STATEMENT OF HERITAGE IMPACT

THE SEVEN SEAS HOTEL
33 COWPER ST NORTH
CARRINGTON, NSW

Prepared by EJE Heritage
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1. INTRODUCTION

EJE have been requested to provide a Heritage Assessment and subsequent Heritage Impact Statement for the proposed development of 33 Cowper Street North, Carrington.

The first section of the assessment provides a summary of the document and subject buildings. Section two places the site within an historical context, and includes the history of the site as completed by Hunter History Consultants. In Section three the physical condition and context of the current building is described using information from site visits. With the history and physical condition and context of the building understood, an assessment of the site in terms of heritage significance is made in Section four. A summary of the proposed works is provided in Section five, this provides the basis from which to assess the heritage impact of the proposal. This is done with the Statement of Heritage Impact in Section six. A conclusion is then prepared in Section seven.

The Historical Research for this report was prepared by Hunter History Consultants. This Statement of Heritage Impact was prepared by the EJE Group. The project team consisted of:

- Barney Collins – (Director), Conservation Architect
- Jody Blake - Heritage Assistant

1.1 METHODOLOGY

This report has been undertaken in accordance with the guidelines for Assessing Heritage Significance and Statement of Heritage Impact as issued by the NSW Heritage Office, and the Australia ICOMOS Burra Charter (2000).

1.2 HERITAGE LISTINGS

The site and building are listed as a local Heritage Item on the Newcastle City Council LEP 2003.

1.3 SITE IDENTIFICATION

The site is identified as 33 Cowper Street North, Carrington. The subject site is located within the Newcastle City Council Local Government Area. The Real Property Description is: Lot 1 DP 102046. The site is zoned 2(b) Urban Core Zone.
1.4 CONSTRAINTS AND LIMITATIONS

EJE Architecture are not qualified to offer structural opinions and this report is not intended to convey any opinion as to the structural adequacy or integrity of the structure, nor should it be construed as doing so in any way. Similarly, the author's observations were limited to the fabric only and he does not comment on the capacity, adequacy, or statutory compliance of any building services.

1.5 ABBREVIATIONS

Abbreviations used throughout the text are as follows:

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tbody>
<tr>
<td>LEP</td>
<td>Local Environmental Plan</td>
</tr>
<tr>
<td>SOHI</td>
<td>Statement of Heritage Impact</td>
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</table>
2. HISTORICAL CONTEXT

SUMMARY HISTORY
The Seven Seas Hotel was built by Tooth & Co. in 1937 to replace an earlier hotel, the Cross Keys, which had stood on the site since c.1886. The new hotel was designed in the Art Deco style by the Tooth's local architects, Plitt and Merewether. Located close to the area's major industries, the Seven Seas was built at a time when the large workforce in the area supported six hotels. Only two of those hotels, one being the Seven Seas, remain in operation. Since being sold by Toths in 1984 the hotel has undergone a number of changes in ownership, and continues to serve the local community and its industrial workforce.

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.

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 to-day 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.

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. In the mid-1880s two coalmines began operating in the area – the Wickham and Bullock Island Colliery, which closed in 1905, and Hetton Colliery, which closed in 1916.

Industrial activity in the suburb during the twentieth century has continued to be dominated by coal loading with other major players being the State Dockyard, which operated between 1942 and 1976, and the Carrington Grain Terminal. Ship repairs continue to be carried out on part of the former State Dockyard site by Forgacs Engineering Pty. Ltd.

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1 History prepared by Hunter History Consultants Pty Ltd. for Heritage Impact Statement, Seven Seas Hotel, Carrington, July 2007. Not to be used for any other purpose without written permission of the author.
3 Newcastle Morning Herald (NMH), 6 November, 1876.
EARLY HISTORY OF THE STUDY SITE: PRE: 1937

The site now occupied by the Seven Seas Hotel was previously occupied by an earlier hotel, the Cross Keys. It was built c.1886 by William Densley, who had been involved in the management of hotels in the Newcastle area since the early 1870s. From 1900, Densley leased the hotel to Tooth and Co. Ltd. Following his death in 1911, ownership of the hotel passed to his son, William jnr. and son-in-law, William Livingstone, who continued the lease to Tooth and Co. Ltd.

