Oriental Hotel
Young & Cowper Streets
Carrington, NSW

Heritage Impact Statement
1 Introduction

1.1 Background

This report represents an assessment of heritage impact for the redevelopment of the Oriental Hotel, Young Street, Carrington. It was prepared by Linda Babic, B.Arch., M.Herit.Cons. for Mr Joe Manitta c/o Ahrens Architect, Kotara NSW.

The site is listed as an item of cultural heritage significance as defined in the Newcastle Local Environmental Plan 2003. This report considers the issues of the impact of the proposed works on the significance of the place.

1.2 Methodology

This report has been undertaken in accordance with the requirements of the Australia ICOMOS Burra Charter (2000), and more specifically the guidelines for Statements of Heritage Impact as issued by the NSW Heritage Office (1996 & 2001). These guidelines note that a Statement of Heritage Impact should address the following issues:

- Why the item is of heritage significance.
- What impact the proposed work will have on that significance.
- What measures are proposed to mitigate negative impacts.

1.3 Limitations

This statement has been based on drawings 05011 DA-01 to DA-06 and four rendered elevations produced by Ahrens Architect. These drawings are development approval drawings and as such do not fully detail the project.

1.4 The Development Proposal

The work involves the renovation of the existing hotel and the demolition of existing single storey structures to the north and east.
2 History

2.1 Introduction

The Oriental Hotel at Carrington was erected in 1922 by the brewery, Tooth and Company Limited on vacant land at the corner of Young and Cowper Streets. Designed by Newcastle architect, Wallace L. Porter, the hotel replaced the original Oriental which had operated on an adjacent allotment facing Young Street since 1885. The history of the new Oriental is in many ways typical of a Tooth's hotel of its era. Apart from alterations and additions in the late 1930s and 1950s, it would appear that the basic structure of the building has changed little since its 1922 opening.

2.2 Establishment of Carrington

Known by the Aboriginal people as “Onebygamba” meaning large mound, Carrington was first called Bullock Island by the Europeans, so named because cattle were walked across from the mainland at low tide to graze on the low lying island. Isolated and swampy, it was overlooked for residential or industrial purposes for many years. The prospect of reclamation work and the construction of a bridge in 1871 led to increased interest in the island’s potential and in 1874 about sixty houses were either occupied or in the course of erection. Industries included ship and boat building and a large foundry established by John Howden but then operated by Morrison and Bearby.2

The decision made in the mid 1870s to upgrade coal loading facilities on the Bullock Island Dyke caused land in the vicinity to rise in value. In 1876 the Newcastle Morning Herald commented that:

the usual signs of the march of Progress made its appearance in the erection of three hotels, which were supposed to be required for the convenience of the men employed on the railway, of sailors belonging to vessels at the wharf, and for the future inhabitants of the Island. Be this as it may, the Bullock Island of today is immeasurably superior to the swampy desolate tract of land, known by that name some five years since, and already affords one of the most striking proofs of the progress of this district.3

In 1887, Bullock Island became known as Carrington when the area was constituted as a municipality and named after Lord Carrington, then Governor of New South Wales.4

2.3 Carrington's First Oriental Hotel

Carrington’s original Oriental Hotel was erected in 1885 fronting Young Street on Lot 9, Section 31, adjacent to the lot upon which the current Oriental stands today. Built for Thomas Walsh who was granted a liquor licence in 1886, the hotel was initially known as Walsh’s Family Hotel. It retained this name until 1892 when under publican George Marsden it became the Oriental Hotel.5

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1 History produced by Hunter History Consultants Pty Ltd for Heritas, August 2005. Not to be used for any other purpose without written permission of the author.
3 Newcastle Morning Herald, 8 November, 1876.
5 Norm Barney, History in our Streets, Newcastle, 1997, p. 98.
In 1910, the Oriental was purchased by Tooth and Company Ltd. Established in Sydney in 1835 and one of two metropolitan breweries that dominated the production and sale of beer in the twentieth century, Tooth and Company Ltd became the leading brewery within the 'tied house' system, either purchasing freeholds or securing long leases. The 'tied house' system introduced in New South Wales in the 1890s was a means by which breweries could control their retail beer sales. It was a system whereby breweries advanced funds to publicans requiring capital for the purchase of hotels or hotel improvements, provided the publican bought all supplies from the brewery.

