An archaeological watching brief or monitoring program is recommended.
 - Below ground archaeological remains: An archaeological watching brief or monitoring program is recommended.

Exemptions for works to State Heritage Register items

Under Section 57(2) of the NSW Heritage Act, the Minister may make exemptions from approval otherwise required under Section 57(1) for works to State Heritage Register items (see above). Such exemptions are intended to streamline the approvals process. There are two types of exemptions:

- Standard exemptions: apply to all State Heritage Register items and cover maintenance and repair and minor alterations.
- Site Specific Exemptions (SSE): apply only to an individual State Heritage Register item.

If proposed works are covered by a standard exemption, an Exemption Notification Form (not a Section 60 application) should be completed, with enough detail provided to determine whether the proposed works meet the standard exemption guidelines. PMNSW has delegation from the Heritage Council to approve standard exemption applications.

Applicants need to confirm with PMNSW whether proposed works fall within the Standard Exemptions, and what documentation will be required.

Site specific exemptions relate to the particular requirements of an individual State Heritage Register item and can only be for works which have no potential to materially affect the significance of the item. Site specific exemptions are only applicable if the works to which they refer are identified as exempt development in a CMP endorsed by the Heritage Council, or in a CM Strategy endorsed under delegation by the Executive Director, Place Management NSW. Reference can be made to the NSW Department of Environment and Heritage Standard Exemptions for Works Requiring Heritage Council Approval.¹⁷¹

There are no currently no Site Specific Exemptions in place for the The Russell Hotel/Fortune of War Group, and none are currently proposed for this site.

Minimum Standards of Maintenance and Repair

Section 118 of the NSW Heritage Act provides for the regulation of minimum standards for the maintenance and repair of State Heritage Register items. These standards were regulated in 1999 and apply to all State Heritage Register items. The minimum standards cover various areas, including for example, weatherproofing, fire protection, security and essential maintenance.

An inspection to ensure that the item is being managed in accordance with the minimum standards should be conducted at least once every year (or at least once every 3 years for essential maintenance and repair standards).

Failure to meet the minimum standards may result in an order from the Heritage Council to do or refrain from doing any works necessary to ensure the standards are met. Failure to comply with an order can result in the resumption of land, a prohibition on development, or fines and imprisonment.

Refer to the Minimum Standards for Maintenance and Repair.¹⁷²

6.4.3 National Parks & Wildlife Act 1974¹⁷³

Under Section 89A of the National Parks and Wildlife Act 1974 (NPW Act), it is an offence for a person to destroy, deface, damage or desecrate an Aboriginal Object or Aboriginal Place without the prior issue of an Aboriginal Heritage Impact Permit (AHIP). The Act requires a person to take reasonable precautions and due diligence to avoid impacts on Aboriginal Objects. AHIPs may only be obtained from the Office of Premier and Cabinet. It is also an offence under Section 90A of the NPW Act to disturb or excavate land for the purpose of discovering an Aboriginal Object, or to disturb or move an Aboriginal Object on any land, without first obtaining a permit under Section 90A of the NPW Act.

6.4.4 Capital Planning Process (CPP), Asset Management and CMPs

The Capital Planning Process (CPP) is a cyclical process that takes place annually alongside the annual State Budget process. Capital Planning (formerly known as Total Asset Management) is a strategic approach to physical asset planning as required by the NSW Treasury.

This approach involves PMNSW aligning its 10-year asset planning with its service delivery priorities and strategies, all in the limits of available resources and the NSW Treasury's Asset Management Policy. This approach enables better planning and management of physical assets, and the preparation of an overall Strategic Asset Management Plan framework with individual Asset Management Plans prepared in line with NSW Treasury Policy and Guidelines Paper TPP 19-07 *Asset Management Policy for the NSW Public Sector* and the PMNSW.

The NSW Government's Asset Management Committee requires that: "Sustainable management of heritage values should be treated by an agency as part of its core business". Similarly, TAM Guidelines for Government Agencies prepared by NSW Treasury require "planning use of heritage assets to maximise their service delivery while protecting their cultural values".

Protection and management of built heritage and heritage and cultural collections under the care and management of PMNSW including The Rocks precinct, is part of the core business of PMNSW, the CPP can be interpreted to indicate that the retention of heritage value overrides the financial feasibility of the ongoing reuse of items. The cultural importance of The Rocks is widely recognised as paramount, and in an event where retention of heritage significance could collide with the financial feasibility of the project, the importance of retention of the heritage significance shall be given priority.

¹⁷¹ <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/StandardExemptions.pdf>

¹⁷² <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infominimumstandards.pdf>

¹⁷³ <http://www.legislation.nsw.gov.au/inforcepdf/1974-80.pdf?id=cb5ba894-2a75-4a36-f576-df69950c59f8>

Refer to the NSW Government's Asset Management Policy.¹⁷⁴

6.5 Environmental Planning Instruments (EPIs)

There are three principal EPIs under the Environmental Planning and Assessment Act 1979 that are applicable to The Rocks.

6.5.1 State Environmental Planning Policy (SEPP) (State and Regional Development) 2011¹⁷⁵ and State Environmental Planning Policy (Major Development) 2005¹⁷⁶

Under the SEPPs, The Russell Hotel/Fortune of War Group is an environmentally sensitive area of State significance, being on land in The Rocks and as a place and building listed on the State Heritage Register under the NSW Heritage Act.

Pursuant to the EPA Act, the SEPP (Major Development) applies to capital works over \$10 million. Development under \$10 million requires approval under Part 4 of the Environmental Planning and Assessment Act.

The NSW Planning Minister is the consent authority for state significant development and major development, as described in the State Environmental Planning Policy (State and Regional Development) 2011 and the State Environmental Planning Policy (Major Development) 2005.

6.5.2 Sydney Regional Environmental Plan (SREP) (Sydney Harbour Catchment) 2005¹⁷⁷

The Rocks is included in the "Foreshores and Waterways Area" defined in the SREP. Accordingly, any development must be considered in terms of the criteria set out in Division 2 of SREP. The SREP has limited application to The Russell Hotel/Fortune of War Group, as The Heritage Provisions in Part 5 of the SREP are not applicable to sites that are not listed as a heritage item. Particular provisions of the plan apply to the Foreshores and Waterways areas, which encompass the subject site.

The SREP also requires the consideration of potential to impact on archaeological or potential archaeological relics.

The Rocks is also included as a "Strategic Foreshore site" on Sheet 1 of the SREP, for which a Master Plan (deemed DCP) is required. However, this only applies to the City Foreshores area if the Minister directs, and as yet there has been no such direction.

The NSW Planning Minister is the consent authority for the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The City of Sydney or the Central Sydney Planning Committee is the consent authority for development not covered by the Planning Minister.

6.5.3 Sydney Cove Redevelopment Authority (SCRA Scheme)

The Rocks is covered by the SCRA Scheme which has the status of an EPI under Schedule 6 of the EP&A Act. The SCRA Scheme comprises a series of Building Site Control Drawings which provide for the maximum height of buildings on any particular site, and which also specify permissible uses for a particular site or precinct.

The SCRA Building Site Control Drawing 'XXXVIII' (Figure 318) that includes of The Russell Hotel/Fortune of War Group is inaccurate, as it does not show the 1882 and 1921 buildings as historic structures but identifies the most recent rear additions as having development envelopes to 12m and 20m, i.e. of three to six storeys.

The City of Sydney or the Central Sydney Planning Committee is the consent authority for development, unless development that has a capital investment value of more than \$10 million, in which case The NSW Planning Minister is the consent authority.

¹⁷⁴ https://www.treasury.nsw.gov.au/sites/default/files/2019-11/TTIP19-07%20NSW%20Asset%20Management%20Policy%20-%20Master%20Approved_31%20October%202019.pdf

¹⁷⁵ <http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+511+2011+cd+0+N>

¹⁷⁶ <http://www.legislation.nsw.gov.au/maintop/view/inforce/epi+194+2005+cd+0+N>

¹⁷⁷ http://www5.austlii.edu.au/au/legis/nsw/consol_reg/srephc2005587/

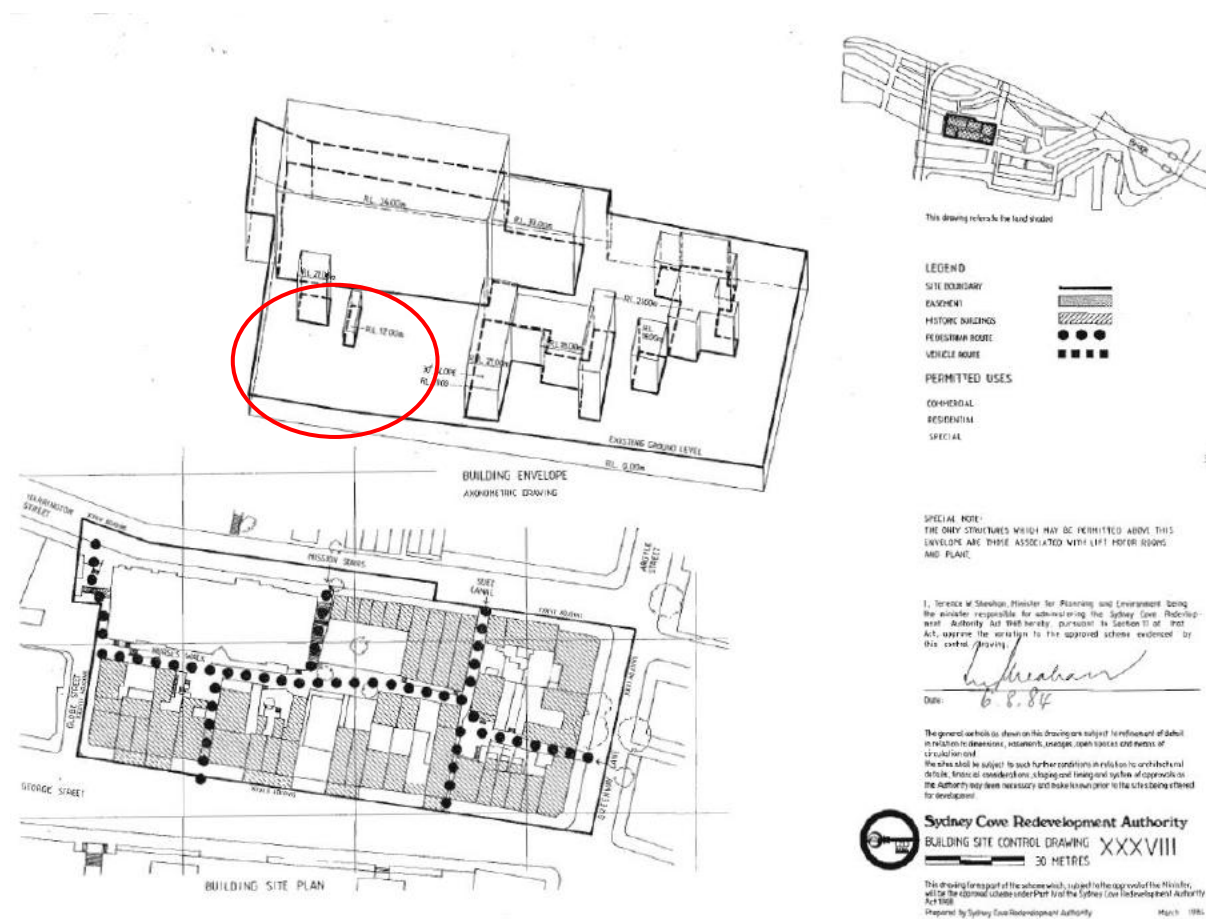


Figure 318: SCRA Building Site Control Drawing 'XXXVIII' showing the buildings circled in red, and permitted uses. Source: SCRA Scheme 1984

6.6 Development Control Plans and Guidelines

6.6.1 Sydney Harbour Foreshore and Waterways Area DCP 2005¹⁷⁸

Sydney Harbour Foreshores and Waterways Area DCP 2005 has been prepared to support the SREP (Sydney Harbour Catchment) 2005. The DCP provides detailed design guidelines for development and criteria for natural resource protection for the area identified as Foreshores and Waterways area. The DCP applies to all development proposals within the Foreshores and Waterways Area identified in SREP (Sydney Harbour Catchment 2005).

6.6.2 The Rocks Heritage Management Plan (RHMP)¹⁷⁹ and Heritage Policy¹⁸⁰

In recognition of the importance of heritage conservation in the area, The Rocks Heritage Management Plan (adopted in February 2002, updated 2010) has been prepared to provide a basis for understanding and conserving the heritage values of The Rocks, and to assist in preparing individual CMPs for heritage buildings within The Rocks. The Rocks Heritage Policy articulates PMNSW's vision for The Rocks.

6.6.3 The City of Sydney Development Control Plan (DCP) 2012¹⁸¹

The City of Sydney DCP 2012 applies to all land as designated on the DCP map, which includes The Rocks. Currently, The Rocks is not identified as a Locality, Specific site or Specific area in the DCP. However, the General Provisions, including Heritage, Development Types and certain Schedules apply (particularly Schedule 6 – Signage in the Rocks).

¹⁷⁸ <http://www.planning.nsw.gov.au/harbour/pdf/dcp.pdf>

¹⁷⁹ <http://www.shfa.nsw.gov.au/content/library/documents/0B9628D6-B745-73FA-E1F20F992872ED23.pdf>

¹⁸⁰ <http://www.shfa.nsw.gov.au/content/library/documents/0B97AE99-BE6D-D5A2-2DB9A05719183F85.pdf>

¹⁸¹ <http://www.cityofsydney.nsw.gov.au/development/planning-controls/development-control-plans>

6.6.4 NSW Heritage Council and the Institute of Architects – Design in Context¹⁸²

'Design in Context' is a guideline jointly published by the NSW Heritage Council of NSW and the Institute of Architects. The guideline establishes six criteria for assessing new development in a heritage conservation area or adjacent to a heritage item; character; scale; form; siting; materials; and, detailing. The criteria and guidelines are relevant to minor works, such as changes to the rear of the buildings, which is to be designed to respect the significance and setting of the heritage item.

6.6.5 NSW Heritage Council – New Uses for Heritage Places

The guideline is published by the NSW Heritage Council of NSW and the RAIA. It contains principles that encourage careful and sympathetic designs and interpretation in the adaptation of historic places and sites.

See: www.environment.nsw.gov.au/resources/heritagebranch/heritage/infocarryoutwork.pdf

www.environment.nsw.gov.au/.../heritagebranch/heritage/NewUsesforHeritagePlaces

6.7 Approvals

6.7.1 Landowners Consent

Before any application is submitted to a consent authority, the consent of Place Management NSW, as landowner, must be obtained first. Obtaining consent from PMNSW is not an approval for the works, only consent to submit an application. A consent authority will not be able to consider an application unless it has the landowner's consent.