In 1925 Densley and Livingstone decided to sell the Cross Keys Hotel, and following an inspection in July of that year the hotel was considered to be “in a good sound state of preservation with the exception of exterior painting”. The building was of brick construction with an iron roof, and featured a colonnade on two fronts. Accommodation comprised a large public bar, large saloon bar, two parlours, dining room, kitchen, pantry and hall on the ground floor, and eleven bedrooms, two bathrooms, sitting room, two halls and back balcony with a fire escape on the first floor. Outbuildings included a weatherboard laundry and store and brick and weatherboard conveniences.

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Figure 2.1: Plan showing location of Cross Keys Hotel. Source: NSW LPI

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6 Index to Liquor Licences in the Hunter Region 1865-1921, NRL, 1966;
7 Certificate of Title, Vol.CCXX, Folio 127, New South Wales Land and Property Information (NSW LPI), 5 June 1875 with updates.
No doubt influenced by a favourable report on the hotel’s condition, Tooth & Co purchased it, together with the Commonwealth Hotel in Cooks Hill, on 18 March 1926 for a total of £16,000 cash from Messrs. Densley and Livingstone.9

![Figure 2.2: Cross Keys Hotel, June 1924. Source: Noel Butlin Archives, Canberra](image)

Tooth & Co. 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.10

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.

According to architectural historian Les Reedman, after Tooth & Co. took over local hotels it was their policy to create a new image for the business, often through renovation but generally by demolishing 19th Century hotels if they were too small. It is probable that these building policies were also influenced by the introduction of regulations which required bars to have impervious floors and dados, which also gave rise to the use of tiles on the external walls of hotels to allow the surfaces to be washed clean.11

In some cases it was considered economically unviable to remodel an old hotel, and Tooths opted for demolition and the construction of a modern building. This had occurred in the case of

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Carrington's Oriental Hotel, situated only a block away from the Cross Keys Hotel. Purchased by Tooth & Co in 1921, the old hotel was sold and converted to residential premises, and a new Oriental hotel built on adjacent land.\footnote{Braye Cohen & Cragg, Solicitors, to General Manager, 14 February, 1925, Branch Manager, Newcastle to General Manager, Sydney, 16 November, 1925, 31 March, 1930, Tooth's Correspondence.}

By 1936, the future of the Cross Keys Hotel became a subject of consideration for the brewing company. Soot and smoke from the nearby Dyke and railway shunting yards had damaged the exterior of the hotel, and the building, which was now described as being "of very old construction and antiquated design with many disabilities", was in serious need of repair and upgrading.

The hotel's fate was undoubtedly sealed by the requirement that hotels in Carrington be connected to the sewer, which had become available. Considerable expense would be involved in this exercise, particularly the provision of lavatories in the Saloon and, given the need for overall major renovations as well. Tooth's opted for the construction of a new hotel rather than outlaying funds on the old.\footnote{File note from W. Maundre re painting of the hotel, 21 February 1936, Pitt & Merewether to The Manager, Tooth's Newcastle, 17 November 1936, Branch Manager to City Manager, Tooth & Co., 13 November 1936, Tooth & Co. Archives, NRL:A1278.}

A NEW HOTEL: 1936

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...".\footnote{Hilary P.M. Winchester, Kevin M. Dunn, Pauline M. McGuilik, 'Uncovering Carrington', in R. John Moore and Michael J. Ostwald, (eds.), Hidden Newcastle, Urban Memories and Architectural Imaginaries, Ultimo, 1997, p. 177.} In particular, Carrington's pubs, frequented by mariners from around the globe, were perceived as unruly and even dangerous places.\footnote{Ibid., p. 180.} Regardless of this perception, the hotel business in the area was obviously a profitable one, with thirty hotels operating within a one mile radius of the Cross Keys in 1936. Tooth's owned twenty-four of these hotels, with Tooheys owning the remaining six. Six hotels were located in Carrington (Cross Keys, Oriental, Glasgow Arms, Cosmopolitan, Carrington Club, Criterion), with the Glasgow Arms and Oriental operating within fifty yards of the Cross Keys.\footnote{File note, 23 November 1936, Tooth's Archives, NRL:A1278.}