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The early 1920s saw all States operating a licences reduction policy and under new regulations the older hotels that could not be improved to meet the upgraded standards were quickly delicensed by the licensing reduction boards. In 1921 Tooth & Co. took over the Castlemaine Brewery and Wood Brothers' operation in Newcastle West and began to remodel many of their older styled Newcastle hotels. The same year, Toohs also purchased land on the corner of Cowper and Young Streets, Carrington, adjacent to the original Oriental Hotel. It would appear that the Oriental had reached its use by date and Toohs thought it would be preferable to erect a new hotel rather than try to bring the old one up to new standards.

2.4 Lot 10, Section 31

The vacant land upon which Toohs planned to erect the new Oriental was part of Lot 10 Section 31. Originally a Crown land block comprising of two roods and six perches, the allotment had been purchased in 1865 at auction for £36 by James Henderson. Scottish born Henderson arrived in New South Wales in 1863 and described himself as a builder, but later commenced practice as an architect making a significant contribution to Newcastle architecture in the late nineteenth century.

![Figure 3](image)

**Figure 3**
Sketch showing location of Lot 10 Section 31 purchased by J. Henderson in 1865.
source: LPI

In 1872, Henderson sold part of Lot 10 comprising of one rood and fronting Cowper Street to Newcastle businessman and cabinet maker, Walter Neve. The remaining one rood and six perches on the corner of Young and Cowper Streets was retained by Henderson and following his death in 1902 was transferred to his sons William and James who carried on their father's architectural practice. Searches of the Hunter District Water Board rate books reveal that the land had remained vacant up until Tooth's purchase of it at the end of 1921.

![Figure 4](image)

**Figure 4**
Sketch showing residue of Lot 10 Section 31 after 1872 sale to W. Neve.
source: LPI

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8 Sale by Auction, Vol. No. 41, Folio 47, 1865, LPI.
10 Transfer No. 7750, 1872, Certificate of Title, Vol. No CXLIII, Folio 120, Transfer No. A773156, 1921, LPI; Hunter District Water Board Rate Books, Newcastle Region Library (hereinafter referred to as HDWB Rates), 1910-1922 AB3233/3245/3255/3276.
2.5 Change in Hotel Structure and Culture

One of the major influences affecting hotel structural design in the post World War One era, and in particular the public bar, was the introduction of six o'clock closing in 1916. "The long and unrelenting work of the dedicated temperance forces, the increasingly effective influence of the churches...and the memory of the depression, had prepared a lot of the common people...to accept 6 o'clock closing of hotels as a progressive and desirable step" especially during wartime. By 1920 it was estimated that 90 percent of the beer consumed in hotels was done so between the hours of 5pm and 6pm in what would become known as the 'six o'clock swill.' Thirsty men crowded into hotels at the end of the working day trying to drink their fill before closing time.

To meet the crisis, hotel after hotel knocked out walls to extend the small, corner-entranced public bar. The normal encircling passage and the adjacent parlour were thrown into public bar space. Every possible area that could be spared and still receive the approval of the licensing courts was converted to bar space, either public, private, or saloon. In the larger hotels, one of the first victims was the billiard room.

Between 1920 and 1925 few of the old hotels escaped the change that resulted in a move away from hotels in which bars were only a small physical part of the whole operation to where they formed a far greater part and focus. With early closing came not only a transformation of physical space but also a change in pub culture. Whereas hotels had traditionally served as centres for social gathering and communal meetings they became, according to J.M. Freeland, "no more than high-pressure drinking houses."

Tooths paid greater attention to expanding bar trade than upgrading hotel accommodation. However, whilst hotel owners clearly wanted to increase bar space, new extensions and new hotels had to include both adequate sleeping and dining accommodation to meet the new requirements of the all powerful licensing authorities.

Few new hotels were erected in the early 1920s at a time when the goal of the licensing authorities was roughly to halve the number of existing hotels. According to J.M. Freeland the new hotels erected during this period were architecturally nondescript:

Aimless and without convictions of any sort, they were negative and formless versions of their Edwardian predecessors. The continuation of the red brick and cream plaster fashion was the only hint of positiveness in a period of building that was so characterless and anonymous as almost to defy meaningful analysis.