6.7.2 Consent Authority

There are a range of consent authorities to which applications for work will need to be submitted. These are described in the preceding sections, and are summarised as follows:

Consent Authority	Works or Activities Consent Authority is Responsible
Minister for Planning	<ul style="list-style-type: none"> Variation to SCRA Scheme Works with a capital investment value above \$10 million May direct preparation of a master plan (a deemed DCP) for a Strategic Foreshore Site (which includes most of The Rocks)
Minister for Ports and Maritime Administration	<ul style="list-style-type: none"> Any development (see s6.5.2 for exclusions) in the Sydney Opera House World Heritage Buffer Zone (which includes most of The Rocks), if so specified in an EPI.
Place Management NSW	<ul style="list-style-type: none"> Landowner's Consent (to lodge an application) Minor works to an SHR item, under a Heritage Council delegation Additions/removals/revisions to its s170 Register listings Notifying the Heritage Council of the transfer, ceasing to occupy, or demolition of any item in its s170 Register Implementing CPP Guidelines for assets in the PMNSW portfolio
Heritage Council	<ul style="list-style-type: none"> Works other than minor works to any SHR or IHO item Standard and site-specific exemptions from approvals for SHR items Listings/de-listings/revisions to SHR items Approval to disturb, move, damage or destroy relics Minimum Standards of Maintenance
City of Sydney	<ul style="list-style-type: none"> Works with a capital investment below \$10 million

¹⁸² <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/DesignInContext.pdf>

Consent Authority	Works or Activities Consent Authority is Responsible
	<ul style="list-style-type: none"> Any development (see s6.5.2 for exclusions) in the Sydney Opera House World Heritage Buffer Zone (which includes most of The Rocks) unless the Minister is specified as the consent authority in an EPI. Principal Certifying Authority for accredited private certifiers
Accredited Private Certifiers	<ul style="list-style-type: none"> Issue of Construction Certificates and/or Occupation Certificates

6.8 Non-Statutory Listings and Community Groups

6.8.1 National Trust of Australia (NSW)

The Russell Hotel/Fortune of War Group is included on the Register of the **National Trust of Australia (NSW)**, (classified 1976).

The Russell Hotel/Fortune of War Group is included in the listing for The Rocks Conservation Area and on the Register of the **National Trust of Australia (NSW)**. The Rocks Conservation Area encompasses the area generally bounded by Circular Quay to the east, all of Walsh Bay and Millers Point to Sussex Street to the north and west and extends to Grosvenor Street to the south.

Listing on the Register of the National Trust carries no statutory implications. The Trust's opinions however, are usually sought when major proposals are being formulated in heritage precincts or in relation to heritage buildings.

6.8.2 Australian Heritage Commission – Register of the National Estate

The Russell Hotel/Fortune of War Group is included on the **Register of the National Estate**, Ref No. 1/12/036/0315, in 1980.

The Russell Hotel/Fortune of War Group is included in the listing for The Rocks Conservation Area on the **Register of the National Estate**, Ref No. 1/12/036/0423.

Listing on the Register of the National Estate carries no statutory implications for items not in the ownership of the Commonwealth Government however, it is indicative of the high cultural values of the place.

6.8.3 Australian Institute of Architects

The Fortune of War Hotel has been classified by the Australian Institute of Architects (AIA) and listed in the **AIA Register of Significant Buildings in NSW** (Item 137).

Listing in the AIA Register of Significant Buildings in NSW carries no statutory implications. It is indicative, however, of the recognised architectural values of the building and its importance to the history of architecture.

6.8.4 Australia International Council on Monuments and Sites

Application of The Burra Charter

The *Australia ICOMOS Burra Charter 2013* known as *The Burra Charter* is widely accepted in Australia as the underlying methodology by which all works to sites/buildings, which have been identified as having national or state heritage significance are undertaken.

As The Russell Hotel/Fortune of War Group is of demonstrated State significance, procedures for managing changes and activities in the properties must be in accordance with the recognised conservation methodology of *The Burra Charter*. <http://australia.icomos.org/publications/charters/>

Cautious Approach (Article 3)

All conservation work must be based on a respect for the original fabric, must involve the minimum interference to the existing fabric and must not distort the evidence provided by the fabric.

Location (Article 9)

A building or work should remain in its historical location.

Contents (Article 10)

Contents, fixtures and objects contributing to the cultural significance of a place should be retained at that place.

Change (Article 15)

The contribution of all periods to the place must be respected, unless what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance.

Removed significant fabric should be reinstated when circumstances permit.

Adaptation (Article 21)

Adaptation is acceptable where it does not substantially detract from the cultural significance of the place and involves the minimal change to significant fabric.

New Work (Article 22)

New work may be acceptable where it does not distort or obscure the significance.

New work should be readily identifiable as such on close inspection.

Use and Conserving Use (Article 7 and Article 23)

Where the use of a place is of cultural significance it should be retained, and a place should have a compatible use.

Modifying or reinstating a significant use may be appropriate and a preferred form of conservation.

Managing Change (Article 27)

Existing fabric, use, associations and meaning should be recorded before disturbance occurs.

Disturbance of Fabric (Article 28)

Minimal disturbance of fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place.

Responsibility for Decisions (Article 29)

The decision-making procedure and individuals responsible for policy decisions should be identified.

Direction, Supervision and Implementation (Article 30)

Appropriate direction and supervision should be maintained at all stages of the work.

Records (Article 32)

A record should be kept of new evidence and future decisions and made publicly available.

Removed Fabric (Article 33)

Removed significant fabric should be catalogued and protected in accordance with its cultural significance. Where possible it should be stored on site.

6.9 Building Regulations

6.9.1 National Construction Code (NCC) and Building Code of Australia (BCA)

The National Construction Code incorporating the Building Code of Australia (BCA) is a national set of building regulations with some state-specific variations. The main provisions of the BCA concern structural requirements, fire resistance, access and egress (including provisions for people with disabilities), services and equipment and health and amenities. Generally, minimum standards are required to be reached in building works.

The performance requirements of the BCA are mandatory, although the introductory sections of the Code make clear that not all requirements will apply to a given case. The Code also includes 'deemed-to-satisfy' requirements which are accepted as meeting the performance requirements. However, the Code also makes provision for alternative solutions to meet the performance requirements, subject to satisfactory verification.

Under the Environmental Planning and Assessment (EP&A Act) Regulation 2000, all new building work must be carried out in accordance with the Building Code of Australia. In the case of an existing building, there is generally no requirement to comply with the BCA unless works are being carried out. However, where works (in particular alterations or additions) are proposed to the place, the building will need to comply on completion with the relevant

[performance] requirements of the Building Code of Australia (EP&A Act Regulation Clause 145). In addition, where an existing building has a change of use, the structural capacity and fire safety of the building must be appropriate for the new use, while for a building which undergoes alterations without a change of use, the structural capacity and fire safety of the building must not be reduced by the work (EP&A Act Regulation Clause 143).

An assessment of compliance for The Russell Hotel/Fortune of War Group with the NCC has not been carried out for this report. It should be noted, however, that any DA/CC application would need to comply or be deemed to comply with the NCC. In general, when considering the NCC in heritage buildings, proposals are to ensure that significant fabric and spatial qualities are not compromised while full NCC compliance is achieved and public safety is assured.

6.9.2 The Disability Discrimination Act (DDA)

Access to premises for people with disabilities, as well as being covered by the BCA, is also controlled by the Commonwealth Disability Discrimination Act (DDA) 1992. Compliance with the BCA does not necessarily signify compliance with the DDA. Compliance with the DDA can be triggered by a complaint lodged with the Australian Human Rights Commission. In 2010 the Commonwealth published the Disability (Access to Premises – Buildings) Standards. Compliance with these standards ensures that the requirements of the DDA are met.

The DDA makes it illegal to discriminate on the basis of a person's disability. The DDA does not apply to private dwellings but does apply to buildings which are expected to be used by the general public.

Heritage buildings are not exempt from meeting the requirements of the DDA. The preparation of an access action plan assists in preventing or defending a complaint under DDA. The defence of unjustifiable hardship is also available, and the Australian Human Rights Commission has ruled that heritage significance may be considered in this regard.

The NSW Building Professionals Board has also established an Access Advisory Committee to consider referred applications for exemptions to the Premises Code on the basis of unjustifiable hardship.

6.9.3 NSW Work Health & Safety Act 2011

The New South Wales Work Health and Safety Act, 2011 (WH&S Act) aims to secure the health, safety and welfare of people at work. It lays down general requirements that must be met at work places in New South Wales. The provisions of the Act cover every place of work in New South Wales. The Act covers self-employed people as well as employees, employers, students, contractors and other visitors.

The Russell Hotel/Fortune of War Group must comply with the WH&S Act or seek alternative solutions. In the event that any part of The Russell Hotel/Fortune of War Group changes from residential accommodation to use as a workplace (office or retail use for example), the requirements of this Act will need to be complied with.

7.0 Conservation Policies

Conservation can be regarded as the management of change. It seeks to safeguard that which is important in the built environment within a process of change and development. One of the functions of this document is to establish criteria, policies and recommendations for the conservation and on-going use of the buildings and site. In this way the occupants and managers of the place will be able to formulate proposals within a known framework of acceptable directions, and planning authorities will be able to assess those proposals against the criteria.

The following section identifies Policies and Guidelines as the two basic mechanisms with which to achieve the conservation and on-going use of the Russell Hotel/Fortune of War Group in the context of the adaptive re-use and necessary upgrade of the various building components. A brief Background provides the context for each of the policies. The Policies identify basic conservation guidelines, which are required to be met. They are supported by Guidelines and in places they should be clearly identified by the proponent and discussed in any Development Application submission.

The policies and guidelines draw upon the work and input of all consultants and their investigations – documentary and physical.

7.1 Best Practice Heritage Management

Background

The Russell Hotel/Fortune of War Group has been assessed as being of state heritage significance as important hotel and commercial buildings that make a strong contribution to the streetscape of George Street and the Rocks Conservation Area.

The principal aim for the management of The Russell Hotel/Fortune of War Group is to protect its heritage significance and setting. All work is to accord with statutory procedures and current best practice in the conservation and management of heritage places.

The Rocks Heritage Management Plan (adopted in February 2002, updated 2010) has been adopted by PMNSW as the overall framework for understanding and conserving the heritage values of The Rocks. The CMP for The Russell Hotel/Fortune of War Group sits within this management framework and is the site specific guide for the management of the place.

The Australia ICOMOS *Burra Charter* 2013, known as *The Burra Charter* is widely accepted in Australia as a key reference by which all works to places identified as having national or state significance are undertaken. Other resources, such as those available from the Heritage Division, Office of Environment and Heritage, will assist to achieve best practice for specific works and management issues.

Policy 1

The statement of significance is to be adopted as the basis for heritage management. All decisions must seek to retain the values identified in this CMP.

Policy 2

In recognition of its state significance, The Russell Hotel/Fortune of War Group must be managed to ensure best practice long term conservation outcomes in accordance with statutory procedures and recognised planning and heritage principles, guidelines and methodologies.

Policy 3

The Russell Hotel/Fortune of War Group, comprising three individual buildings, must be managed as a coordinated and integrated compound entity to ensure consistent and appropriate long-term management of the whole building complex, its heritage fabric and presentation including the external paint colour scheme, shared rear service wings, external form and materials, rainwater disposal and other shared services.

Guidelines

- The conservation management of The Russell Hotel/Fortune of War Group is to be consistent with the overall management framework for The Rocks contained in The Rocks Heritage Management Plan. <https://www.property.nsw.gov.au/sites/default/files/The%20Rocks%20Heritage%20Management%20Plan.pdf>
- Separate operators of the retail and hospitality tenancies would be acceptable providing that the overall management framework of the building complex was integrated and coordinated, and informed by the policies contained in this document.

The basis for all heritage management of The Russell Hotel/Fortune of War Group is the assessment, grading and Statement of Heritage Significance and the policies contained in this CMP.

- The principles of *The Burra Charter* 2013 are to guide the heritage management of The Russell Hotel/Fortune of War Group.
- Refer to the guidelines prepared by Heritage NSW, Community Engagement, Department of Premier and Cabinet, including the NSW Heritage Manual and the guidelines referred to in this CMP.

7.2 Asset Management

7.2.1 Place Management NSW Management Responsibilities

Background

The Russell Hotel/Fortune of War Group, as part of The Rocks, is owned by the Crown vested in Place Management NSW (PMNSW). PMNSW has overall responsibility for the management of the place. Additional responsibilities derived from the NSW Capital Planning Process (CPP) Guidelines are also recognised.

Policy 4

PMNSW will continue to manage The Russell Hotel/Fortune of War Group within the overall context of The Rocks precinct.

Guidelines

- Conserve and manage The Russell Hotel/Fortune of War Group, including the site and setting, the property itself, the planning of the building, their original features as well as their spatial and functional relationships and archaeology.
- The intention aims and policies of this CMP are to be circulated through and implemented by, relevant key staff of PMNSW.
- PMNSW is to adequately assess the impact of proposed modifications to significant fabric, prior to the granting of landowner's consent.
- A program of regular monitoring is to be undertaken (either by PMNSW or future long-term lessees/owners), covering both the physical changes within the property and issues raised by occupants of the building. Findings of the monitoring are to be incorporated, where relevant, into management decisions.

Policy 5

If there is a change in ownership and/or management, The Russell Hotel/Fortune of War Group should be managed as a coordinated and integrated compound entity, within the overall context of The Rocks precinct.

Guidelines

Long term asset management arrangements need to ensure ongoing asset management that:

- complies with the NSW Heritage Act requirements for works approvals and minimum maintenance requirements.
- sets aside appropriate funding and implements an on-going maintenance regime.
- requires that maintenance to be overseen and/or undertaken by heritage conservation professionals with qualifications acceptable to PMNSW (to be approved by PMNSW).

7.2.2 Capital Planning Process (CPP), Asset Management and CMPs

Background

This CMP will be one of the documents used by the asset owners, managers and tenants for management of The Russell Hotel/Fortune of War Group. The CMP needs to be fully compatible with other relevant documents addressing the same property including Asset Management Plans prepared under the NSW Treasury Capital Planning Process (CPP).

Policy 6

Use this Conservation Management Plan as a basis for the future management of the building and site. This CMP is to be referenced within the broader context of asset management documents including statutory requirements.

Policy 7

This Conservation Management Plan is to be used as a reference for all future updates and Management Plans for The Russell Hotel/Fortune of War Group and its site.

Guidelines

- PMNSW is to reference this CMP in PMNSW asset management systems and plans, particularly CPP Plans, Asset Management Plans and lease/tenancy agreements for The Russell Hotel/Fortune of War Group.
- Ensure that compliance with this conservation management plan is included in any lease over the place, and consider non-compliance as a material breach.
- Refer to and manage in accordance with the following documents:
 - The Rocks Heritage Management Plan (April 2010) or updates
<https://www.property.nsw.gov.au/sites/default/files/The%20Rocks%20Heritage%20Management%20Plan.pdf>
 - State-Owned Heritage Management Principles
<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/stateagencyheritageguide.pdf>
 - Minimum Standards of Maintenance and Repair
<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infominimumstandards.pdf>

7.2.3 Adoption and Review of the CMP

Background

The CMP for The Russell Hotel/Fortune of War Group sets out a conservation management framework to ensure that the identified significance of the site is retained and conserved for the long term.

Circumstances will change over the years as various recommendations are implemented and new requirements for the use of the building emerge. Conservation policies that ensure the long-term conservation of the place will need to be progressively updated to respond to changing situations, so they remain relevant.

Policy 8

All parties responsible for management of The Russell Hotel/Fortune of War Group must have access to this conservation management plan and associated documents.

