Heritage Inventory Sheet

Recommended Name	Melton Hotel
Site Image	
Address	135 Parramatta Road, Auburn NSW 2144

Lot/Section/DP	1	-	82899

Heritage Study ID	HS22
LEP ID	Not currently included in the Cumberland LEP
Heritage Conservation Area	Not included
Date Updated	January 2021
Significance Level	LOCAL

Site Type	Level 1	Built
	Level 2	Commercial

Curtilage

Statement of Significance

The Melton Hotel is of local significance for its historic, aesthetic, social, rarity and representative values. Historically, the hotel was built in c.1928 for Albert James Martineer in the vicinity of his father's hotel of the same name which had been forced to close in 1914. It is historically significant as one of the few hotels servicing both the north of Auburn and Silverwater at the time. The location of the hotel is historically linked commercial and residential development that Auburn experienced throughout the early twentieth century and into the Inter-War Years.

The Melton Hotel is likely of social significance to the local community as a popular place of gathering and meeting which is demonstrated through its continued use. The building is of high aesthetic value as an intact Inter-War period hotel designed in the with reference to an earlier architectural style known as the Federation Anglo-Dutch Style. This is demonstrated through the retention of much of the original fabric and detailing, and enhanced by the remnant Federation features, Anglo-Dutch styled motifs and prominent corner location within the urban landscape. The hotel demonstrates representative qualities of an intact and well-maintained Anglo-Dutch style hotel and is considered a rare example of this architectural style in the Cumberland LGA.

Criteria Assessment

a) Historic	The hotel was built in 1928 for Albert James Martineer in the vicinity of his father's hotel of the same name which had been forced to close in 1914. It is historically significant as one of the few hotels servicing both the north of Auburn and Silverwater at the time. The location of the hotel is historically linked commercial and residential development that

		Auburn experienced throughout the early twentieth century and into the Inter-War Years.
b)	Associative	The item does not meet this criterion.
c)	Aesthetic/Technical	The building is of high aesthetic value as an intact Inter-War period hotel designed in the with reference to an earlier architectural style known as the Federation Anglo-Dutch Style. This is demonstrated through the retention of much of the original fabric and detailing, and enhanced by the remnant Federation features, Anglo-Dutch styled motifs and prominent corner location within the urban landscape.
d)	Social	The Melton Hotel is likely of social significance to the local community as a popular place of gathering and meeting which is demonstrated through its continued use.
e)	Scientific	The item does not meet this criterion.
f)	Rarity	The hotel is considered a rare within the Cumberland LGA as an Inter-War period hotel heavily influenced by the Federation Anglo-Dutch style.
g)	Representativeness	The hotel demonstrates representative qualities of an intact and well maintained Anglo-Dutch style hotel.

Physical Description

The Melton Hotel is an Inter-War period hotel which has been heavily influenced by the Federation Anglo-Dutch and Arts and Crafts Styles. It addresses the corner of Parramatta Road and Station Road and adjoins a small commercial store to the west. The two-storey hotel has been designed in a U-shape and has a Marseilles tiled hipped roof with one face-brick chimney to the rear. The hotel is surrounded by a metal curved, cantilevered awning. The awning has string lights on the underside, and there have been word painted to the fascia with 'Melton Hotel' visible at the corner. There is modern signage attached to the building.

The hotel has a two unique façades, one fronting Parramatta Road, which is surrounded by a small carpark, and another fronting Station Road. The façade to Parramatta Road has two parapeted cape Dutch gables each with central round louvered vents and rendered edge and string courses. Between these gables is a central bay window that sits slightly lower on the second storey. The bay window is decorated with a painted timber shingle skirt and has a hipped tiled roof that extends from the main roof. Three timber framed double-hung sash windows with three vertical panels in the upper sash flank the central bay window. The colour scheme of this façade consists of grey string courses and shingles and deep red to the window frames.

The façade to Station Road has two projecting gables each with a half-timbered effect in each gable. Between these gables is a central bay window that sits slightly lower on the second storey and is decorated with painted timber shingle skirt and has a hipped, gabled tiled roof that extends from the main roof. A series of timber framed double-hung sash windows with three vertical panels in the upper sash flank the central bay window. The colour scheme of this façade consists of grey timber details with deep purple upper gable and window framing.

On the lower façade below the awing the hotel retains its original glazed tiled walls and early/original doors. There are several double leaf timber-framed doors each with side light and rough glass top light. Interspersed between the doors are large single paned windows with side lights and rough glass top light. Along Station Road, the original double-hung sash windows have been infilled. A paved concrete footpath surrounds the building.