Tooth's Newcastle architects, Pitt and Merewether, were engaged to prepare plans for the new hotel. The firm had been established in Newcastle in 1913 by Nigel Pitt and Edward Merewether, and became one of the most productive architectural firms in the city. By the early 1920s they had built up a considerable reputation with works that included Tyrrell House, Telford Street, Newcastle (1921). Following the death in 1924 of Wallace Porter, the architect for Tooth and Co.'s northern work, Pitt and Merewether were given Tooth's expanding hotel work. In the period up to 1943 they designed 29 new hotels, including the Crown & Anchor (1924), the Orient (1925), the Burwood Inn (1929) and the Station (1937), and renovated a further 31 of Tooth's hotels. Other major works designed during this time included the Classical styled office buildings for Stewarts & Lloyds, Port Waratah (1934), and the Australian Wire Rope Works, Mayfield (1935).\footnote{Les Reedman, 'Architects of Newcastle and the Hunter Valley.}
Preparation of plans for a hotel to replace the Cross Keys included an assessment of the nature of business, which could be expected in the new establishment. In a report to Tooths in January 1937, Pitt and Merewether noted that trade came "mainly from shipping and wharf industries and from Morrison & Bearby's machinery shop directly opposite." Business in the Public Bar was described as being "fairly even with a slight peak period at closing time of the works", while the Saioon Bar was quieter. It was anticipated that business in the Parlour would probably be fairly large, "with a possibility of women trade from the neighbourhood if catered for". As it was thought there would be "practically no travelling public seeking accommodation", it was decided to keep residential accommodation to a minimum. Given the local environment, the architects suggested finishing the front of the building "in tiles up to the awning and cream brick with red bands above". It was thought that this surface would "readily wash clean with every shower".18

By May 1937, preliminary plans prepared by Pitt and Merewether had been approved by Tooth & Co. but it was a further six months before final plans and specifications were completed and a contract let to local builder, J.E. Parry.19

A NEW NAME: THE SEVEN SEAS HOTEL
The 1930s were something of a boom period for hotel construction in Newcastle, and while the new Cross Keys Hotel was being constructed at Carrington by Tooth & Co., a new hotel with the same name began operating at Tighes Hill. Pitt and Merewether were of the opinion that the Tighes Hill hotel, which had "caught the public attention so much", had stolen "a good deal of the thunder associated with the name "Cross Keys"". It was thought that to have two hotels of the same name would cause confusion and loss of identity, so it was recommended that Tooths consider changing the name of their Carrington hotel. In early April 1938, the architects produced a list of possible names which included:

- Quarter Deck
- Pursers Crib
- Main Brace
- Sea Port
- Tot O'Rum
- Collier
- Harbour
- The Mariners
- Salt Spray
- Bullock Island
- Sailors Rest
- Caboose
- The Cranes
- Taffrail
- Cooks Galley
- Coal Cranes
- Coal Trimmer
- The Silos
- Coal Waggon
- Pin Boss
- Crane & Silo
- Coal Clipper
- Capstan
- Bo'sun
- Windlass20

Apparently none of the above met with the approval of Tooth's management. A month later, Pitt and Merewether produced the name "Seven Seas", and while Tooth's Sydney manager agreed it was a good name, he considered that "Coal and Steel" would be more appropriate for the district. It was one of the rare occasions in Newcastle's history when local interests prevailed – the Newcastle Manager wrote to his Sydney Manager arguing that as the bulk of the hotel's trade was from seamen visiting the port, "The Seven Seas" would "be more suitable for this particular area". The debate continued in Sydney the following day, with the Newcastle Manager emerging victorious. On 31st May 1938 Tooth's solicitors advised that "the application for change of name from the "Cross Keys" Hotel Carrington to "The Seven Seas" Hotel, Carrington, was heard before the Licensing Court this morning, when such application was duly granted".21

The Seven Seas Hotel, Carrington, was completed in August 1938. It comprised a main two-storey brick building with cellar, and a single storey brick annexe housing laundry, boiler room

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20 Pitt and Merewether to Manager, Tooth & Co., Newcastle, 4 April 1938, Tooth's Archives, NRL:A1278.
etc. Outbuildings included a detached brick garage with a shower room annexe. Company records suggest that the garage was built in 1935 and the shower room was added when the new hotel was constructed.