Guidelines

- PMNSW is to make parts of this Conservation Management Plan (e.g., the statement of significance, policies, and implementation sections) a publicly accessible document.
- The CMP is to be made available and distributed to:
 - PMNSW, in particular those staff responsible for day to day management and planning for the place. Make this CMP publicly available on PMNSW's website.
 - Form part of and inform any Leasehold agreements; including any updates to this CMP from time to time.
 - Lessors or tenants & licencees.
 - City of Sydney Library.
 - Heritage NSW, Community Engagement, Department of Premier and Cabinet.

Policy 9

The CMP must be reviewed every five to ten years, taking into account changes in legislation, proposed changes in use or management, or proposed alteration works.

Guidelines

- Reviews of the CMP are to be based on *The Burra Charter* and other guidelines by Heritage NSW, Community Engagement, Department of Premier and Cabinet.
- Reviews are to also take into account any other relevant legislation, planning frameworks, appropriate literature and widely recognised conservation practices and procedures.
- Reviews are to be undertaken by experienced conservation practitioners in conjunction with relevant ownership and management representatives.
- Procedures for review of the CMP and for inspecting the building condition is to be specifically include in future lease terms for the properties.
- Irrespective of the recommendation to review the document every five to 10 years, the currently adopted CMP is to remain as a valid basis for on-going heritage management until such reviews are completed.

7.3 Documenting Change

Background

Archival records as well as the systematic recording of work at the site are valuable resources to support and ensure the proper overall management of heritage sites. These record the environment, aesthetics, technical skills and customs associated with the creation and use of heritage items before they are altered, removed or lost either by development, incremental change or deterioration.

Well-managed records enhance the understanding of the heritage item, its significance and the impact of change as part of the conservation and management process. The reasoning behind the selection of a particular conservation approach and the methodology, and the scope of each major conservation project are to be recorded and archived. This recording of the methodology, and the scope of works, is to be undertaken by a heritage professional, and forms the basis of future documentation for repair and maintenance works. These records, including copies of all consultant reports are to be retained.

Policy 10

PMNSW as land owner or lessee is to continue to acquire, collate, maintain and archive the drawings, schedule of works, photos and specifications from the 1970s and 1990s work and future works including the reasoning for particular works. These records must be placed in the PMNSW archival storage repository.

Guidelines

- PMNSW as land owner, or the lessee is to continue PMNSW's policy of regular photographic recording, before, during and after changes to the fabric.
- All changes to significant fabric are to be recorded in accordance with recording guidelines issued by, Heritage NSW, Community Engagement, Department of Premier and Cabinet –
 - How to prepare Archival Records of Heritage Items 1998, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infoarchivalrecords.pdf>, and
 - Photographic Recording of Heritage Items Using Film or Digital Capture 2006, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infophotographicrecording2006.pdf>.
- As-built records on completion of future works are to be provided to the PMNSW by those undertaking the works

7.4 Appropriate Conservation Skills and Experience

Background

The Burra Charter encourages the use of skilled and appropriate professional direction and supervision from a range of disciplines for conservation activities.

The skills and experience required, and creative approaches taken in the context of a conservation project are quite different to those applied to the design and construction of new buildings.

Policy 11

Appropriate conservation skills and experience must be employed for documentation and supervision within project teams and the undertaking of works for any programs of conservation and upgrading of the building components of The Russell Hotel/Fortune of War Group.

Guidelines

- Appropriate professional skills and experience assembled to work on the detailed conservation of the building will include, as appropriate, historians, researchers, archaeologists, conservation architects, structural engineers, building code compliance advisers, materials conservation specialists and cost planners.
- Building contractors, project managers and trades personnel who are experienced and have worked on historic buildings are to be selected to work on any building or other projects required ensuring the long-term conservation of the building.

7.5 Ownership, Participation and Approvals

Background

The Russell Hotel/Fortune of War Group came under Government ownership as part of the resumptions in The Rocks and Millers Point following the plague outbreak in 1901. The site has remained in Government ownership and is now owned and managed by Place Management NSW.

The condition of the buildings is evidence of the benefits of their long-term government ownership and management. Under government ownership there has been a continued and consistent holistic approach to conservation of the fabric and built form.

Notwithstanding, this CMP recognises that there may be future pressure for change of ownership as the needs of public institutions change over time, as some sites are made surplus to government requirements. Where public ownership is no longer feasible, responsibility for caring for the heritage values of the site should be passed to the new owner/s.

A range of statutory controls will be needed to ensure the long-term conservation, of the site and building to ensure the integrity of the cultural significance of the building and site. Section 7.1 Best practice heritage management and section 7.2, Asset management discusses this issue and include Policies and related guidelines that recommend strata plan subdivision in addition to heritage requirements, as the best means of ensuring that the property is managed as a single entity.

Policy 12

In any future ownership or long-term lease arrangements, there must be common commitment to this CMP and its recommendations from key agencies, including PMNSW, Department of Planning, Industry and Environment, the Heritage Council of New South Wales and the City of Sydney Council.

Policy 13

If private lease, or ownership, or use of The Russell Hotel/Fortune of War Group occurs, the management principles set out in this Conservation Management Plan must guide the ongoing conservation and management of The Russell Hotel/Fortune of War Group as a single entity to ensure its long-term conservation. Reference should be made to Policies 3 and 5 and related guidelines in this CMP.

Policy 14

All proposed work to The Russell Hotel/Fortune of War Group must comply with statutory requirements and conservation principles and may be subject to statutory approvals. Any proposal for change to The Russell Hotel/Fortune of War Group must be discussed with and agreed to by PMNSW.

Any changes or amendments to statutory heritage listing (SHR listing) and relevant planning instruments (including the SCRA scheme) must follow statutory processes set out under the relevant legislation and may require gazettal by the relevant Minister.

Guidelines

- Effective implementation of this plan requires agreement of objectives, processes and actions by the relevant authorities including the site owners, the PMNSW, Department of Planning, Industry and Environment and Heritage NSW, Community Engagement, Department of Premier and Cabinet and the Heritage Council of NSW.

- Under current legislation (2020) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of the following consents and approvals:
 - Consent from the landowner, PMNSW.
 - Under the NSW Heritage Act, Approval under delegation from the PMNSW for minor works.
 - For other than minor works, approval from the Heritage Council of NSW by means of a s60 application.
 - Development approval from the City of Sydney for projects with a capital value under \$10 million.
 - Development consent from the Minister of Planning for projects with a capital value of over \$10 million, or which exceed the building envelope limits in the Sydney Cove Redevelopment Authority Scheme (SCRA).
 - Appointment of a Principal Certifying Authority (PCA).
 - Construction Certificates approval.
 - Occupation Certificate approval.

PMNSW is the owner of the land and buildings in The Rocks, and the consent of PMNSW is required prior to lodging an application for works.

Landowners' consent is a separate process from approving the works, and the landowners' consent to lodge an application is not the approval to actually undertake the works. Prior to granting owner's consent for a proposal, PMNSW in its capacity as landowner and manager, is to be satisfied that there are no adverse heritage impacts associated with the proposal. Where necessary a Heritage Impact Assessment and adequate documentation of the proposed works will be required to assist in the assessment of owner's consent applications.

There are provisions for exemptions under s57(2) of the NSW Heritage Act which enables certain works to be carried out without the requirement of the NSW Heritage Council. These exemptions include minor repair and maintenance works and painting to an approved colour scheme. If proposed works are covered by a standard exemption, an Exemption Notification Form is to be completed, with sufficient detail provided to determine whether the proposed works meet the standard exemption guidelines. PMNSW has delegation from the Heritage Council to approve standard exemption applications. For details of the standard exemptions, refer to the NSW Heritage Council's publication *Standard Exemptions for Works Requiring Heritage Council Approval*, 2009.

Site specific exemptions relate to the particular requirements of an individual State Heritage Register item and can only be for works which have no potential to materially affect the significance of the item. There are no currently no Site Specific Exemptions in place for the The Russell Hotel/Fortune of War Group, and none are currently proposed for this site.

Policy 15

Works must only be undertaken to the Russell Hotel/Fortune of War Group site and building with consent from the landowner and the required statutory approvals.

Policy 16

Works to The Russell Hotel/Fortune of War Group will fully comply with all the relevant PMNSW Policies applicable to development in The Rocks.

Guidelines

- Refer to the PMNSW Landowners Consent Supplementary Guide <http://www.shfa.nsw.gov.au/content/library/documents/A8D06A3F-0D3B-E978-A5AE5CA6EC529C01.pdf>
- All new work will comply with the PMNSW Policies including: Lighting, Signage, Disabled Access, Telecommunications, Commercial Outdoor Seating, and Building Ventilation Installation.
- Prior to the lodgement of applications and the commencement of works, the proponent is to liaise with PMNSW's heritage architect and obtain the consent of the PMNSW as landowner.
- PMNSW shall not give landowner's consent unless it is satisfied that an application is consistent with the applicable policies and will not result in adverse impact on the significance of the place within the overall context of The Rocks precinct.

- Undertake initial pre-application discussions with other consent authorities to determine requirements and nature of approvals.
- Refer to the City of Sydney's *Development Control Plan (DCP)* 2012 <http://www.cityofsydney.nsw.gov.au/development/planning-controls/development-control-plans>
- Refer to the NSW Heritage Council's *Standard Exemptions for Works Requiring Heritage Council Approval* <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/standardexemptions.pdf>

7.6 Current and Future Use

Background

The three buildings comprising the Russell Hotel/Fortune of War Group have been used continuously for the purposes for which they were built, or for very similar purposes, since the time of their completion. These purposes are:

- The Russell Hotel, 143–143a George Street: ground floor licensed premises/café/ restaurant with accommodation on the upper floors;
- 139–141 George Street: ground floor retail use with accommodation on the upper floors;
- The Fortune of War Hotel, 137 George Street: licensed hotel at ground floor level with accommodation on the upper floors.

This continuity of use contributes to the heritage significance of the group of buildings and reduces the pressure for change to their significant fabric. Over time, modifications to the buildings of The Russell Hotel/Fortune of War Group have been made to update them to contemporary needs, to provide improved facilities, to comply with building codes and to provide disabled access. However, the buildings (particularly The Russell Hotel and The Fortune of War Hotel) still retain a high level of intactness in their planning and detail.

The Burra Charter Articles 7 and 23 state that the uses of places, where they are of cultural significance, should be retained and that modifying or reinstating the significant use of a space may be appropriate.

While it is anticipated that the hotel/bar use of the Russell Hotel/Fortune of War Group will continue in the foreseeable future, to ensure the continued commercial viability of the buildings while maintaining their historic uses, alternative uses may be sought for particular spaces within the complex, particularly the retail tenancies. Such proposals should take advantage of the character of the different parts of the building, but not change the fabric to the extent that a former use is not recognisable; an inappropriate use can confuse the historic associations of The Russell Hotel/Fortune of War Group and this should be avoided. Statutory requirements may also determine the appropriateness or otherwise of a new space use.

Policy 17

Continued use of the Russell Hotel/Fortune of War Group as a group of commercial buildings is the preferred use, subject to approval.

Guidelines

- It is important to find occupants, tenants and accommodation uses that retain the heritage values and fabric of The Russell Hotel/Fortune of War Group.
- Adaptation of the fabric of moderate and little significance in the rear wing extensions are appropriate in order to continue the historic use of the building. These are discussed below, under Management of Significance.
- The introduction of new services and associated fittings in order to continue the viable use of the building as residential accommodation, or as part of an approved new compatible use, are to be carried out with the minimum of disruption to the fabric and spaces.
- Any new uses selected for the existing buildings shall adopt the principle of "loose fit", where the new use is adjusted as necessary to work within the available spatial and architectural configuration of the building, so as to avoid adversely impact on significant heritage fabric or spaces.
- Any commercial use can only be introduced where the exceptional significance of the building fabric is retained, and compliance requirements for accessible access and building codes can be met without

adverse heritage impacts. Refer to following policy sections 7.9 Building Code Compliance and 7.10 Accessibility.

- Interventions that are required for upgrading to building code compliance, servicing, or accessibility implications to accommodate a proposed new use are to be designed to minimise adverse impacts on heritage significance.
- If a proposed new use for a space would result in a negative impact on heritage significance, that use should not be supported.
- New insertions or interventions to historic fabric should be reversible.
- To maintain the viability of the existing uses of the buildings, upgrades of services and equipment should occur in existing service areas (for example in existing bathrooms and kitchens) in preference to areas of the buildings not currently used for services. The standard of fittings and fitouts in the existing private bathrooms can be enhanced to upgrade the standard of accommodation offered in the Hotel. New en suite bathrooms can be introduced subject to careful design that minimises impacts on significant fabric and spaces from the new services and fit outs and subject to approval.
- The three buildings of the Russell Hotel/Fortune of War Group should continue to operate as one hotel complex, with the ground floor retail/commercial spaces at 139 and 141 George Street operating separately.
- The original guest rooms of the complex should continue to be used as guest rooms, in particular the highly intact rooms 1.05, 1.06, 1.09, 1.16, 1.17, 2.05, 2.06, 2.09, 2.17 and 2.18 and relatively intact rooms 1.37, 1.41, 2.41 and 2.43.
- If a change of use is proposed for any of the significant rooms in the complex (Moderate, High or Exceptional significance), investigate the implications of the change from a structural and building code point of view to ensure that the proposed change will not result in unacceptable loss of significant fabric.
- New structures could be built on the roof terrace of The Fortune of War Hotel or on the flat roof area of The Russell Hotel where these are not visible from the public domain at street level. A roof terrace awning setback from the George Street façade of the Fortune of the War Hotel to minimise heritage fabric and visual impacts from George Street could be acceptable and subject to approval.

Fortune of War

- The Fortune of War Hotel should continue to be used as a licensed public hotel with main bar and lounges on the ground floor and guest rooms and facilities on the upper floors.
- The main bar space (G.24, see Figures 171–173) of The Fortune of War Hotel should continue to be used as a public bar.
- The sitting room (1.30, see Figures 191-193) of The Fortune of War Hotel should continue to be used as a shared space for guests.

Shops

- 139–141 George Street should continue to contain retail shops or service outlets at the George Street level. The upper levels of the building may continue to be used for guest accommodation or guest facilities.
- However, modification to significant building fabric to facilitate the viability of existing or proposed new uses (ie introduction of a new opening between The Push Lounge [G.12] and Shop G.13, or in the arched openings between Shops G.13 and G.18) could be acceptable as long as adverse heritage impacts are minimised and the works are reversible. Such works would be subject to approval.
- To facilitate flexibility in the operation of the shops, changes to existing retail tenancies could be made to enable the shops to be operated independently in the future, allowing for future independent leasing opportunities. These changes will need to be reversible, minimising adverse heritage impacts, and would be subject to approval.
- To facilitate any proposed change of use of the George Street retail tenancies to food and beverage outlets, the installation of a café kitchen could be accommodated with careful introduction of new services, building modifications and associated fittings to minimise disruption to the fabric and spaces. The reuse of existing services and services reticulation pathways is preferred. Grease traps that can connect to existing plumbing and servicing would be acceptable, but the new services required for the installation of a new commercial grade kitchen and exhausts would have unacceptable impacts.

Russell Hotel

- The Russell Hotel should continue to be used as a private hotel with a ground floor restaurant, café or licensed premises and guest rooms and facilities on the upper floors. Consistent with this guideline, the current wine bar space (G.11 and G.12, see Figure 42) should continue to be used for a publicly accessible café/restaurant or licensed premises.
- Uses that allow the reinstatement of original layouts of rooms should be encouraged. For example, if the dividing wall between spaces 1.13 and 1.14 of The Russell Hotel (see Figure 44) were removed, the form of the original hotel dining room would be reinstated.
- The bathrooms in spaces 1.15 and 2.16 should continue to be used as bathrooms. See Figure 44 and Figure 45.