2.6 Construction of the New Oriental Hotel: 1922

Two older hotels (the Clyde and the Glasgow Arms) already stood in the vicinity of the Young and Cowper Streets intersection before Tooths decided to add another hotel to the location. Tenders for the new Oriental Hotel were called for in April, 1922. The successful tenderer was contractor, E. H. Banks, the architect for the project was Wallace L. Porter.

Porter was a Newcastle born architect who had served his articles with the office of E.G. Yeomans before moving to the firm of Menkens and Castleden in 1908. He set up his own business in 1915. In the early 1920s he worked for Tooths as their architect for their northern district and also collaborated on projects.

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18 *Newcastle Sun*, 10 April, 1922, 29 May, 1922, 7 August, 1922.
with Penders, a well-known architectural firm based in Maitland. Among the hotels designed by Porter were the Sunnyside at Georgetown, the Mayfield at Mayfield, the Commercial Hotel at Boolaroo, and the Grand Junction at The Junction as well as major extensions to the Star Hotel, Newcastle. Porter died prematurely at the age of 38 in 1924.19

In August, 1922, the Newcastle Sun reported that building work on the new two storey, brick, Oriental was making good progress. Costing £5,920, the new hotel had a narrow 52ft frontage to Cowper Street and a longer 145ft frontage to Young Street. In keeping with the recent approaches to hotel design, bar space at the Oriental occupied more than a third of the ground floor area. Besides the public and saloon bars, the ground floor also contained two parlours, dining room, kitchen and office. Twelve bedrooms were located on the first floor together with a sitting room and bathroom.20

![Image of the Oriental Hotel in 1959.](image)

Figure 5
Oriental Hotel, 1959.
source: courtesy of E. Tonks

Suspended awnings were constructed over the footpaths alongside the Oriental. From the early 1920s local councils prohibited the erection of verandah posts along footpaths and suspended awnings on hotels were enforced by various State bodies. "Using light steel framework hung on steel tension rods anchored back to the brickwork, flat verandah canopies, lined on the underside with pressed metal sheets and above with corrugated iron, were added as protection on one pub after another."21 The introduction of such canopies in the 1920s was also accompanied by the new look tiled façade on the Australian hotel. "From the pavement to a height of five feet the facades were covered with hygienic vitreous tiles in dark oranges and browns. Above the tiles, up to the underside of the canopy, the wall was plastered and painted cream."22 It would appear that the original external tiles on the Oriental were white.23

An external amenities block including storeroom was also constructed on the northern boundary of the site. Two brick garages facing Young Street were built adjacent to the hotel in 1924 at a cost of £228.6s.8d. Problems with water leaking into the hotel’s cellar soon became apparent. The floor of the cellar was about

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19 Reedman, 'Architects of Newcastle...
20 Newcastle Sun, 7 August, 1922; Branch Manager Newcastle to General Manager, 16 November, 1925, Inventory of Furniture, Oriental Hotel, 1925, Tooth & Company Ltd, Oriental Hotel, Carlington, Correspondence 1923-1939, A1320/21, Newcastle Region Library (hereinafter referred to as Tooth Correspondence); Pitt & Merewether, Architects, Sketch Plans, Oriental Hotel, Plans of Licensed Premises: Hotel Plans, State Records New South Wales, SR Plan 63848.
21 Freeland, The Australian Pub... p. 176.
22 Ibid., p. 177.
23 Property Officer to Branch Manager, Newcastle, 3 November, 1933, Toth’s Correspondence.
four feet below the high water mark and flooding occurred following heavy rain. It took several attempts to make the area waterproof.24

2.7 Site Developments: 1930s

In 1923, Tooths sold the original, delicensed Oriental Hotel to James Rutley who converted the building into residential premises. The former publican at the old Oriental, Frank Myers, became the first publican of the new Oriental. Tooths managed their freehold hotels by subleasing to publicans who paid rent as well as rates and taxes plus general maintenance costs. Trade at the new Oriental was good for the first few years after its opening, however, Myers left in 1925 and his successor was faced with a decline in trade on the eve of the Great Depression.29

