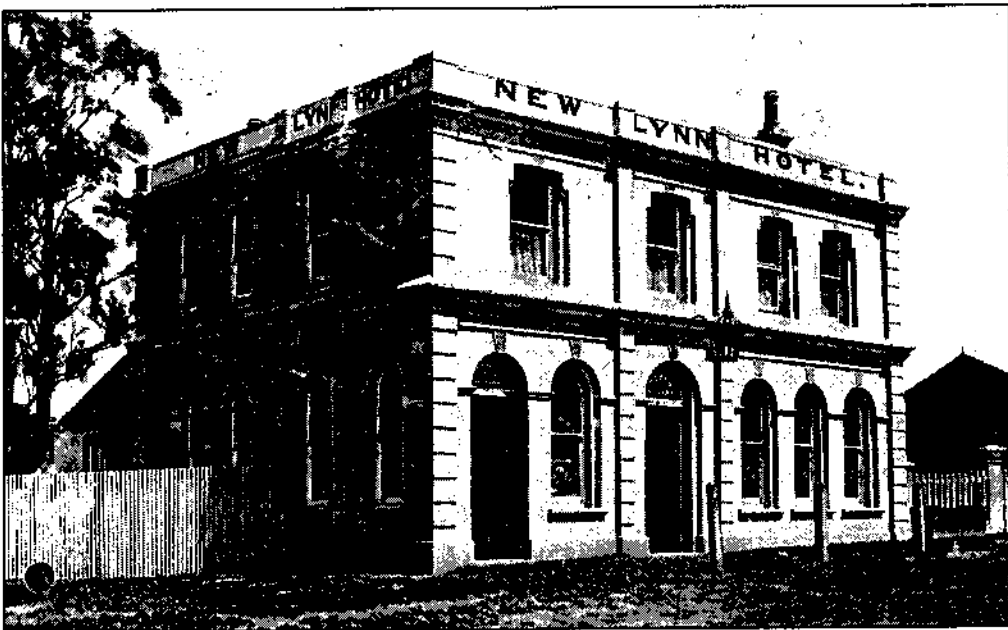


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**THE OLD
NEW LYNN HOTEL**

**NEW LYNN
WAITAKARE CITY**



A CONSERVATION PLAN

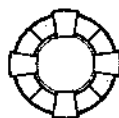
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THE OLD NEW LYNN HOTEL NEW LYNN, WAITAKERE CITY

A CONSERVATION PLAN

Prepared for the
Waitakere City Council

By
Dave Pearson Architects Limited



93 Victoria Road
Devonport
Auckland, New Zealand

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January 2006

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INFORMATION

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INFORMATION

SUBJECT AND AUTHORSHIP

This conservation plan concerns the building known as the old New Lynn Hotel, located on the Great North Road, New Lynn, Waitakere City.

The conservation plan was commissioned by the Waitakere City Council. Council, recognising the likely heritage values of the building has recently acquired it under the Public Works Act to prevent its demolition.

The purpose of the plan is firstly to assess the significance of the building. Secondly, it provides a series of conservation policies to safeguard the heritage values of the place for the future. The plan also includes a condition report and a schedule of remedial work.

The plan was written by Dave Pearson, principal of Dave Pearson Architects Limited. The historical research was undertaken by Kate Hill.

FORMAT OF CONSERVATION PLAN

The document generally follows the format of a conservation plan as described in the publication *The Conservation Plan; a Guide to the Preparation of Conservation Plans for Places of Cultural Significance* (third edition) prepared by J S Kerr for the National Trust of Australia. Reference was also made to the Department of Conservation's *Standard Conservation Plan Contents Specification* and the *Guidelines for Preparing Conservation Plans*, prepared by the New Zealand Historic Places Trust.

The plan is also consistent with the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (1993). The definitions in the conservation plan are as defined in the Charter.

STATUS OF THE PLACE

ADDRESS

The old New Lynn Hotel is located at 3176 Great North Road, New Lynn.

LEGAL DESCRIPTION

The legal description of the land is Lots 12 and 13 DP 22829.

OWNERSHIP

The hotel and the land it occupies are owned by the Waitakere City Council.

HERITAGE DESIGNATIONS

New Zealand Historic Places Trust

The old New Lynn Hotel is not currently registered by the New Zealand Historic Places Trust Pouhere Taonga.

Waitakere City Council District Plan

The old New Lynn Hotel was included in the old Borough of New Lynn District Scheme as a Class A building.

It was then included as a Category I item in the Waitakere City Council District Plan schedule of heritage structures, objects, sites and places where it is listed as Cultural Heritage Inventory item no 1578. The protection extends to the exterior only. A Heritage Protection Order is currently imposed on the building.

PHOTOGRAPHIC SOURCES

The source of the historical photographs is as noted. The contemporary colour photographs were taken by Dave Pearson Architects Limited.

ACKNOWLEDGEMENTS

The assistance of Alina Hughes, Heritage Advisor, Waitakere City Council, is acknowledged.