7.7 Management of Significance

7.7.1 Conservation of Significant Fabric

Background

One of the key objectives of contemporary conservation practice is that the significant original fabric of the building or place is to be retained and conserved in order to preserve the essential integrity of the heritage resource for future generations. While any conservation activity will affect the building in some way, the aim - consistent with responsible re-use or management aims, is to minimise or eliminate the work and changes necessary.

Article 3 of *The Burra Charter* indicates that conservation is based on a respect for the existing fabric of a place and involves the least possible physical intervention in order not to distort the evidence provided by the fabric. Article 4 of *The Burra Charter* requires appropriate knowledge; skill and disciplines are applied to the care of the place.

Much of the building fabric of the Russell Hotel/Fortune of War Group both internally and externally, is of exceptional and high significance and must be treated with great care.

Policy 18

All original fabric and reconstructed fabric rated as being of exceptional and high significance must be conserved in accordance with recognised conservation principles and procedures included in the Australia ICOMOS Burra Charter 2013. Such conservation actions include maintenance, preservation and interpretation including restoration and reconstruction.

Alterations and change to the rear wing extensions are permissible for fabric of moderate or little significance, subject to approval. Refer to element specific policies in section 7.7.3 and also to Section 7.8 for policies on New Work in this CMP.

Policy 19

Features and fixtures associated with the site's historic original and early uses must be retained and preserved. Areas of significant fabric that are damaged or missing should be repaired and reconstructed when the opportunity arises. New fittings should be sympathetic to the place.

Policy 20

The conservation, adaptation and maintenance of The Russell Hotel/Fortune of War Group should be approached with the general Burra Charter principle of changing as much as necessary but as little as possible.

Policy 21

Fabric must be preserved and conserved in accordance with the relative significance of building elements listed in Section 5 and Element Specific Policies in Section 7.7.3 of this CMP.

Guidelines

- The significant form, fabric and spaces that comprise the architectural character of The Russell Hotel/Fortune of War Group along with the site, setting and archaeological resources are to be retained and conserved. Refer to the element specific policies in Section 7.7.3 of this CMP.
- Structural alteration to the building components, which impact on the integrity or significance of The Russell Hotel/Fortune of War Group are not to occur.

- Adaptation of the building's interior is to ensure that the original fabric or significant architectural and spatial features are retained and interpreted.
- The detailed requirements of any ongoing or new uses should not generate unacceptable impacts or changes to the existing fabric and is to respect and work within the existing architectural framework.
- Introduced fabric rated of moderate or little significance can be replaced, such as the periodic need to update kitchen and bathroom fit outs. Refer to Section 5, Section 7.7 and Section 7.8 of this CMP for further policies and guidance on managing.
- The 1980s alterations and additions to the rear of the Russell Hotel/Fortune of War Group are of lesser significance and can be demolished, removed, altered or adapted while ensuring there are no adverse impacts on the heritage significance of other more significant components of the building, including the overall setting of the building in Nurses Walk. Refer to Section 7.8 of this CMP for policies for New Internal and External Works.
- Handles, latches, knockers and locks are relics of the site's historic use that contribute to the special character of the building components and The Russell Hotel/Fortune of War Group as a whole are to be retained in situ.
- Fittings and fixtures should be reinstated where evidence of the original exists. Evidence may include such original fixtures on other doors windows throughout the dwellings. The retention and conservation of these features and fixtures should be considered as part of the design work for future adaptive re-use programs.
- Appropriate conservation works should maintain and reinforce the cultural significance of the building.
- Heritage NSW provides general advice as to the cause, treatment and remediation of deterioration in various traditional building materials. These publications can be sourced from the Heritage NSW website www.environment.nsw.gov.au.
- The treatment of hazardous materials should be documented and undertaken with a thorough understanding of the options for retention, encapsulation or removal.
- Old building fabric that is not causing any on-going deterioration of other fabric should not be repaired simply for visual reasons. The patina of age and the ability to demonstrate evidence of significant uses should be retained. The replacement of significant fabric should only be considered when deterioration cannot be retarded and it is beyond repair.
- The following table provides the recommended conservation treatment for the identified levels of significance associated with individual spaces, elements and fabric.

Significance	Recommendations for Management
Exceptional	Retain, conserve (restore/reconstruct) and maintain. Intrusive elements and fabric should be removed. Adaptation is appropriate provided that it is in accordance with <i>Burra Charter</i> principles and with the specific guidance provided in this CMP.
High	Retain, conserve (restore/reconstruct) and maintain. Intrusive elements and fabric should be removed. Adaptation is appropriate provided that it is in accordance with <i>Burra Charter</i> principles and with the specific guidelines provided in this CMP. There is generally more scope for change than for components of exceptional significance.
Moderate	Retain, alter or demolish/remove as required provided there are no adverse impacts on the heritage significance of the place. Sensitive alteration or demolition/removal may assist with enhancing the heritage significance of components of greater heritage significance.
Little	Demolish/remove when the opportunity arises while ensuring there are no adverse impacts on the heritage significance of other more significant components. Components that are actively contributing to the physical deterioration of components of higher heritage significance should be removed as a matter of priority.

Significance	Recommendations for Management
Intrusive	Demolish/remove when the opportunity arises while ensuring there are no adverse impacts on the heritage significance of other more significant components. Components that are actively contributing to the physical deterioration of components of higher heritage significance should be removed as a matter of priority.

7.7.2 Conservation of Significant Spaces

Background

The Russell Hotel/Fortune of War Group is of cultural significance and warrants conservation as part of the on-going use, ongoing management and future development strategy of the building. The current configuration and presentation, particularly as viewed from George Street, should be retained, including the location and the architectural integrity of the building in the setting.

Policy 22

The remaining original spatial qualities of the interiors of the three buildings and the architectural design and detailing of the George Street and Globe Street facades of the Russell Hotel/Fortune of War Group contribute to its significance and interpretation, and must be conserved as part of their on-going use, ongoing management and future development strategy.

Guidelines

- The existing plan form and principal rooms of the three buildings, particularly the Ground Floor public rooms, should be retained.
- Where original spaces have been modified by enlargement or subdivision, the original configuration should be acknowledged and interpreted.
- The elements that characterise the streetscape appearance of the Russell Hotel/Fortune of War Group, particularly on George Street, including the landmark roof forms, awnings and the distinctive variety of façade materials and colours, should be retained.
- The rear facades of the buildings in The Russell Hotel/Fortune of War are visible within the narrow confines of Nurses Walk. Historically, this space were not originally intended to be open to the public domain, however, since its construction in the 1970s, this area now has prominence within the context of the pedestrian pathways of The Rocks. The facades of the 1980s rear extensions of the The Russell Hotel/Fortune of War facing Nurses Walk are of little significance and can be modified or replaced in accordance with the policies and guidelines contained in Section 7.8: New Works Policies.

7.7.3 Element Specific Policies

Background

In addition to the general policies set out in 7.7.1 and 7.7.2, conservation policies for significant elements are set out in this section.

Policy 23

Surviving historic built fabric and other site elements are to be retained and conserved in accordance with the levels of significance identified in Section 5 of this CMP and managed in accordance with the Schedule below and in Section 8.0 of this report.

Guidelines

- The following schedule sets out recommended conservation policies for significant elements of The Russell Hotel/Fortune of War Group.

Conservation Policies for Significant Elements		
Element	Significance	Policies
EXTERIOR		
ATTRIBUTES and ARCHITECTURAL STYLE		
Russell Hotel and Historic Signage	Exceptional	Retain, conserve, maintain. See Policies 1 – 27 and Policy 56.
139-141 George Street and Historic Signage	Exceptional	Retain, conserve, maintain. See Policies 1 – 27 and Policy 56.
The Fortune of War and Historic Signage	Exceptional	Retain, conserve, maintain. See Policies 1 – 27 and Policy 56.
SITE		
The Rocks Conservation Area	Exceptional	Retain, conserve, maintain. See Policies 1 – 27.
First General Hospital	Exceptional	Retain, conserve, maintain. See Policies 1 – 27.
Historic George Street frontages (including reconstructed elements) and Globe Street thoroughfare;	Exceptional	Retain, conserve, maintain. See Policies 1 – 20.
Nurses Walk thoroughfare	High (retained use and role of historic blind service alley with 1970s extension as part of integrated walkway system within the Rocks).	Retain, conserve, maintain.
GEORGE STREET ELEVATIONS		
East Elevations Principal streetscape frontage characterized by distinct formal elements		See below
The Russell Hotel, 143A George Street	Exceptional (intact elevation) High (Reconstructed elements on Ground Floor frontage)	Retain, conserve, maintain. Retain, conserve, maintain.
Fortune of War, 137 George Street	Exceptional (intact elevation)	Retain, conserve, maintain.
139-141 George Street	Exceptional (intact elevation)	Retain, conserve, maintain.
139-141 George Street	High (Reconstructed elements on Ground floor frontage)	Retain, conserve, maintain.
REAR AND SIDE ELEVATIONS		
West Elevations		See below

The Russell Hotel, 143A George Street	Exceptional	Retain, conserve, maintain.
	Little (Window and doorway constructed between 1913 and 1943)	Demolish, remove.
	Intrusive (entrance formed during the 1970s, to allow access to a shop)	Demolish, remove.
Fortune of War Hotel, 137 George Street	Exceptional (Intact Elevation)	Retain, conserve, maintain.
	Little (Painted brick rear elevation with 1980s verandah addition)	Demolish, remove.
139-141 George Street	Little (Face brick elevation was constructed in the mid-1980s)	Demolish, remove.
South Elevations		See below
The Russell Hotel, 143A George Street	Exceptional (Intact elevation)	Retain, conserve, maintain.
	High (Awning reconstructed 1980s, Doorway opening dated 1913)	Retain, conserve, maintain.
	Moderate (Side door converted to window dated 1913)	Retain, alter, demolish/remove
	Intrusive (Entrance at the corner of Globe Street/ Nurses Walk dates from the late 1970s)	Demolish, remove, infill.
North Elevation		See below
Fortune of War Hotel, 137 George Street	Exceptional (Intact elevation)	Retain, conserve, maintain.
	Little (Painted brick elevation with 1980s verandah addition)	Demolish, remove.
ROOF-MAIN BUILDING AND REAR WINGS		
MAIN BUILDING		
The Russell Hotel, 143A George Street	Exceptional (Intact roof form)	Retain, conserve, maintain.
Fortune of War Hotel, 137 George Street	Exceptional (intact roof deck)	Retain, conserve, maintain.
139-141 George Street	Exceptional (Original 1882 original roof structure to the front section of the building)	Retain, conserve, maintain.
REAR WINGS		
The Russell Hotel, 143A George Street	Exceptional (Original hipped and gabled roof structure to the 1913 rear addition to the building).	Retain, conserve, maintain.

The Russell Hotel, 143A George Street	Little (The roof of the rear portion of the hotel is shallow-pitched, hipped and sheeted in corrugated metal, with intrusive mechanical plant installed on frames).	Demolish, remove.
Fortune of War Hotel, 137 George Street	High (The western section of the building has a skillion roof that falls to a gutter along the northern side).	Retain, conserve, maintain.
	Little (Hipped late 1980s metal roof over rear verandah).	Demolish, remove.
139-141 George Street	High (Rear 1882 portion of original roof structure to the front section of the building).	Retain, conserve, maintain.
	Little (Concrete slab roofs of rear mid 1980s extension)	Demolish, remove.
INTERIOR – GROUND FLOOR		
CELLAR and UPPER GROUND LEVEL		
C.03	Exceptional	Retain, conserve, maintain
C.01, C.02	Little	Demolish, remove, See Policy 28, 35-42.
Store and Hall UG.01, UG.02, UG.03, G.04	Little	Demolish, remove. See Policy 28, 35-42.
Lift	Intrusive	Demolish, remove See Policy 28, 35-42.
GROUND FLOOR		
Stair G.02	High	Retain, conserve, maintain
Lounge G.11, G.12	Moderate	Retain, alter, demolish/remove
Shops	Moderate	Retain, alter, demolish/remove
Bar G.23, G.24	Exceptional	Retain, conserve, maintain
Lounge G.25	High	Retain, conserve, maintain
Gaming Room G.26, G.27	Little	Demolish, remove. See Policy 28, 35-42.
Verandah G.28	Little	Demolish, remove. See Policy 28, 35-42.
G.09, G.10	Little	Demolish, remove. See Policy 28, 35-42.
Box Room G.06	Little	Demolish, remove. See Policy 28, 35-42.
Foyer G.05	Little	Demolish, remove. See Policy 28, 35-42.
Stairhall G.03	Exceptional	Retain, conserve, maintain

Stairhall G.01	Little	Demolish, remove. See Policy 28, 35-42.
Kegs G.17	Little	Demolish, remove
Store G.20	Little	Demolish, remove. See Policy 28, 35-42.
Access WC G.30	Little	Demolish, remove. See Policy 28, 35-42.
Fire Stair G.04	Little	Demolish, remove
Ambulatory Spaces G.08, G.07, G.29	Little	Demolish, remove. See Policy 28, 35-42.
Male WC, Female WC G.31, 32	Little	Demolish, remove. See Policy 28, 35-42.
Lift G.33	Little	Demolish, remove. See Policy 28, 35-42.
INTERIOR - FIRST FLOOR LEVEL		
Hotel Rooms/Suites		
1.05, 1.06, 1.09, 1.16, 1.17	Exceptional	Retain, conserve, maintain
1.41, 1.32, 1.33, 1.37	Moderate	Retain, alter, demolish/remove
1.19, 1.20, 1.21, 1.22, 1.23, 1.28, 1.43, 1.44, 1.45, 1.46	Little	Demolish, remove. See Policy 28, 35-42.
1.38, 1.40	Intrusive	Demolish, remove. See Policy 28.
Sitting Room 1.30	Exceptional	Retain, conserve, maintain
Office 1.14, 1.36	Moderate	Retain, alter, demolish/remove
Reception 1.13	High	Retain, conserve, and maintain
1.31	Intrusive	Demolish, remove
Bathroom 1.15	Moderate	Retain, alter, demolish/remove
Terrace	Little	Demolish, remove. See Policy 28, 35-42.
Stairhall 1.03	Exceptional	Retain, conserve, maintain
Stairhall 1.29, 1.39	High	Retain, conserve, maintain
Stairhall 1.07, 1.18	Moderate	Retain, alter, demolish/remove
Stairhall 1.01	Little	Demolish, remove. See Policy 28, 35-42.
WC 1.10, 1.11, 1.12	Little	Demolish, remove. See Policy 28, 35-42.
Fire Stair 1.04	Little	Demolish, remove. See Policy 28, 35-42.