The reverberations of the financial collapse of Wall Street at the end of the 1920s had a devastating impact on the Australian hotel industry. “In common with other business, the stresses of the time sent many of them to the wall. In the depth of the depression, 1932, nearly 5 per cent of them shut their doors for the last time without any help from the licensing boards.”30

With most of its workforce employed in the steel, maritime and coal industries, by the 1930s Carrington had developed into a working class community with a distinct identity based in part on its unique ‘island like’ location that set it apart physically and socially from the rest of Newcastle. Its industrial and maritime history led outsiders to view Carrington "as dirty, polluted and rough...".31 In particular, Carrington’s pubs, frequented by mariners from around the globe, were perceived as unruly and even dangerous places.32

In May 1931 the new publican at the Oriental Hotel was pleading to be released from his contract just a month after taking up the appointment. Despite working long hours the publican could not make ends meet. His fortunes changed from bad to worse when he was ‘blackballed’ by some of the locals and members of his staff and family assaulted. He implored Tooths, "Please let me out as soon as possible. It is useless for me to stay here has [sic] nobody will come near the place as it is declared black, decent people are frightened to come as they stand out the front and stop them from coming in."33 His successor also found it difficult to make a living at the hotel and a further three publicans tried their luck at the Oriental before the end of the 1930s.34

Few renovations had been undertaken at the Oriental during the 1930s, apart from some painting and upgrading of the tiling on the hotel’s exterior.35 However, the worst of the Great Depression was over in Australia by 1936 and building was the cheapest it had been for sixty years. Those who were in a position to do so, namely the breweries, took advantage of the situation to erect new hotels and carry out renovations.36

In September, 1937 Newcastle architects, Pitt and Merewether, who were by then employed to carry out Tooth’s expanding hotel work, drew up plans for minor alterations to the Oriental. These changes included

24 Outline of the construction of 2 garages proposed to be erected at the Oriental Hotel, February, 1924, H. Jameson to Branch Manager, Newcastle, 11 July 1924, Pender and Lee, Architects to Branch Manager, Newcastle, 10 June, 1925, 9 July, 1925, 27 July, 1926, Tooth Correspondence.
25 Brayte Cohen & Craig, Solicitors, to General Manager, 14 February, 1925, Branch Manager, Newcastle to General Manager, Sydney, 16 November, 1925, 31 March, 1930, Tooths Correspondence.
26 Freeland, The Australian Pub, p. 179.
29 D. Robertson to Branch Manager, Newcastle, 29 May, 1931, Tooth Correspondence.
30 Tooth Correspondence.
31 Property Officer to Branch Manager, Newcastle, 3 November, 1933, Tooth Correspondence.
32 Freeland, The Australian Pub, p. 179.
connecting the premises with the sewer, provision of a new public lavatory block, new ladies and gents’
bathroom blocks on the first floor, new back staircase, new hot and cold water service, new kitchen sink,
etc. (see plan appended.) Costing approximately just over £1,000 the work was completed by contractors,
Messrs Orrett Bros. in March 1938.33

2.8 Later Alterations and Additions

Plans prepared in 1956 by architects, Pitt and Pitt for alterations and additions to the Oriental Hotel reveal
that few changes had occurred at the hotel since the late 1930s. (see plan appended.) Although six o’clock
closing was repealed in 1955, “the predominance of the bar remained.”34 One of the parlours had been
incorporated into the saloon bar and the new plans indicate the extension of drinking space on the eastern
side of the ground floor catering to beer garden service. This also required the relocation of the internal
laundry to the area between the garages and the northern end of the hotel.35 The establishment of beer
gardens in the post World War Two era is thought to have been a strategy by hotel owners to regain some
of the trade then being lost due to the expansion of the club sector.36

2.9 Ownership Changes

In 1979 the ‘tied house’ system was abolished and Tooths began to sell many of their hotel properties. In
1981, Tooths disposed of eight of its freehold hotel properties in the Newcastle district including the
Oriental which was sold to William and Ruth Keegan and BJB Investments Pty Ltd.37

Figure 6
Oriental Hotel at time of sale by
Tooths in 1981.
source: Newcastle Sun, 30 April 1981