![Image](image.jpg)

**Figure 2.3:** Seven Seas Hotel shortly after completion. Source: Noel Butlin Archives, Canberra

A detailed description of the new Seven Seas Hotel was published in the *Newcastle Morning Herald* in September 1938:

> The services in the new premises consist of public and saloon bars, parlours, etc., and are attractive in finish, with tiled dadoes and counters finished with metal nosings. Vitreous and rubber tiles have been employed as floor coverings, while the ceilings are of fibrous plaster to a special design. Ample storage is provided, and a display of bottled liquor is made in large cabinets constructed of polished Queensland maple, brightened with curved mirrors framed in stainless steel.

A feature has been made of the name, the Seven Seas, which appears in decorative copper letters on the front of the building, and is portrayed on windows, etc. as ships in full sail, galleons and other nautical subjects cleverly executed in sandblasted glass and lead-lights. On entering the public bar attention is immediately drawn to a large relief map of the world, which appears as a coloured plaster fresco above the centre bar fitting, and forms a striking finish to the attractive display shelving.

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23 J. Jameson to Manager Tooths Ltd., Newcastle, 28 February 1935 and Pitt and Merewether to Manager, Tooths Ltd. Newcastle, 20 February 1939, Tooths Archives, NRL:A1342,
The residential portion of the house consists of 13 bedrooms, lounge-room and dining-room, all attractively papered and furnished. The bathrooms, which have neatly tiled walls, are fitted with hot and cold water services, and gas radiators are fitted to the principal rooms and bars.24

A recent inspection of the hotel revealed that most of the original Art Deco features remain. Few structural alterations are evident, although the main bar configuration has been altered, the saloon bar is now devoted to poker machines and the yard area has been covered to create a bistro. The substantially intact nature of the hotel attracted the attention of authors Patrick Van Dalee and Roy Lumby, who featured the staircase window in their book, A Spirit of Progress: Art Deco Architecture in Australia. They wrote that

This staircase window shows a fanciful episode from Australia’s maritime history, centred on a compass and the recurring Art Deco motif of the rising sun. Along with other nautical images found throughout the building, it reinforces the theme established by the name and location of this portside hotel in suburban Newcastle and reflects the fact that a substantial source of its income once came from sailors and waterside workers.25

24 NMH, 3 September 1938.
An addition to the décor of the hotel includes a mural on the eastern wall of the former Saloon Bar, which was painted by Birgitte Hansen, a well-known artist who lived in Carrington for twenty years. During her time in Newcastle, Hansen, whose work has been exhibited overseas, became well known locally for her murals, for example the entrance to the Civic Playhouse, and banners such as those commissioned by BHP to mark the closure of the Newcastle Steelworks. Public artworks in the Newcastle area include the “Time Tunnel” at Newcastle beach, which was the first public art project undertaken by Newcastle City Council.26

26 Correspondence with Birgitte Hansen, career details at [http://www.birgittehansen.com/](http://www.birgittehansen.com/)
THE DEMISE OF HOTELS IN CARRINGTON

In 1979 the 'tied house' system was abolished and at the same time, hotels began to feel the impact of increased competition from licensed clubs and discount liquor supermarkets.\(^{27}\) The breweries began to sell many of their hotel properties, and in 1981 Tooths disposed of eight of its freehold hotel properties in the Newcastle district including the Oriental, just a block away from the Seven Seas.\(^{28}\) Hotels in Carrington would also have suffered a loss in trade as a result of improvements in coal loading which led to vast reductions in labour, while the demise of the State Dockyard, which closed in 1976, would also have reduced trade across the bar.

CHANGES IN OWNERSHIP

Tooth & Co. retained ownership of the Seven Seas until 1984, when it was sold to Retrana Pty. Ltd.\(^{29}\) Subsequent owners were Elizabeth Duravic (1986), Bapal No.66 Pty Ltd. (1988), Raymond and Scott Bailey (2000), Seven Seas Hotel Pty Ltd. (2003) and Poch Pty Ltd. (2007).