INTERIOR - SECOND FLOOR LEVEL		
Hotel Rooms/Suites 2.05, 2.06, 2.09, 2.15, 2.14, 2.17, 2.18	Exceptional	Retain, conserve, maintain
Hotel Rooms/Suites 2.24, 2.26, 2.29, 2.32, 2.33, 2.34, 2.36, 2.37, 2.41, 2.43	Moderate	Retain, alter, demolish/remove
Hotel Rooms/Suites 2.20, 2.21, 2.22, 2.23, 2.25, 2.27, 2.38, 2.39, 2.46, 2.47, 2.48, 2.49	Little	Demolish, remove. See Policy 28, 35-42.
Hotel Rooms/Suites 2.30, 2.35, 2.42, 2.44	Intrusive	Demolish, remove. See Policy 28, 35-42.
EXTERIOR		
2.10, 2.13	Exceptional	Retain, conserve, maintain
2.07, 2.19, 2.28, 2.40, 2.07, 2.19, 2.28, 2.45	Moderate	Retain, alter, demolish/remove
2.45, 2.08	Little	Demolish, remove. See Policy 28, 35-42.
Stairhall 2.03	Exceptional	Retain, conserve, maintain
ATTIC LEVEL		
Laundry R.01	Exceptional	Retain, conserve, and maintain
Workshop R.02	Exceptional	Retain, conserve, maintain
Attic R.03	Exceptional	Retain, conserve, maintain
Stairhall R.03	Exceptional	Retain, conserve, maintain
ROOF		
Roof Deck	Exceptional	Retain, conserve, maintain
Concrete Slab	Little	Demolish, remove. See Policy 28, 35-42.
Void	Little	Demolish, remove. See Policy 28, 35-42.

7.8 New Works Policies

7.8.1 Integration of New Works

Background

The buildings of The Russell Hotel/Fortune of War Group are still being used for the purposes for which they were designed. Although they have been altered and upgraded to satisfy building regulation requirements and to suit contemporary accommodation needs, this continuation of use has had the fortunate effect of minimising the pressure for change to the buildings' planning and fabric. To maintain the viability of the existing on-going building uses, or to facilitate new compatible uses, building modifications and services upgrades will be required that do not adversely impact on the heritage fabric and spaces of the building. Refer to Sections 7.7.1 and 7.7.2 for policies and guidelines for the conservation of Significant Fabric and Spaces and Section 7.7.3 for Element Specific Conservation Policies. These sections, along with the The Gradings of Significance drawings in Section 5, give information that will guide proposals for alterations and additions to the building.

The amalgamation of the individual leases for the three buildings of The Russell Hotel/Fortune of War Group in the late 1980s has led over time to physical alterations that today make the buildings interdependent (refer to Section 2.5, Use). It could therefore be difficult to separate the group into the original three buildings but the opportunity to do this should be taken if possible.

The shops at 139 and 141 George Street are currently operated under separate, individual leases. If the tenants of the shops were to change, or if the shops were to be integrated into the Hotel lease, this could result in proposals for new fitouts or building works to the shops. Any such works would need to be reversible so that the shops could return to independent operation in the future if required.

The Burra Charter (Article 15) states that the contribution of all periods to a place must be respected, unless what is removed is of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance. It also states (Article 22) that new work may be acceptable where it does not distort or obscure the significance of a place and that new work should be readily identifiable as such on close inspection.

Because of the state significance of The Russell Hotel/Fortune of War Group and its external and internal intactness, scope for new external and internal works is limited. In general, no external alterations or additions should occur, except where major alterations have already been made, or for minor additions for services, where these can be concealed from public view. The rear wing of 139–141 George Street (also known as 30–32 Nurses Walk) is of relatively recent construction and of little significance. If the rooms in this addition were to prove unsatisfactory for contemporary standards, there would be an opportunity for this wing to be re-built, or partly re-built. This is the only area of the site where substantial internal alterations or an external addition (replacing the existing wing) would be acceptable.

The architectural design used for future alterations, additions and alterations should be clearly identifiable from that of the original extant fabric. New elements should also seek to be complementary to, rather than competitive with, significant fabric.

The Rocks is covered by the SCRA Scheme which has the status of an EPI under Schedule 6 of the EP&A Act. The SCRA Scheme comprises a series of Building Site Control Drawings which provide for the maximum height of buildings on any particular site, and which also specify permissible uses for a particular site or precinct.

The SCRA Building Site Control Drawing 'XXXVIII' (Figure 318) that includes The Russell Hotel/Fortune of War Group is inaccurate as it does not show the 1882 and 1921 buildings as existing historic structures. The drawing identifies the most recent rear additions as having development envelopes to 12m and 20m, i.e. of three to six storeys, which is not appropriate for the constrained context of Nurses Walk. The Site Control Drawing should be corrected and the permitted building envelope should be defined so as to allow for a 3 metre high envelope over the decks of the Fortune of War Hotel and Russell Hotel for appropriately designed awnings, if desired. The deck awnings would be set back from the parapet and public view, and subject to approval.

Policy 24

Alterations and additions should take place only where they will not have an impact on cultural significance. Generally, they should be planned only in spaces and for elements that have been graded as having Little Significance. Refer to the Gradings of Significance drawings and the Summary of Elements in Part 7 of this document.

Policy 25

The introduction of new fabric should be undertaken in such a manner that it does not result in a lessening of the cultural significance of the place. New work should, on close inspection, be identifiable as such and should, where possible, be capable of being removed without damage to significant fabric or spaces.

Policy 26

There should not be any further subdivision or partition of significant spaces (those graded as Exceptional, High or Moderate Significance). The exception is where the installation of a wall would re-establish an earlier or more significant plan form, or where the partitioning works are fully reversible.

Policy 27

Any new development should be carried out within the existing building envelope.

Policy 28

New work should be identifiable as a new layer within the building while complementing and responding sympathetically to the architectural form, layout and detailing of the space.

Policy 29

New work should be reversible and should be able to be removed without damaging significant fabric.

Policy 30

Future fitouts should not visually detract, through detailing or clutter, from the opportunity to experience the design and patina of the extant fabric. This extends to furnishings, artworks, internal signage and the like.

Policy 31

Period detailing should only be used to reconstruct removed or damaged elements and should be based on physical or documentary evidence.

Policy 32

No new works should be carried out that could impede the future division of The Russell Hotel/Fortune of War Group into the three original buildings that comprise it. The separation of the group into the original three buildings should be undertaken if the opportunity arises, where adverse impacts from the associated works are minimised and subject to approval.

Policy 33

It is recommended that the SCRA Building Site Control Drawing 'XXXVIII' be corrected to include the main buildings as historic structures and that the Building Site Control Drawing development envelope be reduced to coincide with existing building envelope with the option for a deck awning on the Fortune of War Hotel and the Russell Hotel (of appropriate design and subject to approval).

Guidelines

- Under current legislation (2020) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of consents and approvals – refer to Section 7.5 Ownership, Participation and Approvals - policies and guidelines.
- Where proposals for alterations provide opportunities to re-establish earlier or more significant plan forms, these opportunities should be taken. The construction of new works that could impede the future redivision of the Russell Hotel/Fortune of War Group into the three original buildings that comprise it is not permitted (ie building a lift shaft across a former bounding/party wall).
- To avoid the cumulative impact of incremental minor changes to the property it is important to understand previous changes to the significant fabric and spaces. Where there is evidence of previous adverse impacts, the assessment of the degree of impact should be assessed against the Statements of Significance in this Section 4 of this CMP. Proponents of changes to the property should be encouraged to aggregate proposals so that a consolidated and holistic assessment of impacts can be made.
- Modification to significant building fabric to facilitate the viability of existing or proposed new uses (ie introduction of a new opening between The Push Lounge [G.12] and Shop G.13, or in the arched openings between Shops G.13 and G.18) could be acceptable as long as adverse heritage impacts are minimised and the works are reversible. Such works would be subject to approval.
- Additional verandahs, balconies or roof top awnings can only be introduced where the design minimises adverse heritage fabric and visual impacts from public view, and subject to approval.
- Security grilles and flyscreens can be fitted to the windows and doors and should be fixed to the inside of the openings.
- Period detailing is to be used to reconstruct elements for which there is clear evidence of the original detail, either remaining in the fabric or in documents.
- Where there is no evidence of the original detail, it is not necessary or appropriate to invent a period detail unless the original character of the space is to be recreated and the new element is required to blend in.
- The different construction periods and architectural characters of the three buildings that comprise The Russell Hotel/Fortune of War Group should be respected in any detailing of new work in the complex. New details should not seek to unify the buildings and give them one character. Instead, they should seek subtly to interpret the three different buildings that make up the complex.
- New materials should be of a quality and finish comparable with the significance of the place.
- Interventions and additions should be readily identifiable and contemporary in detailing and material selection while remaining sympathetic to significant fabric and architectural character.
- New furniture items should be freestanding and self-supporting in their design and detailing.

- Partitioning of internal spaces, where appropriate, should be undertaken in a secondary manner, using partitions that can eventually be removed and which do not impact on the existing fenestration, finishes or details.
- Existing ceiling heights should be retained.
- Careful detailing is to ensure significant fabric is not damaged and allows for reversibility.
- New work should be identifiable as new work and not visually dominate over existing elements. New work is to be reversible and removable without damaging heritage fabric.
- Contemporary materials and design may be used for new work, and designed in a manner in which its location, form, scale, grain, colour and texture respond to the original fabric, spaces and facades.
- Minor alterations to the exterior of the building may be acceptable where these are concealed from view from the public domain, where alterations have previously been made or in areas of little significance.
- Internal and external fabric of little significance (including the 1980s rear wing of 139–141 George Street) can be removed and replaced with new fabric (including an external addition replacing the existing wing) that is sympathetic to original fabric, spaces and facades.
- Extensions to the building (including alteration or replacement of the rear wing and a new roof top awning) should be in accordance with the modified SCRA Building Site Control Drawing 'XXXVIII'.
- The Heritage Council's publication *Design in Context* should be consulted. It provides guidelines for the design of infill and additions to heritage buildings.

<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/DesignInContext.pdf>

139-141 George street

- Fitouts to the shops at 139 and 141 George Street should be designed with reference to the Fitout Guide for Commercial and Retail Premises in The Rocks.
- To facilitate any proposed change of use of the George Street retail tenancies to food and beverage outlets, the installation of a café kitchen could be accommodated with careful introduction of new services, building modifications and associated fittings to minimise disruption to the fabric and spaces. The reuse of existing services and services reticulation pathways is preferred. Grease traps that can connect to existing plumbing and servicing would be acceptable, but the new services required for the installation of a new commercial grade kitchen and exhausts would have unacceptable impacts.
- The two separate retail tenancies to the ground floor of 139–141 George Street should be retained and the two entrances to the George Street footpath should remain operational.

Russell Hotel

- The ground floor area of The Russell Hotel (G.11 and G.12) should not be partitioned, and new fitouts should be designed with reference to the Fitout Guide for Commercial and Retail Premises in The Rocks.
- The stair (G.02) leading from The Russell Wine Bar (G.12) to the first floor stairhall (1.02) and reception area (1.13) should be re-opened.
- The Globe Street side entrance to the ground floor of The Russell Hotel could be re-opened if desired.
- The remnants of the open verandahs/breezeway area at the rear of The Russell Hotel should remain legible in any proposed alteration.
- The dividing wall between The Russell Hotel reception area (1.13) and the office (1.14) could be removed to reinstate the plan of the hotel's original dining room if desired.
- The George Street entrances to the ground floor of The Russell Hotel (to spaces G.11 and G.12) should remain operational.
- En suite bathrooms can be introduced subject to careful design that minimises impacts on significant fabric and spaces from new services and fit outs.
- A new wing at the rear of 139–141 George Street (30-32 Nurses Walk), to replace the existing wing, which is of little heritage significance, could be considered. Any new building on this site should be no taller than the existing building and the building form should retain the existing internal courtyard so that the northern elevation of The Russell Hotel remains visible. If this section of the building were to be redeveloped, the

opportunity should be taken to reconfigure Fire Stair G.04/1.04/2.04 so that it does not protrude into the rear section of the Fortune of War Hotel (space 2.43).

- A new awning structure could be built on the roof terrace on the flat roof area of The Russell Hotel, where the design minimises heritage fabric and visual impacts from the public view, and subject to approval.

Fortune of War

- The three upper ground store rooms (UG.01, 02, 03 and 04) to the rear of The Fortune of War Hotel could be demolished and the original window opening to the dining room (in the location of the opening between G.27 and UG.04) reinstated if required.
- The George Street entrances to The Fortune of War Hotel (to spaces G.23 and G.24) should remain operational.
- The stair of The Fortune of War Hotel (G.03, 1.03) should be opened up between ground and first floor level to re-establish the circulation pattern of a traditional licensed hotel.
- The door leaves to the southern and rear walls of the main bar of The Fortune of War Hotel (space G.24) should be reconstructed.
- The roof level laundry building of The Fortune of War Hotel could be adapted for a different use as long as any adaptation respects the footprint and bulk of the existing built form and is not visible from street level. Any proposal for a changed use for the roof terrace would be subject to the impact of building servicing and building code compliance on the significant fabric of the building.
- A new awning structure could be built on the roof terrace of The Fortune of War Hotel provided that it was setback so as not to be visible from the public domain at street level.
- No development of the front awning of the Fortune of War Hotel as a first floor balcony for outdoor dining and drinking should be allowed.
- The enclosed verandah to the rear of The Fortune of War Hotel (G.28) could be removed or re-built if desired, but the sandstone shelf beneath the verandah is of Exceptional Significance and must be retained.

7.8.2 Integration of Services

Background

It is recognised that service and safety features need to be updated in heritage buildings and that future upgrades may be necessary. Limited minor changes to existing fabric for practical reasons such as the installation of new services, sustainability upgrades, and the need to meet statutory requirements, may be required in order to continue the viable use of the building.

The preferred approach is rather than adapting the building to suit the occupants, it is important to find occupants who are willing to live and use the heritage building and circumstances provided by The Russell Hotel/Fortune of War Group.

The installation of services is an intrinsic component of the contemporary functioning and viability of The Russell Hotel/Fortune of War Group. It is recognised that periodic upgrading of services within the building components will be required.

Services installations must be carefully designed to minimise adverse impacts on significant fabric and spaces. New services are to be designed to be unobtrusive, and should in preference be located in previously modified areas of the buildings, including the 1980s alterations and additions to the rear of 139–141 George Street.

Many of the spaces of The Russell Hotel/Fortune of War Group are already air-conditioned using split systems and it is understood that, for guest rooms, these systems are necessary. The main bar of The Fortune of War Hotel is cooled by ceiling fans only.

Policy 33

The extension or alteration of existing services in the property should in preference be located in previously modified areas of the buildings, and in the 1980s alterations and additions to the rear of 139–141 George Street. Extended or altered existing services must not have a detrimental impact on the significance of the building components, or as a whole and are subject to approval.

Policy 34

Remove redundant or intrusive service runs where possible. To minimise impact and loss of original fabric, the replacement of services, such as wiring and plumbing, must use existing service routes/ducts, or replace existing surface mounted services without damaging or removing fabric. Services must not discharge liquids (such as condensate) or gases that will cause damage to significant fabric.

Policy 35

New services must be installed inconspicuously without further damage to significant fabric and must be grouped together to minimise impacts. Any penetrations through heritage fabric for supply and waste pipes and mechanical ducts must be minimised, subject to approval.

Policy 36

Proposed locations for services must be clearly identified on all proposal drawings for new works.