33 SRNSW Plan 63848; Property Officer to Branch Manager, Newcastle, 16 September, 1937, Branch Manager, Newcastle to City
Manager, Sydney, 25 November, 1937, Branch Manager, Newcastle to Insurance Dept., March 8 March, 1938, Tooth
Correspondence.
34 Boydell, ‘Architectural Evolution…’, p. 32.
36 Hunter, ‘Maitland’s Hotels…’, p. 10.
37 Ibid., p. 11; Newcastle Sun, 30 April, 1981; Transfer No. S660170, LPI.
In the early 1980s, the Oriental was still one of a handful of Newcastle pubs known as 'early openers' with licences that allowed trade outside of the usual operating times. A newspaper report in 1982 commented that the public bar at the Oriental was crowded and buzzing shortly after 7am. Catering mainly to blue collar workers from the industries as well as painters and dockers, wharfies and sailors, the new publican described the Oriental as "a pretty hard pub, definitely not your quiet suburban local."  

Ownership of the Oriental changed hands a further three times before the end of the 1980s and the hotel was managed by a series of publicans. Pilorama Pty Ltd retained ownership between 1988 and 2002 when the hotel was sold and resold the same year to current owners Joseph and Santina Manitta. It would appear that in recent decades only minor changes have occurred at the Oriental which is no longer trading.

2.10 Conclusion

Carrington has traditionally been perceived as a working class suburb centred on the workings of the port of Newcastle. However, an attempt to provide the suburb with a new inner city urban image has followed recent redevelopment focussing on the revitalisation of Carrington undertaken as part of the Honeysuckle project. Carrington was once home to more than half a dozen hotels but only two of those still standing are currently trading and the Oriental remains closed. It was built during a period when the design approach to hotel construction underwent a radical change resulting in the predominance given to bar space in hotel layout. Erected in a prominent position in Carrington’s small commercial centre, the history of the Oriental Hotel is linked to the maritime and industrial identity so long associated with Carrington. The Oriental is listed on the Newcastle Local Environmental Plan 2003 as having 'local' significance and it can be linked to the local historical theme of Social Development (Cultural Sites – Early Hotels and Leisure).

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3 Existing Form & Fabric

The existing Oriental Hotel is largely unchanged from its original 1922 form. The building retains its hipped roof with broken parapet, timber double-hung windows to the residential first floor, and awning over the footpath wrapping around the two street elevations. Dado tiles to the street façades are extant, although have been altered from the original, and form a base to the rendered and painted masonry building.

![Figure 7](image1.jpg)
The Oriental Hotel, viewed from the south.
source: Heritas, 2005

The rear of the building is dominated by a sheet-clad beer garden, which appears as a temporary structure, service structures (toilets, garbage storage shed), and various fences.

![Figure 8](image2.jpg)
The rear (east) of the Oriental Hotel, showing existing beer garden structure and access off Cowper Street.
source: Heritas, 2005
The context of the hotel includes several other existing and former hotels, all orientated physically around the port and former industry of Carrington. Young Street itself is fronted mainly by small single storey commercial buildings. Of note is the adjacent Carrington House, built in 1885 as Walsh’s Family Hotel (in 1892 becoming the first Oriental Hotel).

Figure 9
The former Oriental Hotel, originally Walsh’s Family Hotel, later and now known as Carrington House. The garages of the Oriental Hotel are at extreme right.
source: Heritas, 2005

Figure 10
The context of the Oriental Hotel, with the former Glasgow Arms Hotel at far right (now a hostel), and the main street (Young Street) at centre of frame.
source: Heritas, 2005
Based on the available documentary and physical evidence, the significance of the Oriental Hotel is assessed as follows.

**Historical Significance**

**Criterion (a)** An item is important in the course, or pattern, of NSW’s (or the local area’s) cultural or natural history.

- Associated with the growth and development of Carrington, representative of the growth of the suburb in the early 20th century. The Oriental Hotel has had a presence in Carrington for 120 years, and such the continued operation of the business is representative of the growth and sustainability of the suburb from the late 19th century.

**Criterion (b)** An item has strong or special association with the life or work of a person, or group of persons, of importance in NSW’s (or the local area’s) cultural or natural history.

- None noted.