CONCLUSION

The Seven Seas Hotel is one of only two hotels which remain trading in Carrington, where once six hotels served a thriving harbour side trade. Located on a prominent corner and close to the suburb's industrial area the Seven Seas Hotel, and its predecessor, the Cross Keys, have been a focus of social activity for the local community and also for workers in the maritime and early mining industry for over one hundred and twenty years. The Art Deco architectural style of the Seven Seas Hotel is typical of a number of the 1930s hotels, which were designed, by Pitt and Merewether for Tooth & Co. in the Newcastle and Maitland area. Examples include the Beach Hotel at Merewether, Currency Lass at Maitland, and Hamilton Station at Islington.

The Seven Seas Hotel is listed on the Newcastle Local Environmental Plan 2003 as having local significance. It can be linked to the local historical themes of Social Development (Cultural Sites – Early Hotels and Leisure).

\(^{27}\) NMH 21 April 1979.
\(^{28}\) ibid., p. 11; Newcastle Sun, 30 April, 1981; Transfer No. S660170, LPI.
\(^{29}\) Certificate of Title, Vol.9860, Fol.32, 18 May 1981, NSW LPI.
3. PHYSICAL CONDITION AND CONTEXT

3.1 THE SITE AND SURROUNDING CONTEXT

The corner site covers an area of approximately 538m². The site is generally flat and can be accessed from both Cowper North and Hill Streets. The surrounding area is predominantly residential and also consists of more industrial services.

The Hotel is located between residences to the north and west and on the opposite corner (Cowper and Bourke Streets) is the Basin Warehouse which is listed as a Local heritage item on the NCC LEP 2003 (façade only). Port, maritime and industrial facilities are located south and east of the hotel.

The area surrounding The Seven Seas Hotel is characterised by the following features:

- The presence of the historic Hydraulic Power Station Building (of Local significance listed on the NCC LEP 2003)
- The Inter-War Functionalist offices and warehouse of Morison & Bearby (of Local significance listed on the NCC LEP 2003).
- Its position on the edge of the Newcastle Harbour

3.2 THE BUILDING

The building is a seventy year old two-storey, red brick, Art-Deco pub sited on a prominent corner in Carrington. The building has been altered over the years with a recent major addition to the east, creating a large enclosed lounge area.

Many Art-Deco elements remain, such as the stylised detailed cornices, tiled dadoes, stepped silhouette on the parapet, geometric curves, parallel line motifs in external brickwork and the stylised lettering of the sign.

The plaster fresco remains above the bar and the Hansen mural, now blocked by Poker machines, remains intact. The hotel retains some of its ship embossed frosted windows on the street elevations and nautical themed windows on the upper level.

*Heritage Office Description*: Two storey face-brick work building with rounded corners. Stepped parapet concealing roof. Cantilevered flat awning running the street frontages of building. Full height tiling to ground floor with stylized detailing to front doors and fanlights.

*Source: NSW Heritage Office website*
3.3 CURRENT USE

Hotel - including accommodation, bar, gaming and dining rooms.

3.4 CONDITION

The current Seven Seas Hotel remains in relatively good condition, retaining the majority of its character defining, Art Deco elements, despite some recent additions.
4. HERITAGE SIGNIFICANCE

The NSW heritage assessment criteria encompasses four generic values in the Australian ICOMOS Burra Charter, which are historical, aesthetic, scientific, and social significance.

An item will be considered to be of State or local heritage significance if, in the opinion of The Heritage Council of NSW, it meets one or more of the assessment criteria listed in the NSW Heritage Act, effective April 1999.

These criteria will be used in assessing heritage significance of the property/site.

The basis of assessment used in this report is the methodology and terminology of the Burra Charter 1999, and the criteria of the NSW Heritage Office. Article 26.1 of the Burra Charter states that:

"Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines."

Once the place has been studied, the cultural significance can be assessed. Cultural Significance philosophically aids the establishment of value. Places and items of significance are those which display an understanding of the past and enrich the present. They allow values to be continually interpreted for future generations.

The significance of the place is determined by the analysis and assessment of the documentary, oral and physical evidence presented in the previous sections of this document. Having an understanding of significance allows decisions to be made about the future management of the place. However, it is important that these future decisions do not endanger the cultural significance of the place.

The NSW Heritage Manual prepared by the NSW Heritage Office and Department of Urban Affairs and Planning, outlines the same four broad criteria and processes for assessing the nature of significance, along with two criteria for assessing comparative significance of an item.