Guidelines

- Under current legislation (2020) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of consents and approvals – refer to Section 7.5 Ownership, Participation and Approvals - policies and guidelines.
- Intervention into any building fabric should respect the integrity of the extant material, be carefully controlled, and be limited to that required by the proposed works.
- Limited intervention for exploratory or research purposes should generally be restricted to approved programs of re-use or upgrading of service areas and facilities.
- Any proposed upgrading of services should be carefully planned. An overall services strategy/plan should be completed before any upgrading of services, particularly air-conditioning systems, is proposed. The services strategy should plan for the consolidation and centralisation of services systems where possible, so that their impact on heritage significance is minimised. Any overall services plan should develop strategies for the reconfiguration of services so that as much as possible of the existing roof level plant can be removed. The preparation of schematic layouts is not sufficient: service routes must be planned so as not to damage significant fabric or disrupt significant spaces.
- Services should be rationalised and grouped to minimise their impact on significant spaces and fabric. Where possible, services should be consolidated into ducts so that they can be easily updated or removed without damage to significant fabric. Use concealed areas, for example ceiling and roof spaces of areas of Little Significance, or the external lightwells to The Russell Hotel and The Fortune of War Hotel, for running new services ducts where possible.
- Areas previously modified for services installations should be re-used in preference to modifying intact fabric, or within the 1980s additions and alterations.
- Any upgrading of services is subject to a proper approval process and will need an assessment of the impact of new services in a heritage impact statement.
- Services are to be surface-run as a general principle, as the chasing of walls or other significant fabric for service runs is not acceptable. This includes avoiding disturbance or excavation of potential archaeological deposits below floors. Where existing chases for services exist, they may be re-used for new services but they should not be enlarged.
- No externally mounted air-conditioning, ventilation equipment, water heaters, television aerials, satellite dishes, or service components are to be fixed to the building facades or visible from the street frontage, or Nurses Walk.
- Ceiling fans may be installed in the central light fittings with surface-run conduits or conduits through the ceiling spaces.
- Additional power points can be added to the skirting boards.
- Light fittings and switches are not significant and can be changed using existing outlets. It is not possible to add a false ceiling for down lights. Recessed downlights should not be installed in original ceilings.
- Exposed service pipes or wiring that are not traditionally surface run can detract from significant spaces, fabric or finishes. Where possible, these services should be concealed within ceiling, floor and wall cavities as long as this does not have a negative impact on the significance of building fabric and finishes.

- Brackets or fixings for services should not damage significant fabric. Where possible, they should be fixed to fabric of Little Significance. Fixings to face brickwork or stonework should only be made into mortar joints.
- The notching of timber members in the reticulation of services can adversely impact on the structural loading capacity. Any such solutions will require input from a Structural Engineer with demonstrated experience with heritage buildings.
- New plant installations, or extensions of the existing installations, on the roof terraces off the buildings are to be designed to minimise adverse visual and heritage impacts.

7.8.3 Fixtures and Fittings

Background

The intactness of the buildings of the Russell Hotel/Fortune of War Group are represented not only through their plan form but through their intact fixtures and fittings.

Article 10 of *The Burra Charter* acknowledges that contents, fixtures and fittings make a direct contribution to the cultural significance of the place. It is important to maintain their physical relationship with the place through retention in-situ. Any removal for the purposes of maintenance or conservation works should be carefully documented and managed to ensure accurate and timely reinstatement.

Policy 37

The significant fixtures and fittings of the Russell Hotel/Fortune of War Group should be retained and conserved in situ. They should not be removed, concealed by new fabric or fitouts or relocated to another space.

Guidelines

The following items should be retained and conserved in situ:

- The main bar of the Fortune of War Hotel (space G.24), including all the original features, fixtures and finishes such as the wall tiles, battened ceiling, counter timber wall shelves, picture rails and other joinery.
- All the marble, painted timber and marbled timber mantelpieces of the Russell Hotel/Fortune of War Group. The marbled finish to the mantle shelf in 1.13 (former Russell Hotel dining room) should be re-finished to match the original marbling to the remainder of the fireplace.
- The timber stairs to the Russell Hotel (G.02, 1.02 and 2.02) and the Fortune of War Hotel (G.03, 1.03 and 2.03). The stairs should not be reconfigured and the section of stair leading from the ground floor of The Russell Hotel (G.11) to the first floor should be re-opened.
- The intact joinery – door leaves, windows, skirtings, architraves, cornices and timber ceiling battens – to the buildings in the group.
- The intact door and window hardware that remains on some original doors and windows.

Any maintenance of the significant fixtures and fittings of the Russell Hotel/Fortune of War Group should be carried out by personnel experienced in the conservation of similar items. In particular, the finishes and fittings of the main bar of the Fortune of War Hotel should be conserved by appropriately qualified tradespeople.

Refer to CMP Section 7.8.2 (Integration of Services) for policies and guidelines for non-significant fixtures and fittings related to services installations.

7.9 Building Code Compliance

Background

The National Construction Code (NCC), incorporating the Building Code of Australia (BCA), has been adopted in NSW planning and building legislation as the technical standard for design, construction and operation of buildings. The NCC also includes the National Plumbing Code and is planned to incorporate other similar codes and Australian Standards by reference. The legislation is performance based providing a framework of Deemed-to-Satisfy Provisions, which cover established and acceptable practices, or flexibility to develop Alternative Solutions'.

The Commonwealth Disability Discrimination Act (DDA) makes it unlawful to discriminate against people on the grounds of their disability.

The preferred long-term use for The Russell Hotel/Fortune of War Group is to remain as commercial premises, as this will not require intervention for current code compliance.

If the Russell Hotel/Fortune of War Group building is required to be upgraded to comply with relevant building codes, key issues of BCA compliance such as fire resistance, egress provisions, and disabled access and facilities are to be addressed in ways that do not adversely impact on the significance of the building fabric, spaces and overall setting. It is essential that the cultural values of the building are not degraded by inappropriate responses to meet building code requirements.

Given the siting and nature of the building, upgrading to meet code compliance does not appear to be readily achievable without unacceptable impact on significant fabric. Therefore, alternative solutions need to be sought.

The approach to introducing services in the rear wings extensions is an appropriate response to introducing new work.

Refer to CMP Section 6.9.1 for more information on the application of the NCC in heritage buildings.

Policy 38

Approaches to compliance with building codes for the upgrading and re-use programs for the Russell Hotel/Fortune of War Group must focus on responding to the spirit and intent of the legislation, through alternative solutions, if strict compliance would adversely impact on heritage significance.

The buildings should not be used for any purpose for which upgrading requirements for building code compliance will result in unacceptable adverse impacts.

Guidelines

- Under current legislation (2020) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of consents and approvals – refer to Section 7.5 Ownership, participation and approvals - policies and guidelines.
- Conservation and on-going of future uses are not to place undue stress on the building fabric in order to meet excessive requirements of building code compliance.
- The NSW Heritage Council provides advice to government and private bodies to achieve acceptable solutions for building compliance. Further details about the Heritage Council's advisory services are available through the Heritage NSW website.
- Consultants should be encouraged to consider alternatives which present fewer physical and visual impacts but achieve the performance requirements of the Code through Deemed-to-Satisfy Provisions or Alternative Solutions.

Fire resistance

- Methods of complying with building code requirements which utilise fire or smoke detection and active fire suppression, wet sprinkler systems are preferred to those which respond literally to code requirements, that may require the addition of fire rated material, potentially obscuring extant finishes.
- Future upgrades of the buildings are to take into consideration any newly developed approaches for the implementation of fire safety standards that do not harm the existing significant fabric (through fire engineering analysis or the judicious use of intumescent paint finishes, for example).

7.10 Accessibility

Background

The Commonwealth Disability Discrimination Act (DDA) makes it unlawful to discriminate against people on the grounds of their disability. Section 23 of the Act requires non-discriminatory access to premises which the public or a section of the public is entitled or allowed to use.

Refer to Section 6.9.2 for more information on the application of the DDA in heritage buildings.

Policy 39

An equitable access solution is to be provided to all publicly accessible places on the site, with acceptable interventions that do not adversely impact on the significant building fabric and setting, subject to approval.

Guidelines

- Under current legislation (2020) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of consents and approvals – refer to Section 7.5 Ownership, participation and approvals - policies and guidelines.

- An equitable access strategy should be developed by professionals experienced in this field for the entire building. This will avoid piecemeal and incremental improvements and provide solutions that are appropriate to the buildings' heritage values and that are also reversible.
- The many floor level changes, narrow hallways and door openings in the buildings make the provision of equitable access throughout the building unlikely without extensive interventions, however there may be scope for sensitive circumscribed building interventions to provide accessible suites within the building.
- Reference should be made to the Heritage Council publication *Improving Access to Heritage Places* and *Access for All to Heritage Places* produced by the Heritage Council of Victoria.
- Any solution must not require major interventions into highly significant building fabric or any unacceptable and adverse impacts on the streetscape setting for The Russell Hotel/Fortune of War Group.

7.11 Setting, Views and Adjacent Sites

Background

The aesthetically distinctive townscape of The Rocks is characterised by a richly eclectic mix of residential, commercial, retail and tourism structures and uses, covering a similarly rich chronology of time periods from the mid-19th to the early 21st centuries. The distinguishing character of The Rocks is the combination of small buildings and the sandstone cliffs. The Russell Hotel/Fortune of War Group belongs to a larger, significant streetscape group of historic Victorian era commercial buildings interspersed with some early to mid-Twentieth Century infill buildings. This group of buildings runs along the western side of George Street between Globe Street and Argyle Street. The George Street facades of the buildings make an important contribution to this significant streetscape.

The setting for The Russell Hotel/Fortune of War Group includes the surrounding area required for the retention of significant views and the visual setting of the heritage item as shown in In keeping with the analyses of incorporates historic views of the buildings, and the later but now important views of the group along Nurses Walk.

Policy 40

The setting of the Russell Hotel/Fortune of War Group, as indicated in In keeping with the analyses of should be retained.

Policy 41

The significant views towards the Russell Hotel/Fortune of War Group indicated in In keeping with the analyses of should be maintained, being:

Key Views towards the Russell Hotel/Fortune of War Group

- Corner view of the Russell Hotel/Fortune of War Group, featuring the conical tower roof of the Russell Hotel (Figure 106),
- View from the west end of Globe Street towards the corner entry door of The Russell hotel (Figure 112),
- View south from George Street near the MCA building entry (Figure 111),
- View from First Fleet Park of the three facades, now obscured by trees (Figure 117),
- View up Globe Street from George Street (Figure 114).

Secondary views towards the Russell Hotel/Fortune of War Group

- View south from Nurses Lane of rear facades of The Russell Hotel/Fortune of War Group (Figure 115),
- View from Globe Street north up Nurses Lane (Figure 113).

Guidelines

- Views towards the buildings should not be further obscured by tree plantings or structures in the public domain.
- The width of Globe Street allows the side view of the Russell Hotel to be visible from the opposite side of George Street. This 'breathing space' between The Russell Hotel and 155 George Street should not be reduced or compromised by the construction of further structures.

7.12 Sustainability

7.12.1 Thermal Comfort in Heritage Buildings

Background

In 2009 the former Foreshore Authority (now PMNSW) adopted a Sustainability Policy. The Policy is currently being reviewed and updated. By 2020, PMNSW aims to reduce the carbon footprint of its precincts by 80% compared to 2001 levels and:

- reduce potable water consumption by 80 per cent compared to 2001 levels
- recycle or compost 80 per cent of all waste generated in its precincts
- procure 80 per cent of all products from recycled or sustainable sources.

In its aim for a socially inclusive and sustainable community PMNSW:

- Acknowledges its responsibility to protect heritage buildings and their cultural significance on behalf of the people of NSW.
- Aims to provide improved tenant amenity through improved air quality, comfort levels and natural light, in ways that support heritage considerations.

In line with this Policy PMNSW has adopted a Sustainable Development Fit-out Guide which aims to reduce the environmental impact of new construction and building fit-outs. It has been shown that the implementation of the measures outlined in the Fit-out Guide reduce operational costs and improve indoor environmental quality (IEQ) and occupant satisfaction.

Historically buildings were designed, constructed and sited to maximise the effectiveness of passive solutions, to provide for thermal comfort needs. Historic buildings also often have thermal properties that need little modification to maintain good thermal comfort levels for the majority of operational hours.

In addition to their high level of power consumption, the plant and servicing for air-conditioning systems to historic buildings can have an unacceptable impact on significant building fabric.

Many of the spaces of The Russell Hotel/Fortune of War Group are already air-conditioned using split systems and it is understood that, for guest rooms, these systems are necessary. The main bar of the Fortune of War Hotel is cooled by ceiling fans only.

Policy 42

All applications for building modifications and fit-outs are to demonstrate measures which work toward the objectives of the PMNSW's Sustainability Policy and are subject to approval.

Guidelines

- Under current legislation (2020) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of consents and approvals – refer to Section 7.5 Ownership, Participation and Approvals - policies and guidelines.
- Solar panels can be introduced to buildings and are to be mounted on roofs of the more recent additions to the rear of the buildings, so as not to be visible from the street frontages.
- The factors contributing to discomfort are to be identified and quantified before the development of any solutions.
- Sustainable and passive solutions are to be investigated and implemented and their effectiveness measured, before the need for mechanical ventilation to supplement existing passive measures, is considered.
- Proposals are to address the sustainability and conservation objectives of PMNSW's Policies.
- Mechanical solutions are to be designed to limit adverse impacts to the significance of the place.
- New plant installations, or extensions of the existing installations, are to be designed to minimise adverse visual and heritage impacts. Updating and replacing of existing mechanical plant should increase the efficiency and sustainability of the installation.

7.12.2 Passive Design Solutions

Background

Historically, buildings were designed, constructed and sited to maximise the effectiveness, using the seasons to provide for thermal comfort needs. Historic buildings also often have thermal properties that need little modification to maintain good thermal comfort levels for the majority of operational hours.

The Russell Hotel/Fortune of War Group has solid brick wall construction with enclosed sub-floor spaces and double-hung windows. The roof space is probably not adequately insulated. Were the roof adequately insulated, the building would be likely be able to provide a good standard of thermal comfort without much use of active solutions such as air-conditioning.

Studies have indicated that the implementation of passive measures can result in a 50% decrease in energy consumption within historic buildings. This figure is reflective of the inherent thermal properties of many historic buildings. The following measures should be considered in the development of building specific design solutions, with the potential impacts to both the interpretation of the building in the streetscape, and the potential impact to the fabric of the building evaluated.

Roof and ceiling insulation can reduce energy used in heating and cooling up to 45%, and can often be introduced with little impact on significant fabric. Some estimates indicate a summer heat reduction of up to 12 degrees from the introduction of ceiling batts alone.

Bulk insulation, which is inert, can most readily be introduced into existing ceiling cavities, although reflective and composite insulation should be considered if associated conservation works involve the replacement of, or extensive repairs to, roofs.

Technological advancements in glass tinting have seen the development of clear film which can keep out up to 60% of heat and 99% of ultra-violet radiation.

Air movement can play an important role in thermal comfort levels and is proven to be more energy efficient than air conditioning within a closed building envelope. Fans can be used when there is not sufficient air movement to maximise the effectiveness of natural ventilation. Fans which are used to enhance summer thermal comfort can also be used to de-stratify indoor air to save heating energy in winter.

Policy 43

The extension of the existing air-conditioning systems to new spaces in the buildings should only proceed where it can be demonstrated that passive solutions and the inherent properties of the building envelope cannot provide comfortable thermal environments, throughout the majority of the seasonal calendar and are subject to approval.

