


## Heritage Inventory Sheet

<b>Recommended Name</b>	Auburn Hotel		
<b>Site Image</b>			
<b>Address</b>	43 Queen Street, Auburn NSW 2144		
<b>Lot/Section/DP</b>	200	-	1153484
<b>Heritage Study ID</b>	HS25		
<b>LEP ID</b>	Not currently included on the Cumberland LEP		
<b>Heritage Conservation Area</b>	Not included		
<b>Date Updated</b>	January 2021		
<b>Significance Level</b>	LOCAL		
<b>Site Type</b>	Level 1	Built	
	Level 2	Commercial	

## Curtilage Map



## Statement of Significance

The Auburn Hotel is of local significance for its historic, aesthetic, social and representative heritage values. The building is historically linked to the commercial and residential development that Auburn experienced in the 1920s and again in 1960s. The Auburn Hotel is likely of social significance to the local community as a popular place of gathering and meeting. This is demonstrated through its continued use. The building is of high aesthetic value as an intact Post-War building, designed in the architectural style known as the Post-War International Style. This is demonstrated through the retention of much of the original fabric and detailing, and enhanced by the by the remnant Federation features, art deco motifs and prominent corner location within the urban landscape. The hotel demonstrates representative qualities of an intact and well maintained Post-War International Style building characterised by the use of contrasting irregular rectangular shapes and textures on a smooth wall surface with repetitious use of Corbusian window motifs.

### Criteria Assessment

a) Historic	The building is historically linked to the commercial and residential development that Auburn experienced in the 1920s and again in 1960s. The original Auburn hotel was built in 1914 and partially demolished and rebuilt in 1969.
b) Associative	Auburn Hotel is associated with Gregory Keighery, who was the licensee of the hotel by 1920 and until 1930 when he built his own hotel, Keighery Hotel in Auburn. Although the Auburn Hotel is associated with the owner of the Keighery Hotel in Auburn, the item does not meet this criterion.

c) Aesthetic/Technical	The item is of high aesthetic value as an intact Post-War building, designed in the architectural style known as the Post-War International Style. This is demonstrated through the retention of much of the original fabric and detailing. Key features include the contrasting irregular rectangular shapes and textures on a smooth wall surface with repetitious use of Corbusian window motifs which are retained.
d) Social	The Auburn Hotel is likely of social significance to the local community as a popular place of gathering and meeting. This is demonstrated through its continued use.
e) Scientific	The item does not meet this criterion.
f) Rarity	The item does not meet this criterion.
g) Representativeness	The hotel demonstrates representative qualities of an intact and well maintained Post-War International Style building characterised by the use of contrasting irregular rectangular shapes and textures on a smooth wall surface with repetitious use of Corbusian window motifs.

### Physical Description

The Auburn Hotel was originally built in 1914 and partially demolished in 1969 when it was rebuilt in the Post-War International architectural style. There are some remnant Federation features dating to its 1914 construction along the lower façade. The building features masonry brick walls with a hipped roof clad with terracotta tiles and three projecting hips to the south.

The Post-War elements of the upper facade are characterised by the use of contrasting irregular rectangular shapes and textures on a smooth wall surface with repetitious use of Corbusian window motifs. The use of an exterior sun control device (e.g. awning) is typical of this period and style, which is demonstrated on the upper facade with the pressed metal awning above the metal framed casement windows. Most awnings appear to remain in their original place, although weathered, with only one replaced with a fabric awning on the north elevation. The contrasting irregular shaped parapet is clad with tiles and features weathered painted concrete sills and capping. Brickwork on the upper façade contains three single brick, string courses on the north elevation and uses and uses darker bricks between the windows.

The signage on the upper north elevation that reads 'AUBURN HOTEL' uses a typeface with art deco styling, that is characterised by the use of bold geometric shapes separated by a thin line.

A large curved cantilevered metal awning extends along the west and north elevations of the hotel and is affixed to the building by tensile bracing. The awning features painted pressed metal sheets on the underside with lighting that likely dates to the c.1969 renovation. The awning is highly intact, although has lost painted features along the metal fascia.

The façade below the awning is a more modern and modified space with a contemporary paint scheme, signage, and glazed windows. Remnant Federation features evident are located on the north and west elevations fronting Queen Street and Civic Road, although these openings have converted doorways into windows.

Auburn Hotel is located in a highly urban landscape on the corner of Civic Road and Queen Street. Although overshadowed by the Auburn medical centre at the rear, the item remains visually prominent when viewed from Civic Road, Queen Street and Auburn Road. The street trees will eventually grow to visually obscure the building however they do not negatively impact the aesthetic of the building.

The condition of the Auburn Hotel is considered fair. The pressed metal awnings and painted concrete on the upper façade show signs of deterioration that can be remediated with the application of protective coatings.

<b>Condition</b>	Good	Fair	Poor
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### Alterations and Additions

- Partial demolition and rebuild in 1969
- Modified window and door opening along the lower façade
- Glazed windows along lower façade\*
- Replaced metal awning with fabric awning on north elevation
- New paint scheme along lower façade

The building is considered to retain a high level of integrity. The modifications represent minor alterations and addition to the hotel.