Since the preparation of the Heritage Manual, the Heritage Act 1977 (NSW) was amended in 1999. As part of this amendment, the NSW Heritage Council has adopted revised criteria for assessment of Heritage significance. The evaluation of cultural significance in the following section is based on the approach adopted by the Burra Charter and the NSW Heritage Manual, but considers whether and, if so, the study site meets the current (revised) criteria.

Heritage Significance Criteria
The NSW assessment criteria listed below encompass the following four values of significance:

- Historical significance
- Aesthetic significance
- Research/technical significance
- Social significance
Listed below are the relevant Heritage Assessment Criteria identified in the Heritage Act:

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

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

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

**Criterion (d)** An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

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

**Criterion (f)** An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

**Criterion (g)** An item is important in demonstrating the principle 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 places; or cultural or natural environments).

An Assessment of Significance requires that a level of significance be determined for the place. The detailed analysis uses the levels of significance below:

<table>
<thead>
<tr>
<th>LOCAL</th>
<th>Of significance to the local government area.</th>
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<tbody>
<tr>
<td>STATE</td>
<td>Of significance to the people of NSW.</td>
</tr>
<tr>
<td>NATIONAL</td>
<td>Exhibiting a high degree of significance, interpretability to the people of Australia.</td>
</tr>
</tbody>
</table>
4.1 ANALYSIS OF SIGNIFICANCE

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 Seven Seas Hotel, Carrington can be linked to the local historical themes of Social Development (Cultural Sites – Early Hotels and Leisure).

The Seven Seas Hotel and site are locally historically significant. The fact that a hotel has operated continuously as a licensed hotel on the corner of Cowper North and Hill Streets since 1886 (The Cross Keys) contributes to the local historical significance of this site. The Seven Seas Hotel is a record of the development of Carrington in the 1930s and has remained a constant landmark in a suburb that has been characterised by a varying mixture of industrial and residential land use. Its sitting within proximity to the harbour and railways is also part of its history and patronage.

NSW Heritage Office: Local representative. This hotel has replaced the old Cross Keys Hotel. A feature had been made of the name Seven Seas, using decorative copper letters on the front of the building and portrayed on windows as ships in full sail.

Source: NSW Heritage Office Website

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 Seven Seas Hotel has an association with regionally significant Newcastle architects Nigel Pitt and Edward Merewether. The Seven Seas is a good example from the palette of works by Pitt & Merewether and remains largely intact.

Operating from 1913 until 1950, Pitt and Merewether were one of Newcastle's most prolific architectural firms. Both partners were trained in the offices of the Sydney architectural firm, Robertson & Marks before establishing Pitt and Merewether in Newcastle. The firm's file records and drawings, in excess of 600 items, are now held at the Newcastle Local Studies Library. They include a large number of plans and drawings relating to hotels in the area and ranging from plans for new hotels to detail drawings for minor alterations, reflecting the company's role as architect to Tooth & Co.

The Seven Seas Hotel also has local association with Birgitte Hansen, the artist of the mural in the current Games Lounge. The mural provides a visual historical association with the port of Newcastle and with the local people and culture of the area. Birgitte Hansen is a well-known local artist. During her time in Newcastle, Hansen, whose work has been exhibited overseas, became well known locally for her murals, for example the entrance to the Civic Playhouse, and banners such as those commissioned by BHP to mark the closure of the Newcastle Steelworks. Public artworks in the Newcastle area include the “Time Tunnel” at Newcastle beach, which was the first public art project undertaken by Newcastle City Council.30

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30 Correspondence with Birgitte Hansen, career details at http://www.birgittehansen.com/
Aesthetic And Technical Significance
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).

Aesthetically, the building is of local significance as an excellent example of the Australian Inter-War Art-Deco style, incorporating stylised detailed cornices, stained glass windows, a stepped silhouette on the parapet, geometric curves used in the form, parallel line motifs in external brickwork and stylised lettering to the sign as well as the piaster fresco above the bar. The building contains a majority of its original (1937) internal fabric and architectural design, however, the hotels existing fabric and layout have been modified substantially to accommodate functional needs. Despite recent changes The Seven Seas Hotel has the potential to provide information on the layout, design and operation of early 20th century public hotels, with Pitt & Merewether’s original creative intent still evident in the streetscape.

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.