Guidelines

- Under current legislation (2020) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of consents and approvals – refer to Section 7.5 Ownership, Participation and Approvals - policies and guidelines.
- Ensure that ceiling fans do not adversely impact, visually and/or materially, on significant fabric such as ceiling roses, pressed metal, light fittings, etc.
- Select energy efficient products.
- Seek advice to ensure that the placement of fans does not result in chaotic air movement, low ceiling pressure zones against the ceiling and undifferentiated air pressure in other parts of the building.
- The thermal and acoustic performance of all windows in The Russell Hotel/Fortune of War Group can be upgraded in the following ways:
 - For windows not of exceptional significance, install thicker glass and adjust the counterweight on the mechanism within the window frame to allow for the increased weight of the new glass.
 - On the inside of the window, install an inner sheet of glass set in a timber or metal frame OR a sheet of plastic fixed with magnetic strips. Either option should be reversible and not be visible from the exterior.
- Insulation of the roof space can be placed at the level of the ceiling joists. When the roof is re-sheeted, insulation could be added to the level of the rafters using a breathable product.

7.12.3 Mechanical Solutions to Supplement Passive Design

Policy 44

Mechanical solutions, following the implementation and analysis of passive solutions, must be designed and selected in consideration of the heritage significance of the place, and the objectives of the Sustainability Policy. The design of mechanical solutions must be supported by an options analysis demonstrating that the proposal presents the least impact to the significant fabric of the place, and accounts for ongoing energy consumption and are subject to approval.

Guidelines

- Under current legislation (2020) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of consents and approvals – refer to Section 7.5 Ownership, participation and approvals - policies and guidelines.
- Gas and electrical fittings can be used in individual rooms including within the fireplaces.
- Ceiling fans may be installed in the central light fittings and in the rear wings.
- Mechanical systems should be designed to supplement existing passive measures. This will ensure that any necessary mechanical systems are not overloaded, operate efficiently and in turn reduce energy consumption.
- Careful system selection and implementation is integral to the success of any mechanical heating, cooling and ventilation (HVAC) system. This is even more critical with heritage buildings, where the impact of mechanical systems coupled with passive systems should be minimised for their visual and physical impact on the building.
- External reverse cycle air conditioning units for heating and cooling are to be designed and located to minimise adverse visual and heritage impacts.
- Refer to PMNSW Sustainable Development Fit-out Guide and the Green Building User Guide for criteria relating to the installation and alteration of mechanical ventilation systems.
- Where new mechanical systems or services are found to be essential, develop their design with a clear understanding of the buildings' significance, in order to avoid or minimise impact on significant spaces, elements and building fabric. Refer to the CMP policies, the RHMP, PMNSW Sustainability Policy and *The Burra Charter*.
- Consult PMNSW Sustainable Development Fitout Guide:
<http://www.shfa.nsw.gov.au/content/library/documents/973F4FD6-EAA9-CE3D-C298269C0B87BF80.pdf>

7.13 Archaeological Resources

Background

Archaeological relics are protected under the NSW Heritage Act, 1977

The Russell Hotel/Fortune of War Group and its site are identified in the Map of Archaeological Resources in The Rocks (in Appendix C of The Rocks Heritage Management Plan, 2010) as an area of archaeological sensitivity.

The s170 Heritage and Conservation Register listing for The Russell Hotel/Fortune of War Group sets out recommendations for managing archaeological resources on this site.

The potential archaeological resources from the early nineteenth century (Samuel Terry's development), if present with good integrity, would be of State significance. The sites of the Russell Hotel and Fortune of War Hotel have functioned as licensed premises and hotels from c.1830, and the shops and accommodation at 139-141 George Street have largely retained their function for the same period. Thus, the potential insight provided by the archaeological resource of the properties would make a substantive contribution to the continuity of function of the study area within The Rocks that may not be available from other sources. The potential resource is identified in Section 3.8, Figure 270.

Policy 45

Subsurface disturbance must be restricted where possible to reduce the impact on archaeological remains at this site.

Policy 46

Where works are proposed to be carried out in close proximity to probable archaeological relics that are able to be retained insitu, strategies should be put in place to ensure that construction work and/or heavy machinery does not disturb or damage those relics. Refer to Section 3.8, Figure 270 in this CMP.

Policy 47

Archaeological assessment by a suitably qualified and experienced archaeologist should be carried out in the site prior to the commencement of any works. The aim of this archaeological assessment is to gather information about the previous layouts and character of the site, to inform future conservation, interpretation and upgrading work, and to determine if any archaeological assessment or approvals are likely to be required.

Policy 48

An appropriate on-site investigation strategy (an archaeological methodology and Research Design) must be prepared and submitted to the NSW Heritage Council as supporting documentation for any excavation permit applications.

Policy 49

An application for an excavation permit must be made under Section 60 of the NSW Heritage Act 1977 for any proposed excavation works within the boundary of the place/study area.

Policy 50

All ground disturbance associated with future development of the site in areas previously not investigated through archaeological excavation must be undertaken in accordance with a Section 60 permit, or an endorsed exemption issued by the NSW Heritage Council and are subject to approval. The work must be, consistent with the proposed archaeological methodology and any conditions of the archaeological approval which may include archaeological monitoring or salvage excavation. The progress of such excavation work should be appropriately documented and undertaken by a qualified historical archaeologist who meets the Heritage Council Excavation Directors Criteria for works on State significant sites (in written and photographic form).

Policy 51

Suitable clauses should be included in all contractor and subcontractor contracts to ensure that onsite personnel are aware of their obligations and requirements in relation to the archaeological provisions of the NSW Heritage Act and obligations which need to be met under the National Parks and Wildlife Act 1974 relating to Aboriginal “objects” or relics.

Policy 52

In the event that historical archaeological relics are exposed on the site, they should be appropriately documented according to the procedures outlines in the archaeological methodology accompanying the application for an Excavation Permit. Should any unexpected archaeology be uncovered during the excavation works the NSW Heritage Council must be notified in accordance with Section 146 of the NSW Heritage Act. Works must stop and a suitably qualified and experienced historical archaeologist who meets the Heritage Council Excavation Directors Criteria for works on State significant sites is be brought in to assess the finds. Depending on the results of the assessment, additional approvals may be required before works can recommence on the site.

Guidelines

- The archaeological resource of the site is of State significance due to the early and ongoing occupation of the site. The site is identified in the Map of Archaeological Resources in The Rocks (Appendix C of The Rocks Heritage Management Plan 2010) as an area of archaeological sensitivity.
- Based on the significance of the site and the baseline archaeological assessment (Refer to Section 3.8, Figure 271) in this CMP, it is recommended that an archaeological assessment be undertaken prior to any ground disturbance on The Russell Hotel/Fortune of War Group.
- For the remainder of the site, there is moderate potential for below ground archaeological remaining in unexcavated areas; however, care should be taken so as not to disturb any potential archaeological resource below ground.
- Roof spaces and cavities between ceilings and floors often contain artefacts stored there or deposited by animals, or fallen through floor boards. These can provide valuable evidence of site occupation and should not be removed without consultation with the PMNSW's heritage staff.

7.14 Painting and Finishes

Background

Regular painting forms an essential part of maintenance for a number of building materials, especially timberwork, and can extend their service life.

The buildings of The Russell Hotel/Fortune of War Group were built at different times and have different architectural characters. The external and internal paint colour schemes would originally have varied from building to building, as they do today. The current external colour schemes are based on historic evidence. The exteriors of the buildings also include historic painted signage, and more recent signage that is based on historic precedent.

Policy 53

External colour schemes are to be consistent with historic schemes as identified by physical and documentary evidence. Existing external finishes to joinery and walls is to be maintained with the same paint type and finish in the existing colour scheme. The external colour scheme must only be changed based on research of early colour schemes and are subject to approval. Elements which are currently unpainted must not be painted or rendered.

Policy 54

Painting is to be undertaken without disturbance to or removal of earlier paint layers and should retain these layers except in instances where the surface is loose and flaking, blistering or chalking.

Policy 55

The acrylic finish to the internal walls and ceilings must be retained and maintained. All joinery must continue to be painted in gloss enamel. The internal paint colour schemes may be changed, subject to approval.

Policy 56

Retain and conserve painted signage in accordance with the strategy outlined for elements of Exceptional Significance in Section 7.7.3. If the signage needs to be repainted, the repainting should match the existing font and colours. If the name of the hotel changes, the current painted signs should be replaced with similar signs in the same locations as the existing signs. Refer to The Rocks Signage Policy 2009.

Guidelines

- Under current legislation (2020) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of consents and approvals – refer to Section 7.5 Ownership, Participation and Approvals - policies and guidelines.
- The proponent for any paint colour change, either the land owner or lessee, should undertake engage specialist heritage advice to research the original and subsequent colour schemes for the exterior and interiors.
- Continue the use of compatible exterior paint type and finish. Oil paint is to be used on the external joinery. Walls and joinery are not to be stripped prior to painting.
- On timber floors, a range of floor finishes are acceptable as long they do not require heavy re-sanding to be removed. Acceptable finishes include; natural Tung oil (not synthetic) and water-based sealants. A black Japan stain can also be used. Not acceptable are 2 pack epoxy and polyurethane finishes and liming.
- The internal colour schemes may be changed; however, the existing paint types should be continued.
- When preparing for the repainting of previously painted external surfaces, care should be taken to ensure that evidence of previous painted wall signs or decorative paint finishes (which may exist below existing painted surfaces) are not damaged. The ground floor external wall of The Russell Hotel originally had a painted marbled finish, and any evidence of this should be retained.
- Any proposed internal or external colour schemes should be informed by historic schemes and/or historic precedent.
- The different construction periods and architectural characters of the three buildings that comprise The Russell Hotel/Fortune of War Group should be respected in any proposals for repainting. Paint colour schemes, whether internal or external, should not seek to unify the buildings and give them one character. Instead, they should seek subtly to interpret the three different buildings that make up the complex.

- The early signage that has been revealed on the southern façade of The Russell Hotel (interpretive panel) and to the ground floor wall piers at the northern and southern ends of the George Street façade of 139–141 George Street are to be retained and conserved.
- Refer to *The Rocks Signage Policy* 2009.

7.15 External Signage and Lighting

Background

It is recognised that commercial and retail tenancy identification and external lighting are intrinsic components of the commercial use and viability of The Russell Hotel/Fortune of War Group as a whole. The signage and external lighting must not, however, have an adverse impact on significant heritage fabric or the overall character of the place.

The individual buildings that comprise the Russell Hotel/Fortune of War Group already have appropriately designed external signage. New tenants or changes of use will require new external signage. New external signage must not have an adverse impact on significant heritage fabric or the overall character of the place, and should be designed in accordance with *The Rocks Signage Policy* 2009.

Currently, the George Street facades of the three buildings of The Russell Hotel/Fortune of War Group are lit by under awning lights to the 139 and 141 George Street shops and The Fortune of War Hotel and by a single 'gooseneck' bracket fitting, main entry to The Russell Wine Bar (entry to space G.12). Other lighting of the façade is provided by light spillage from the internal spaces of the building.

Changes to lighting and external signage are to meet heritage requirements and requirements of the PMNSW and the City of Sydney.

Policy 56

Additional or alternative external signage and lighting, if required, must be in harmony with the overall character of the place, and complement the historic character of The Russell Hotel/Fortune of War Group and subject to approval.

Policy 57

Any future proposals for external signage and lighting should comply with relevant policies and technical guides of PMNSW.

Guidelines

- Under current legislation (2016) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of consents and approvals – refer to Section 7.5 Ownership, Participation and Approvals - policies and guidelines.
- All new lighting works are to comply with PMNSW *The Rocks Lighting Policy* 2013.
- Consult with the PMNSW for all proposed external and internal signage. All new or modified external signage must comply with *City of Sydney DCP* 2012, Schedule 6 – Signage in The Rocks.
- External and internal lighting and service runs are to be achieved with minimum intervention in significant fabric. Refer to policies in Section 7.8.1 of this CMP.
- Replacement fittings should be attached and use the existing power outlets.
- Recessed down lights are not permitted in areas of exceptional or high significance, as they are unsympathetic to the significant building characteristics and ambience.
- Fixings for signage and light fittings are to be non-ferrous in nature and they are to be located either in mortar joints or in previous fixing locations.
- Further lighting to the George Street, Globe Street and Nurses Walk facades of the buildings could be considered. Its design should be consistent with the policy above.
- Illumination should highlight the architecturally significant features of the façade, rather than floodlight the whole façade. Care should be taken to ensure that over-illumination does not occur.
- The light box to the ground floor, George Street façade of The Russell Hotel should be removed and the painted, rendered wall finish reconstructed.

- The early signage that has been revealed on the southern façade of The Russell Hotel (interpretive panel) and to the ground floor wall piers at the northern and southern ends of the George Street façade of 139–141 George Street are to be retained and conserved.

7.16 Ongoing Maintenance and Repair

Background

The nature of any building is that its fabric will deteriorate due to the effects of age, maintenance, weather, vegetation incursion and use. To ensure the on-going conservation of significant building fabric, a regular maintenance schedule is to be implemented, and should include regular inspections, and remedial actions where necessary, as outlined in Section 8.0.

One of the key objectives of contemporary conservation practice is that the significant fabric of a building or place should be retained and conserved in order to preserve the essential integrity of the building or place for future generations. Article 3 of *The Burra Charter* states that 'conservation work should be based on a respect for the original fabric, should involve the minimum interference to the existing fabric and should not distort the evidence provided by the fabric'.

While any building repair, alteration or conservation activity will affect the building in some way, the aim should be to minimise change to the building. In this way, the authenticity of the item will be retained as far as possible when changes are made or maintenance is carried out.

Adaptations of existing fabric for practical reasons such as installation of new services or the need to meet fire safety and other statutory requirements, may also be required.

This section provides the broad policies and guidelines for conserving the significant fabric of the buildings of the Russell Hotel/Fortune of War Group. The individual components and spaces of each of the group's three buildings have been carefully assessed to identify the differing level of contribution each makes to the significance of the overall site. Figures 306-315 in Section 5 provide graphic representation of the various levels of significance of the group's individual spaces and elements of fabric. Accompanying these diagrams are policies that outline how fabric of various grades of significance should be conserved. Section 7 also includes the Summary of Elements, which illustrates the individual elements that are significant and provides specific policies for their conservation.

Section 118 of the Heritage Act provides for the regulation of minimum standards for the maintenance and repair of State Heritage Register items. The minimum standards cover the areas of weatherproofing, fire protection, security and essential maintenance.

Policy 58

As a necessary minimum, the ongoing maintenance must include works that will ensure that each element retains its current level of significance, and not allow the loss of significance due to neglect or the deterioration of fabric, as required under Section 118 of the NSW Heritage Act minimum standards for the maintenance and repair for State heritage Register listed properties.

Policy 59

Changes to the building must be photographically recorded in accordance with NSW Heritage Council's guidelines for photographic recording. The record is to be submitted to PMNSW for archiving.

Guidelines

- Under current legislation (2016) any proposed development including alterations and additions on the site including repairs and maintenance, may require one or more of consents and approvals – refer to Section 7.5 Ownership, participation and approvals - policies and guidelines.
- The building fabric and services are subject to continuing care and maintenance by PMNSW, or any lessees under a lease agreement, or property owner, in accordance with the NSW Heritage Council's *Minimum Standards Of Maintenance and Repair*.
- In addition to regular maintenance activities, prompt preventative action and repair is to be undertaken as necessary as set out in section 8.0.
- The significant fabric of the Russell Hotel/Fortune of War Group is to be repaired in accordance with the recommendations outlined in Section 8.2.
- The significant fabric of the Russell Hotel/Fortune of War Group is to be maintained by the implementation of the short, medium and long-term maintenance program outlined in Section 8.3.