<b>Integrity</b>	<b>High</b>	Moderate	Low
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\* *element detracts from the overall cultural significance of the place*

### Historical Notes

Construction years	1914; rebuilt 1969
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#### Auburn

The land which forms part of the modern suburb of Auburn was first developed the 1790s, when a track from Sydney to Parramatta was first developed and early land grants were given to free settlers and ex-convicts in the area. Most early land grants were small, measuring between 30-100 acres and were awarded to people such as Edward Gould, Henry Marr, Thomas Bates and John O'Donnell. Larger grants were given to established merchants and officials, such as James Chisholm, a merchant, who received a 600-acre grant, and Joseph Hyde Pots, who was given 410 acres.

In 1855, the first railway line from Sydney to the Parramatta Junction allowed for suburban development around the area. The suburb of Auburn developed in the 1860s-80s from the subdivisions by John Yelverton Mills near the railway station. Mills named the suburb after the village in Oliver Goldsmith's poem 'The Deserted Village'. During this period, several main roads were built through the area and by 1880 it was reported that there were about 40 residences and a population of 200 people living in Auburn. By 1912-13, Auburn had established itself as suburb with the 11th largest number of new buildings in the metropolitan area for that year, with 268 approvals.

From the 1870s, industrial development had a significant impact on Auburn's development. This process began in the 1860s when the New South Wales government began buying small lots of railway rolling stock locally. Some notable industries that came to Auburn include Henry Vale & Co. who built locomotives around Auburn, car and tractor maker Caldwell Vale, and Purcell Engineering. As the area was known for its clay-based soil, pottery and brickmakers flourished in the area. Examples include the Auburn Brick and the Tile & Pottery Company who took over Duck River Brickworks.

#### Auburn Hotel

The original Auburn Hotel was built in 1914. In 1969, the exterior of the building was partially demolished and the exterior redesigned in the Post-War International Style. The Auburn Hotel, which was established as early as 1886 when it was first noted in the Sands Directory with proprietor W. Steele, appears to have been rebuilt and owned by a Mr Keogh. Gregory Keighery was the licensee by 1920 and until 1930 when he built his own hotel to the corner of Rawson and Station Streets in 1932, known as Keighery's Hotel.

The Auburn Hotel was a popular pub in the local area. With the introduction of 6pm closing the phenomenon known as the 'six o'clock swill' emerged. Approximately 90% of beer was consumed between 5pm and 6pm in the frenzy of drinking that occurred before the pub closed. Pubs were inundated with a rush of workers between the hours of 5pm and 6pm.

The re-built Auburn Hotel in 1969 was designed in the Post-War architectural style known as the International Style with some remnant Federation features and art deco motifs. The hotel remains in use today.

Recommendations					
Heritage Management		Existing Built and Landscape Elements		Future Development and Planning	
1. Include this item as a new heritage listing on the LEP.	X	6. Original fabric is highly significant and should be maintained.	X	12. Alterations and additions should respond to the existing pattern of development, with careful consideration of the setting (form, scale, bulk, setback and height).	X
2. Include this item's listing as part of or as a Heritage Conservation Area.		7. Unsympathetic alterations that detract from the cultural significance of the item should be removed.		13. New alterations and additions should respect the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X
3. Consider additional research to nominate this item for the State Heritage Register.		8. Maintain heritage landscape elements and schemes.		14. Future uses for this item should be compatible with its historical functions/associations.	X
4. The heritage curtilage for this item should be revised/reduced.		9. Maintain the existing setting of the heritage item, informed by the historic pattern of neighbouring development (form, scale, bulk, setback and height).			
5. Not recommended for inclusion on the LEP.		10. Maintain the historic aesthetic/character of the item and area (e.g. paint scheme, materiality, style, landscape elements).	X		
		11. The condition of this item is poor. Condition and maintenance should be monitored.			

Other recommendations and/or comments:

- Should the future opportunity arise, there is the potential to reinstate the name of the pub along the metal awning fascia.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Auburn Hotel	HS25
National Trust Australia Register	N/A	-

## Other References

- Kass, T 1996, Auburn Heritage Study Draft Final Report. Volume 2 Historical Context Report. Sydney: Auburn Council.
- Kass, T 2008, Auburn, retrieved 27 March 2019, <https://dictionaryofsydney.org/entry/auburn>

## Limitations

1. Access to all heritage items was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not assessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. Unless additional research was required, historical research for all heritage items was based on existing information in the Cumberland Heritage Study Stage 1 2019 prepared by Extent Heritage.

## Additional Images



View from corner of Queen and Civic Road.



Detail of upper façade on west elevation fronting Queen Street.



Detail of Art Deco inspired sign. Located on north elevation



Detail of rear building from Civic Road.





Detail of north elevation.



View towards Queen Street of awning ceiling.



Source: Caroline Simpson Library and Research Collection, 'Exterior view of the Auburn Hotel with men queuing outside, 2 August 1952' New South Wales. Police Dept. Chalson, Eric Olaf, 1920-1969. 52/1267. Image No. 33318.



Source: Flickr, Auburn Hotel 2008.  
<https://www.flickr.com/photos/29029178@N03/3014576785>