The Seven Seas Hotel reflects the social life of the local community, which includes maritime workers, steel and coal workers as well as the residential community31.

NSW Heritage Office: local representative

Source: NSW Heritage Office Website.

Research Significance
Criterion (e) An item has the 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 Hotel’s fabric and layout, though somewhat modified from it’s original design, has the potential to provide information on early 20th century public hotels.

Rarity Significance
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).

Locally the Seven Seas Hotel is considered to be rare as it is one of only two hotels which remain trading in Carrington, where once six hotels served a thriving harbour side trade.

The Art Deco architectural style of the Seven Seas Hotel is typical of a number of the 1930s hotels, which were designed, by Pitt and Merewether for Tooth & Co. in the Newcastle and Maitland area. It is one of the remaining hotels that still exists, along with other examples including the Beach Hotel at Merewether, Currency Lass at Maitland, and Hamilton Station at Islington.

NSW Heritage Office: This item is assessed as aesthetically rare locally.

Source: NSW Heritage Office Website.

31 A community survey was not undertaken and this value is assumed only.
Representative Significance

Criterion (g) An item is important in demonstrating the principle 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 places; or cultural or natural environments).

The Seven Seas Hotel is of representative significance because it demonstrates the principal characteristics of Australian Inter-War Art Deco architecture style retaining many of its original character defining elements.

Heritage Office: This item is assessed as historically representatively locally. This item is assessed as socially representatively locally.

Source: NSW Heritage Office Website.

4.2 STATEMENT OF SIGNIFICANCE

The Seven Seas Hotel and site are of Local significance for their historical value and contribution to the development of Carrington since the 1880s. The fact that a hotel has operated continuously as a licensed hotel on the corner of Cowper North and Hill Streets since 1886 contributes to the local historical significance of this site. The Seven Seas Hotel has remained a constant landmark in a suburb that has been characterised by a varying mixture of industrial and residential land use.

The site has provided hotel services since 1886 and its location to the harbour and railways is also part of its history and patronage and hence it would be expected that the community would value this building.

The Hotel is an excellent example of the early 20th century work of the well known local architects, Pitt and Merewether, providing a prominent example of Art-Deco Style architecture. The siting of the building, its form, massing and prominent corner position contributes to the presence of the building in the streetscape.

NSW Heritage Office Statement of Significance:
Illustrates form and style of hotel development in the early 20th century. Reflects social life of local community. Example of the work of prominent local architects.

Source: NSW Heritage Office Website.

32 A community survey was not undertaken and this value is assumed only.
5. PROPOSED WORKS

Proposed works include:

Externally:
- A new façade addition to the northern end of the Hill Street elevation, incorporating a new hotel entry and a masonry screen for waste disposal.
- Conversion of the TAB lounge window from a fixed panel to a sliding panel and the removal of the fixed panel below to a glazed panel (See Detail D01).

Internally:
- Demolition of part of the original Northern wall of the Games Lounge to enlarge the space.
- Removal of the northern portion of the existing bar to facilitate egress.
- Demolition of the original Northern wall in the TAB lounge to facilitate an opening.
- New joinery benches in the TAB lounge to facilitate gaming needs.
- Partial demolition of the eastern wall (with Hansen mural) of the TAB lounge to create an opening to the Public Bar area.
- Enlargement of the existing opening in the southern end of the eastern wall in the TAB lounge.
6. STATEMENT OF HERITAGE IMPACT

This is the Statement of Heritage Impact for:

The Seven Seas Hotel, Carrington.

Date:

This statement was completed on the 23rd August, 2007

Address and Property Description:

33 Cowper Street North, Carrington.
LOT 1 DP 102046

Prepared by:

EJE Group

Prepared for:

Bellevue Group

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

- Art-deco and character defining elements have been retained (both internally and externally) where possible such as the plaster fresco above the bar, detailed cornices, original bulkheads, tiled dadoes and the stylised lettering on the southern elevation.

- The proposed addition to the eastern elevation of the hotel provides a buffer zone, which allows the new addition to be readily identified from the original building. The buffer zone is created by the set back of the new entrance door.

- The design of the eastern elevation addition does not attempt to replicate the original façade however it follows the height of the ground floor and the line of the tiles of the existing building. The new work is similar to the original fabric, but does not imitate it and is readily identifiable from the original building (Burra Charter 2004, Article 22).