From aerial photographs the hotel has been heavily altered and infilled throughout the original internal courtyard area and to the rear. There is a small single storey extension along Station Road to the rear of the building. To the rear of the hotel there is a large carpark which was added in the c.1970s and extended in the c.2000s.The extension of the carpark falls out of the heritage curtilage and is of no significance. Several trees line the northern end of the carpark which are of no heritage significance.

The Melton Hotel is in an excellent condition and is considered to be well-maintained and intact besides some minor impacts to the fascia on the metal awning and some peeling paint.

Condition	Good	Fair	Poor

Alterations and Additions

- Concrete carpark*
- Rear extension
- Internal courtyard highly modified*
- Modern signage*
- Tiles and brickwork have been replaced when broken

The Melton Hotel exhibits a high degree of integrity with much of the original fabric retained and sympathetic modifications.

Integrity	High	Moderate	Low

element detracts from the overall cultural significance of the place

Historical Notes

Construction years	c.1928

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 Potts, who was given 410 acres.

In 1855, the first railway line from Sydney to 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.

Melton Hotel

The first Melton Hotel appears to have been built in a similar location to the current standing Melton Hotel. The hotel was built in c.1890 for Fredrick Martineer who owned the Wheatsheaf Inn nearby on Parramatta Road in the 1880s. During the 1880s, Martineer owned stables near Rosehill Racecourse and became very successful as a jockey and owner. He built the former Melton Hotel using money won from his horse 'Melton' in c.1889. By 1901, Martineer left Auburn and leased his hotel.

In 1911, the decision was made by a Special Local Option Court to close the Melton Hotel in three years time. The hotel appears to have remained closed from 1914 until 1928. During this period it appears that Frederick Martineer moved into the hotel and made it his private residence until he died there in 1918. By 1927 , plans for the construction of a new hotel on the corner of Station Road and Parramatta Road were being disputed by Martineer's son Albert James Martineer and Gregory Keighery who both lobbied to build a new hotel near the site of the Old Melton Hotel. Martineer succeeded in winning this dispute and by 1928 had lodged an application for a liquor license for the 'Melton Hotel.

The Melton Hotel was granted a full license on the 3 July 1929 under ownership by Tooth and Co. Ltd. The first licensee was Albert James Martineer. By 1936 the Melton Hotel was under the ownership of

John Schaffer who made draught wines in-house which were recognised in the *Cumberland Argus and Fruitgrowers Advocate.*

Presently, the Melton Hotel remains in use as a public bar and hotel.

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).	X		
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 opportunity arise, the damage to the metal awning should be rectified. This should be assessed by a suitably qualified heritage professional.

Listings		
Heritage Listing	Listing Title	Listing Number
Heritage Act – State Heritage Register	N/A	-
Local Environmental Plan	N/A	-
Cumberland Heritage Study	Melton Hotel	HS22
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

- Jervis, J 1933, Th*e story of Parramatta and district*, Sydney.

- *Cumberland Argus and Fruitgrowers Advocate* 1901, 'Auburn', 5 January 1901, p.2.

- *Cumberland Argus and Fruitgrowers Advocate* 1936, 'Melton Wines are Good', 17 December 1936.

- *The Daily Telegraph,* 1928. 'Legal Notices', 16 January 1928, p.22.

- *Glen Innes Examiner* 1918, 'Old Time Jockey Dead' 18 March 1918, p.6.

- *The Sydney Morning Herald* 1889, 'Sporting Intelligence, 16 April 1889, p.5.

- *Windsor and Richmond Gazette,* 'Local Option', 25 March 1911, p.2.

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

Melton Hotel along Parramatta Road.
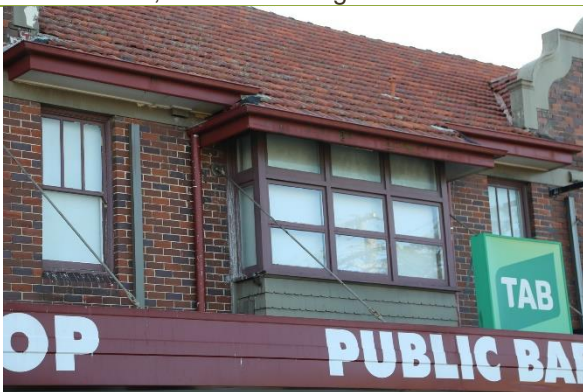

Melton Pub as it joins shop.

Melton Hotel, elevation along Station Street.

Rear of Melton Hotel.

View to bay window on second storey.

View along Station Road.

The Melton Hotel, August 1930 (Source: ANU Open Research Call No. N60-YC-434)

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