**Aesthetic Significance**

**Criterion (c)** An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area).

- The hotel has landmark value in itself, being a focal point at the entry to the main street of Carrington, but also as part of a group of (former) hotel buildings at the junction of Young and Cowper streets.

- The building retains a high degree of its original external form and fabric.

**Social Significance**

**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.

- None noted.

**Research/Technical Significance**

**Criterion (e)** An item has potential to yield information that will contribute to an understanding of NSW’s (or the local area’s) cultural or natural history.

- None noted.
Rarity
Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's (or the local area's) cultural or natural history.

- The place is not considered to be rare.

Representativeness
Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places, or cultural or natural environments.

- The building can be said to be representative of Tooth & Co. hotels of the time.

Integrity and Grading of Significance
The integrity of the physical and documentary evidence must be such to enable a sound analysis of the significance of a place. Loss of integrity or condition may diminish significance. Different components of a place may make a different relative contribution to its heritage value.

- The place retains integrity sufficient to enable a sound analysis of its significance. Based on the above assessment and with reference to the NSW Heritage Office publication Assessing Heritage Significance, the Oriental Hotel at Sandgate can be said to have a moderate level of local significance.
5 Statement of Significance

The present Oriental Hotel, in its context of the main street of Carrington and grouped with several other former hotel buildings, is representative of the rapid growth of the suburb based on the increase in industry around the harbour in the late 19th and early 20th centuries. The operation has had a presence in Carrington for 120 years, and is one of the last operating hotels in Carrington (criterion a). The physical form, and the location of the building, render the place significant aesthetically for its landmark quality. The form and fabric of the exterior is largely intact (criterion c). Generally, the building can be said to be representative of Tooth & Co hotels of the time (criterion g), and retains a moderate level of local significance.
6 Statement of Heritage Impact

This is the statement of heritage impact for:
Proposed works to the Oriental Hotel, 132 Young Street, Carrington, with property description Lot 10 DP 656932.

Date:
September 2005.

Reference:
The site is listed as an item of cultural heritage significance as defined in the Newcastle Local Environmental Plan 2003. The hotel is also located adjacent to Carrington House, an item of local significance on the Newcastle LEP.

This statement has been based on drawings 05011 DA-01 to DA-06 and 4 rendered elevations produced by Ahrens Architect.

Prepared by:
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173 Russell Road, New Lambton, NSW 2305, (ph) 4965 5977.

Prepared for:
Mr Joe Manitta, c/o Ahrens Architect, 3 Bradford Close, Kotara, NSW 2289.

The following aspects of the proposal respect or enhance the heritage significance of the area/item for the following reasons:

✓ The works will encourage the continued historic use of the building, which should be encouraged.
✓ The proposal to re-hang several sets of doors to the façade of the original building is acceptable, as it will not largely affect the look of the building. Two sets are proposed to be set back into the building to facilitate outward opening doors, with solid reveals/side walls – this is not seen to be detrimental to the building façade.
✓ The proposal to fix closed one set of doors to Young Street is acceptable, and the proposed retention of those doors in place is sympathetic.
✓ The demolition of the existing double garage is considered acceptable. The garages were added in 1924, two years after the completion of the hotel itself, and physically appear to be an adjunct to the main building.
✓ The block form of the proposed addition to the rear of the building is sympathetic, in that its single storey form and parapet roof allow the original hotel building to be read independently. The extension is not visible when approaching the building (from Wickham, over Carrington Bridge and into the suburb), allowing the formal presentation of the hotel to remain as existing.
✓ The use of galvanised steel for staircases, cement render, and flash blockwork as materials for the extension is acceptable and sympathetic. The use of an aluminium shopfront to the new restaurant is acceptable, being at the rear of the building. This shopfront will be obscured from view in any case.

✓ The proposal to replace the existing external dado tiles with a charcoal polished ceramic tile is acceptable. The existing tiles are not original. However, any new tiles should be in the same, or similar, size to that existing.

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- The proposed fencing of horizontal boxed, powdercoated aluminium sections is acceptable.
- The development will have no detrimental heritage impact on its context, or on adjacent heritage items.
- The hotel has a history of physical change in response to changing regulations and societal trends.