The following aspects of the proposal could detrimentally impact on the heritage significance of the item or area for the following reasons:

- Internally the proposed opening on the eastern wall of the TAB lounge will detrimentally impact the fabric of the hotel due to the destruction of the Hansen mural that is painted on this wall.

- The conversion of the fixed glass window on the southern elevation (see Detail D01 of architectural drawings) to a vertical sliding sash window and the modification of the fixed panel below it to a sliding sash window could potentially impact on the appearance of this elevation. It is noted that the existing glass is clearly a replacement as it is not frosted or embossed with a sailing ship as are the matching windows on this elevation and the eastern elevation. Therefore, it is determined that the proposed changes to this opening will not detrimentally impact on the heritage significance of the building.

The following sympathetic design solutions were considered and discounted for the following reasons:

- None noted.
The following actions are recommended to minimise disturbance and/or enhance the interpretation of the heritage significance of the item or area:

- Retention of The Seven Seas stylised lettering on the Southern Elevation of the building.
- Retention of all stained glass and ship embossed windows.
- Retention of the Birgitte Hansen mural in its entirety. No fittings or fixtures should be attached to the mural, save for the lower left corner that has not been painted (presumably due to the former bar being located in this position). It is recommended that the proposed opening in the eastern wall of the TAB lounge be subject to further approval.
7. CONCLUSION

After considering the impacts of the proposed alterations and additions to The Seven Seas Hotel, Carrington, it is considered that the changes will have a minimal impact on the heritage significance of the building. The proposal respects the significant aspects of The Seven Seas Hotel and attempts to retain characteristic elements pertaining to its significance and context.

Accordingly this report concludes that there will be minimal impact arising from the proposed design changes and sufficient consideration of the heritage significance of this building has been taken into consideration by protecting the character defining elements of the building through appropriate and sympathetic design as outlined in this report.

However, this Heritage Impact Statement can not support the creation of an opening in the eastern wall of the proposed TAB lounge, effectively destroying the mural by well-known local artist Birgitte Hansen. It is recommended that the proposed opening in the eastern wall of the proposed TAB lounge be subject to further approval.
8. BIBLIOGRAPHY

APPENDIX A-
PROPOSED WORKS
ARCHITECTURAL DRAWINGS
APPENDIX C-
NSW HERITAGE OFFICE
WEBSITE LISTING
The Seven Seas Hotel

Item
Name of Item: The Seven Seas Hotel
Type of Item: Built
Group/Collection: Commercial
Category: Hotel
Primary Address: 33 Cowper Street North, Carrington, NSW 2294
Local Govt. Area: Newcastle

Property Description:
Lot/Volume Code Lot/Volume Number Section Number Plan/Folio Code Plan/Folio Number

Boundary: CARR.018 Field survey number 1024

All Addresses

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Statement of Significance
Illustrates form and style of hotel development in the early 20th century. Reflects social life of local community. Example of the work of prominent local architects.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Office intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description
Designer: Pitt & Merewether Architects
Physical Description: Two storey facebrick work building with rounded corners. Stepped parapet concealing roof. Cantilevered flat awning running the street frontages of building full height tiling to ground floor with stylized detailing to front doors and fanlights.

Further Information: Action - further research required. Liaise with owner.

History
Historical Notes: This hotel has replaced the old Cross Keys Hotel. A feature had been made of the name Seven Seas, using decorative copper letters on the front of the
building and portrayed on windows as ships in full sail.

### Historic Themes

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### Assessment of Significance

**SHR Criteria a)** [Historical Significance] - local representative

**SHR Criteria c)** [Aesthetic Significance] - rare local

**SHR Criteria d)** [Social Significance] - local representative

**SHR Criteria f)** [Rarity] - This item is assessed as aesthetically rare locally.

**SHR Criteria g)** [Representativeness] - This item is assessed as historically representatively locally. This item is assessed as socially representatively locally.

**Assessment Criteria** - Items are assessed against the State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

### Listings

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### References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.
Data Source

The information for this entry comes from the following source:

Name: Local Government
Database Number: 2171376
File Number: 1376

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The Seven Seas Hotel

Image Type: Photograph
Image Number: 2409

The Seven Seas Hotel 149 Hill Street