- Prevention and regular ongoing maintenance of fabric is essential to prevent continuing deterioration and the need for future widespread repair or reconstruction.
- Inspection and maintenance works should only be conducted by those with professional knowledge and demonstrated experience with heritage buildings and materials.
- All maintenance work and repairs are to be undertaken in using appropriate materials and skills to ensure that there is no negative impact on significant fabric.

7.17 Interpretation

Background

Interpretation of historic places can reveal long-term connections that underpin the cultural significance of a place. To "interpret" a historic place, in its geographic and physical setting, is to bring its history to life in order to increase the public's understanding, and, through this extended understanding, provide an enhanced perception of the significance of the place.

On the broadest level, the presentation of the Russell Hotel/Fortune of War Group and its original form and appearance, is a method of interpreting the building and its significance to the public. Due to much of the upper levels of the buildings being used as a private hotel, opportunities to interpret the history and the significance of the building to the general public are limited.

Some interpretation of the group of buildings has been provided; the interpretive panel on the Globe Street façade of the Russell Hotel draws attention to, protects and interprets an historic painted beer sign (see Part 7, Summary of Elements). There are, however, further opportunities for interpreting the history and significance of the buildings.

The Russell Hotel/Fortune of War Group site appears to retain few, if any, items of potential movable heritage significance. Nevertheless, there may be some items remaining that could assist with interpretation of the site's history and heritage.

Policy 60

The heritage significance of the Russell Hotel/Fortune of War Group can be interpreted by appropriate methods in a way which explains the building to the public, while respecting the privacy of the building's occupants through off-site interpretation.

Policy 61

Any interpretation project should be preceded by the preparation of an interpretation plan.

Policy 62

A comprehensive survey of the Russell Hotel/Fortune of War Group site should be undertaken to determine if any movable items of potential heritage significance have been retained. Any identified items of potential movable heritage significance should be retained in a weathertight and secure location and subject to a heritage significance assessment.

Guidelines

- The on-going asset management of the Russell Hotel/Fortune of War Group should include the development and implementation of an interpretation plan that reveals and communicates the cultural significance of the place.
- The ICOMOS International Cultural Tourism Charter should be taken into account in developing any interpretation strategy.
- PMNSW should continue to explore opportunities for and continue to provide off-site interpretation for the Russell Hotel/Fortune of War Group and the neighbouring precinct at nearby publicly accessible places, such as the Susannah Place Museum, The Rocks Visitor Centre and The Rocks Discovery Museum.
- The history, significance and setting of the Russell Hotel/Fortune of War Group can be highlighted in interpretive material, such as a walking guide, produced by PMNSW and made available through The Rocks Visitor Centre.
- Online visitor guides to The Rocks including information on the Russell Hotel/Fortune of War Group should be appropriately updated with new information.

- Ongoing research should be carried out in order to enhance the understanding of The Russell Hotel/Fortune of War Group. Such research should include actively collecting oral histories of people who have worked in and visited the buildings (either as bar or hotel patrons) in the past.
- Any identified significant items of movable heritage should be managed appropriately and in accordance with the NSW Heritage Council publication *Movable Heritage Principles*.

<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infomovable.pdf>

8.0 Implementing the Plan

This Conservation Management Plan has been prepared to provide guidelines for the conservation, re-use, interpretation and management of The Russell Hotel/Fortune of War Group and to ensure that the heritage value of the place is maintained and enhanced.

8.1 Minimum Standards of Maintenance and Repair

Standards that need to be addressed to assure the compliance of The Russell Hotel/Fortune of War Group with the provisions are those for *Inspection, Essential Maintenance and Repair, Weather Protection, Fire Protection and Security*.¹⁸³

To ensure compliance with the Minimum Standards of Maintenance and Repair for The Russell Hotel/Fortune of War Group, the following works need to be undertaken:

Minimum Standards of Maintenance and Repair Russell Hotel and Fortune of War Group
All Areas Generally
Work or Activity Required for Compliance with the Standards for: INSPECTION (Minimum frequency: every year)
Gutters and downpipes should be regularly inspected monthly and cleaned as required. Inspections should be made for cracks, rust, drips, loose or missing brackets, moss and stains. The presence of moss, stains and other organic matter could indicate a blockage.
The structure including internal and external walls should be regularly checked for cracks, leaning or subsidence. Cracks in walls, ceilings and in the structure generally should be monitored. Advice should be sought from a structural engineer if they change.
Inspection by a qualified and approved contractor should be undertaken to ensure there is no termite infestation.
Inspections should be made to ensure that items in the outdoor areas (at the front and rear of the building) do not block wall vents and sub-floor vents, or bridge damp proof courses. Items and leaf litter in the outdoor areas should be kept clear of walls and fencing at all times.
The storm water drains should be checked for blockages. The joints between the downpipes and storm water system should be checked to ensure that they are sound.
The roof should be checked for rust, missing or loose flashing near the chimneys and parapets. Loose fixings can be indicative of batten failure. Regularly remove rubbish and leaves from the roof.
Inspections should be made for paint deterioration including chalking, weathering, flaking, cracking, blistering, or staining.
Window and doorsills should be checked for damage and deterioration.
Inspection of holes and other areas around the eaves should be made to prevent birds nesting.
Work or Activity Required for Compliance with Standards for: ESSENTIAL MAINTENANCE & REPAIRS (Minimum frequency: every year)
Broken glass in windows or doors should be removed and repaired as soon as practicable with glass of the same thickness and type.
The correct operation of windows and doors should be checked, and adjustments or repairs made as necessary. This includes identifying and repairing damage to moldings, architraves, sills and thresholds as well as window sash cords. The integrity of significant items should be ensured in the course of any repairs or maintenance. Intrusive elements should be replaced with sympathetic ones.

¹⁸³ <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/info/minimumstandards.pdf>

Loose or missing screws in original locks, door handles, and other fixtures should be tightened or replaced with hardware of the same type and finish. Intrusive elements should be replaced with items that are sympathetic to the original structure.
Taps and other plumbing fixtures should be checked for drips and leaks and repaired promptly.
Electrical fittings and fixtures should be inspected for safety. Intrusive elements should be replaced with ones more sympathetic or less intrusive to the original style of the building.
Regularly remove rubbish and leaves from the roof, gutters and outdoor areas.
Carry out drainage inspection and cleaning for building light wells
Work or Activity Required for Compliance with the standards for: WEATHER PROTECTION (Minimum frequency: every year)
Windows and doors should be checked for water ingress to ensure water is not penetrating into the buildings.
Paving should be checked to ensure water drains away from the buildings.
Metal flashings and roof capping should be inspected for loose or raised fixings or wind distortion.
Windows and doors should be inspected to determine if they operate properly. This would include identifying damaged moldings and architraves, and decaying sills, and thresholds that might allow water ingress or trapping of moisture. Stains should be noted as this is indicative of flashing failure.
All stormwater drains and gutters should be inspected and cleared on a regular basis to avoid flooding during wet weather.
Work or Activity Required for Compliance with the Standards for: FIRE PROTECTION (Minimum frequency: every year)
All properties should be regularly checked for fire hazards such as rubbish, undergrowth and other combustible materials, and if found, should be removed from the site.
Smoke alarms compliant with Australian Standards (AS3786) should be installed and connected to the electricity supply.

Work or Activity Required for Compliance with the Standards for: ESSENTIAL MAINTENANCE AND REPAIR
Carry out essential maintenance and repair whenever necessary in order to prevent serious or irreparable damage or deterioration. Essential maintenance and repair may extend to (but not be limited to): foundations, footings, supporting structure; structural elements such as walls, columns, beams, floors, roofs and roof structures; exterior and interior finishes, details, fixtures and fittings; and systems and components (such as ventilators or ventilation systems) intended to reduce or prevent damage due to dampness.
Inspect for and undertaken appropriate action to control pests such as termites, rodents, birds and other vermin.

8.1 Schedule of Conservation Works

The Russell Hotel and Fortune of War Group, 137-143A George Street are generally in good condition and well maintained. In the short term, minor repair works listed in Section 8.2 are required. In the longer term maintenance should be undertaken as set out in Section 8.3.

Generally- All Buildings

The three buildings are in good condition. Repairs are required to address the deterioration of elements observed on each of the three buildings at 137-143A George Street:

137 George Street

Fortune of War façade:

- Repair cracked concrete slabs, arch, ledge;

- Repair render delamination and spalling to main façade parapets, façade bands and corbels;
- Repoint façade brick;
- Replace and repaint corroded steel elements (fascia, tension arms, tension arm connections);
- Inspect balcony tiling for water ingress and apply and/or repaint membrane
- Strip lead paint coating on façade
- Repaint façade
- Repairs to external doors and windows
- Repair and replace external light fittings as needed

139 George Street

Reconstructed shopfront façades and awning:

- Inspect water damage to reconstructed timber shopfront façades and awnings; Repair and make good
- Repaint facade

143A George Street

Original and reconstructed façade elements:

- Repaint facade

8.2 On-Going Maintenance

The on-going maintenance schedule refers to cyclical maintenance works to fabric that should be implemented by the Authority as part of the process of on-going management of the The Russell Hotel/Fortune of War Group. A record of when this work is performed, and any faults discovered, or repairs made should be recorded and kept alongside this maintenance schedule.

ON-GOING MAINTENANCE SCHEDULE			
Russell Hotel and Fortune of War Group, 137-143A George Street			
BUILDING OR SITE ELEMENT	EVERY YEAR	EVERY 2 YEARS	EVERY 5 YEARS
GENERALLY			
OVERALL BUILDINGS	Monitor condition, general cleaning. The property manager/tenant to identify, record and report any maintenance issues as they become apparent. Comprehensive timber pest inspection to be carried out yearly by a qualified technician and as specified in the Australian Standards.	Inspections to be carried out by an appropriately qualified representative of the Authority (with experience in the maintenance of heritage items)	Check security and general safety
EXTERNAL			
WALLS			
FACE BRICKWORK		Inspect condition Inspect for loose, fretted, broken brickwork or missing mortar in joints. Check for crumbling brickwork or	Monitor condition clean as required

		<p>surface salts indicative of damp.</p> <p>Ensure walls are straight and true. Inspect surfaces for signs of cracking or subsidence.</p>	
SANDSTONE WORK		<p>Monitor condition</p> <p>Inspect for loose, fretted, broken stonework or missing mortar in joints around windows, doors, along flashings and on cornices or other projections.</p> <p>Inspect for signs of delamination that can affect the soundness of stone. Inspect for damp and its likely source e.g. Rising/falling.</p>	Clean and repair as required
PLASTERWORK/ RENDER	Inspect all areas for deterioration and damage		
PAINTWORK	Check for damage or deterioration.		
EXTERNAL ELEMENTS			
TIMBER WINDOWS, DOORS	<p>Inspect for weathering and potential decay. Check paint coatings and finishes to ensure they are adequate.</p> <p>Inspect for loose, damaged or weathered timberwork including sashes, mouldings, architraves, stiles, sills. Check that move freely.</p> <p>Check all doors for operability; ensure hardware is intact and operational. Check for signs of weathering, damage or decay.</p>	<p>Inspect condition, paintwork and working order</p> <p>Check all windows for operability; ensure hardware is intact and operational. Check internal faces around windows for stains that can indicate failed flashing.</p> <p>Inspect for paint deterioration, failure or damage.</p>	<p>Repair and repaint as required</p> <p>Inspect for paint deterioration, damage and weathering.</p>
WROUGHT IRON ELEMENT DECORATIVE BRACKETS		Inspect for damage or deterioration.	

STORMWATER DISPOSAL			
GUTTERS, RAINWATER HEADS & DOWNPIPES	<p>Monitor condition and clear</p> <p>Ensure birds are not nesting on or around downpipe offsets. Clear guttering and downpipes of any blockages. Ensure gutters are not sagging and fall to downpipes. Ensure leaf guards to outlets, rainwater heads and sumps sit correctly and are clear of debris. Check for organic growth, moss or stains around downpipes. Investigate source of damp if moss or staining detected. Inspect gutters and downpipes for cracks and loose or missing brackets. Repair /replace to match existing as necessary.</p>	<p>Ensure downpipes are not dented, damaged or restrict water flow. Ensure connection to storm water system is sound and clear of debris.</p>	Repair as required
ROOFING			
ROOF SLATING	Monitor condition, repair as required		
ROOF SHEETING	<p>Inspect all roofing. Remove and replace corroded or otherwise terminally damaged roof sheeting. Inspect underlying structure for damage and repair as necessary.</p>		
FLASHING AND CAPPINGS	<p>Monitor condition, repair as required</p> <p>Investigate whether chemical incompatibility between the flashings and the roof sheeting has caused damage or discolouration of the roof sheeting. Check effectiveness of damp-proof courses and flashings and replace damaged sections.</p>		
PARAPETS, CAPPING	Inspect and repair/restore when necessary.		

ON-GOING MAINTENANCE SCHEDULE			
Russell Hotel and Fortune of War Group, 137-143A George Street			
BUILDING OR SITE ELEMENT	EVERY YEAR	EVERY 2 YEARS	EVERY 5 YEARS
INTERNAL			
GENERALLY			
TIMBER FLOORS	Monitor condition		Repair as required
RENDERED BRICK WALLS	Inspect for damp and water penetration. Investigate source and repair where necessary. Monitor all cracks.	Monitor condition	
PLASTER CEILINGS	Inspect for damp or water penetration, bowing or warping. Repair as necessary ensuring that significant elements are conserved.		
CORNICES AND OTHER CEILING TRIM	Inspect for damage, clean and repair as necessary.		
JOINERY (skirting, windows & doors)	Check all doors and windows for operability; ensure hardware is intact and operational.		Monitor wear
PAINTWORK	Inspect for deterioration or damage. Where necessary reapply paint avoiding build-up of paint on timberwork in particular on sashes and door leaves. Clean and apply top coat or remove paint and apply two top coats if required.		
TIMBER STAIRCASE	All timber elements (including structural elements) are to be inspected individually for damage or deterioration where accessible. A heritage specialist should be consulted about the replacement or repair of any elements. Check for integrity of damp and termite barriers.	Monitor condition	Repair and refinish as required
TIMBER FLOOR and ROOF STRUCTURE			
FLOOR BOARDS			
JOINERY			

SERVICES

AIR- CONDITIONING	Inspect. Repair as required.		
ELECTRICAL	Inspect. Repair as required. Ensure all internal wiring is in good condition and has been installed by a qualified electrician and in compliance with Australian Standards. Inspect for damage to electrical fittings and fixtures and ensure that they have been installed in compliance with Australian Standards		
HYDRAULICAL PLUMBING AND DRAINAGE	Inspect. Repair as required. Inspect for deterioration and damage to pipework, fittings and fixtures.		

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www.environment.nsw.gov.au

Place Management NSW

www.property.nsw.gov.au/heritage-role

Noel Butlin Archives Centre, Australian National University

www.archives.anu.edu.au/nbac/html/

10.0 APPENDIX A ARCHAEOLOGY