The following aspects of the proposal could detrimentally impact on the heritage significance of the area/item:
- None noted.

The following sympathetic solutions have been considered and discounted for the following reasons:
- None noted.

The following are not noted on the documents, however should be considered prior to consent:
- None noted.
PRIMARY SOURCES
Hunter Photobank, Newcastle Regional Library.
Department of Lands, Land and Property Information, NSW – records.
Index to Liquor Licences in the Hunter Region 1865-1921, Newcastle Region Library.
Pitt & Merewether, Architects – Plans, Newcastle Region Library.
Plans of Licensed Premises: Hotel Plans, State Records NSW, Western Sydney Centre.
Tooth & Company Ltd, Oriental Hotel, Carrington, Correspondence 1923-1939, A1320/21, Newcastle Region Library.

Newspapers:
Newcastle Chronicle
Newcastle Herald
Newcastle Morning Herald
Newcastle Sun

SECONDARY SOURCES
Barney, Norm, History in our Streets, Newcastle, 1997.

Internet:
The Local History Web, Newcastle Regional Library,
Appendix

1924
Garage Construction Specification

1925
Inventory of Furniture

n.d.
Sketch Plans Indicating Proposed Alterations & Drainage for Connection to Sewer
Pitt & Merewether Architects

n.d.
Alterations & Additions
Pit & Pitt Architects
INVENTORY OF FURNITURE Ag. 18th June, 1925.

“Oriental” Hotel, Cawdertown - Licenese, P. W. Murray
covered under Bill of Sale - P. W. Murray to Seaford & Co.

CHINA: 1 fancy table, 1 ewch, plate and cushion, 1 writing desk and
drawer, 2 two green chairs and cushions, 1 office chair and cushion,
1 armchair (damaged), 1 pair curtains, 1 green blind, 1 short
curtain, 1 carpet square, 1 telephone, 4 ornaments, 6 pictures,
1 music stool.

STORY HALL: Line on floor, 1 door slip.

DINING ROOM: 1 Dining table and cover and centre. Full setting for
12 persons in silver, cutlery and crockery, 19 chairs, 2 crusta, 4
silver banding, 1 cheese dish, 1 cream bowl, 4 salt shakers, 1
sideboard and runner, 3 salad bowls, 3 cake stands, 3 glass dishes,
6 jam dishes, 1 jelly glass, 5 vases, 1 picture, 1 clock, 8 ornaments,
1 hall-stand, 2 pair curtains, 1 green blinds, 1 short curtains.
Line on floor.

No. 1. PARLOUR: 4 chairs, 1 table, line on floor.

No. 2. PARLOUR: 5 chairs, 1 round table, line on floor.

No. 1. SITTING ROOM: 1 oor mat, 1 oor runner.

CARPET: Carpet on staires and rods.

BED (UPSTAIRS) 4 carpet runners, 1 palm stand.

PRIVATE ROOM No. 1: 1 double bed and bedding complete, 1 bedspread,
1 washstand and toilet ware, 1 combination table,
line on floor, 6 mats, 3 merino chairs, 2 tables, 6 greenblinds,
2 short curtains, 1 drop-down table and cover, 1 mosquito net.

PRIVATE ROOM No. 2: Line on floor, 4 curtains, 4 green blinds.

No. 12. BEDROOM: 1 single bed and bedding complete, 1 mosquito net,
1 fhucchese and cover, 1 washstand and ware, 1 towel, 1 green chair,
1 mat, 1 green blind, 1 short curtain, 1 book-case, 1 bedspread.

PRIVATE BEDROOM No. 3: 2 single beds and bedding complete, 2 mosquito nets,
1 chest drawers and cover, 1 dressing table and cover, 1 washstand
and ware, 6 towels, 1 mat, 1 chair, 6 green blinds, 6 short curtains,
1 hanging wardrobe.

PRIVATE BEDROOM No. 4: 3 wardrobes, 1 chair, 1 table, 1 green blind, 1 short curtain,
1 mop, 1 broom, 1 carpet sweep, line on floor.

BATHROOM: 1 soap dish, 1 mirror, 1 bath mat.

No. 11. BEDROOM: 1 single bed and bedding complete, 1 mosquito net, 1 chair,
1 fhucchese and runner, 1 washstand and ware, 1 towel, 1 wardrobe,
1 mat, 1 green blind, 1 short curtain. line on floor.

No. 11. BEDROOM: 1 single bed and bedding complete, 1 mosquito net,
1 fhucchese and runner, 1 washstand and ware, 1 towel, 1 chair, 1
green blind, 1 short curtain, line on floor, 1 mat, 1 corner wardrobe.

No. 12. BEDROOM: 2 single beds and bedding complete, 1 fhucchese and cover,
2 Doyles, 1 washstand and ware, 8 towels, 1 chair, 1 mat, 1 hanging
wardrobe, 6 green blinds, 6 short curtains, line on floor.

No. 10. BEDROOM: 3 single beds and bedding complete, 1 fhucchese and cover,
2 Doyles, 1 washstand and ware, 8 towels, 1 chair, 1 mat, 1 hanging
wardrobe, 6 green blinds, 6 short curtains, line on floor.

No. 9. BEDROOM: 3 single beds and bedding complete, 1 fhucchese and cover,
2 Doyles, 1 washstand and ware, 8 towels, 1 chair, 1 mat, 1 hanging
wardrobe, 6 green blinds, 6 short curtains, line on floor.
No.7. LIVING: 3 single beds and bedding complete, 1 chaise and cover, 1 washstand and wave, 2 playways, 2 towels, 1 chair, 1 mat, 1 hanging wardrobe, 2 green blinds, 2 short curtains, lace.

No.6. BEDROOM: 1 bed and bedding complete, 1 washstand and wave, 1 towel, 1 chair, 1 chaise and runner, 1 mat, lino on floor, 1 green blind, 1 short curtain, 1 hanging wardrobe.

No.5. BEDROOM: 1 bed and bedding complete, 1 washstand and wave, 1 towel, 1 chair, 1 chaise and runner, 1 mat, lino on floor, 1 green blind, 1 short curtain, 1 hanging wardrobe.

No.4. BEDROOM: 1 bed and bedding complete, 1 washstand and wave, 1 towel, 1 chair, 1 chaise and runner, 1 mat, lino on floor, 1 green blind, 1 short curtain, 1 hanging wardrobe.

BATHROOM: 1 mirror, 1 bath mat.

R.A.D.: 1 Cash Register No. 709893.

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4 jardinières, glass rummards, for all shelves, bar towels (quantity 1 each, 2 office chairs, 3 pictures, 2 pans, 2 dayshirts, 2 forms, 1 table, 2 sets dozincoco, oil board, 4 faucets, 1 spirit measure, 2 rum jugs and tops, 6 jugs, 6 pictures, 1 cork puller).

BACK LAUNDRY: 1 bucket, 1 scrubbing brush, 1 thumb's head, 1 coir mat.

G.A. KITCHEN: 1 ice chest, 1 range, 1 wooden box, 1 wringer, 3 dipper, 1 washing board, 1 coffee urn, 3 pans, 2 baskets, 1 slab, 2 cloth hankies, 1 oodder mop, 1 table, 3 jars.

KITCHEN: 1 table, 3 chairs, lino on floor, 1 carpet runner, 13 sandpans, 2 kettles, 8 temperas, dipper, 3 green blinds, 3 short curtains, 3 flat irons, 2 flour bins, 4 basins, 4 small enamel dishes, 4 jars, 2 enamel dishes, 2 colanders, 1 meat cover, quantity of sundries.

LAVATORY: 1 meat plate, 1 enamel Billy-can, 1 tray, 1 brush tray and brush.

DORMITORY BATHROOM: 1 bath-heater, 1 stool, 1 bath mat.

YARD: 2 pair steps, clothes lines and props.

LUGGAGE ROOM: 1 rope, 2 hones, 1 toshank, 1 broom.

There is a full change of linen for all beds and spare towels for each bed, also change of runners and clothes for tables. Quantity of spare blankets.

Incomplete and bad quality.

Quantity Standard Short

6 matches
1 flat brush
1 floor fan
1 flat broom
2 dipper
4 box
1 Foam shank
1 funnel
1 jug

[Signature: B. M. Strokton]
16th April 1931

[Signature: G. W. Powell]
16th June 1931