PART ONE
ASSESSMENT OF SIGNIFICANCE

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1 HISTORICAL ACCOUNT

INTRODUCTION

As with many buildings in West Auckland, the old New Lynn Hotel has had a long and fascinating history. While it was originally constructed as a hotel and bar, it has also served as a makeshift coroner's court and a meeting place for the New Lynn Town Board. One account has it that church services were held there on Sundays. The hotel was also one of a chain used by travellers journeying north and west – others were located opposite what is now MOTAT and at Avondale. The fourth was the Oratia/Falls Hotel in Henderson.

MAORI HISTORY

Prior to the coming of the European, the area now known as New Lynn was covered in scrub. It was intersected by streams and rivers and, over the centuries, had provided Maori hunting parties with fish and birds. For this reason, temporary camps were set up in the area, rather than permanent villages that were established elsewhere.

The New Lynn area also had importance to Maori as the route over which canoes were portaged between the Waitemata and Manukau Harbours. Today, Portage Road commemorates this activity. The area was also part of a dubious land deal between local Maori and the Europeans that was not recognised by the Colonial Government in 1848.

EUROPEAN OWNERSHIP

One of the first Europeans to travel through the area was the missionary, William Colenso, who described how he “travelled over the open and barren heaths... observed nothing new in these dreary and sterile wilds”¹. Dr Hochstetter passed through the area in 1859 and subsequently wrote “waste, dreary, sunburnt heaths of notorious sterility, upon the white or yellowish clearsoil of which nothing but dwarfish manuka shrubs and scanty ferns can grow.”

The first European owner of the land where the hotel would later be built was John Russell. On 29 December 1853, he bought a total of 110 acres of land in Waikomiti, County of Eden as a Crown Grant, paying the sum of £50². In 1859, Frederick Utting surveyed the area. Because it reminded him of the countryside around King's Lynn in eastern England, he named the area New Lynn.

Russell proceeded to subdivide his land, selling Lots 12 and 13, comprising 6 acres and 37 perches to James Murray, a saddler on 17 November 1862³. The next owner was Samuel Cochrane, an auctioneer who purchased the land in August 1864. He, in turn, sold it to Captain Maxwell Reeve of Her Majesty's 4th Battalion of Military Train⁴. The land continued to change hands – Reeve had it only three years before he sold it to John Tait, a farmer, in May 1867⁵.

¹ West Auckland Historical Society, flyer entitled “The Old New Lynn Hotel”

² LINZ, 1G-3144

³ LINZ, 13D-731

⁴ LINZ, 17D-371 and 375

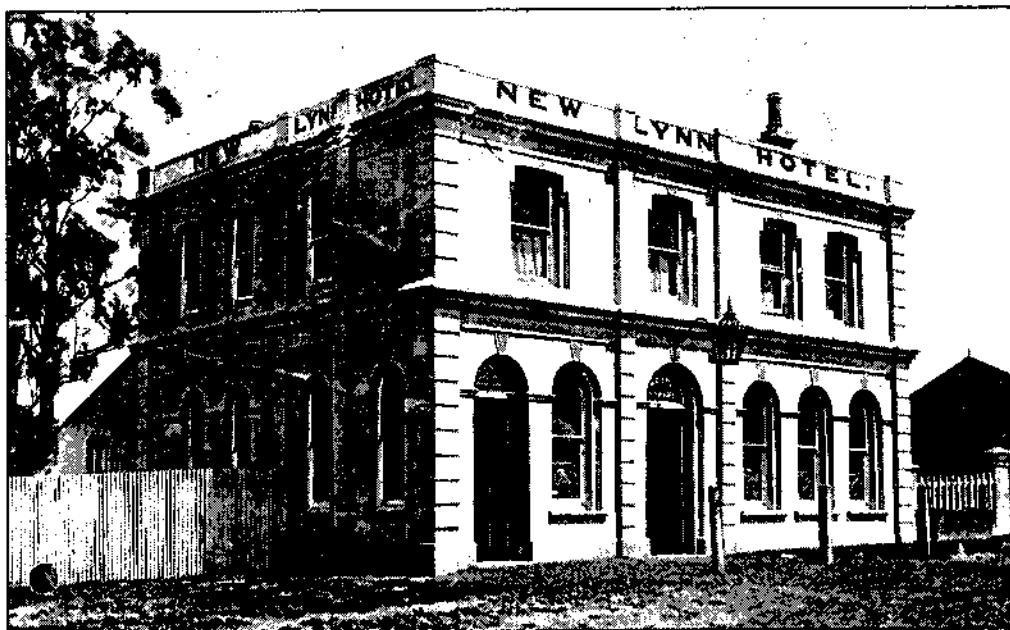
⁵ LINZ, 22D-335

Cochrane, meanwhile, continued his land speculation in New Lynn. Rather optimistically, he put the "Port of New Lynn" up for auction in October 1865. Unfortunately, few shared his enthusiasm and of the 200 lots for sale, only 40 changed hands.

The event that was to determine the use of the land for the next 28 years and which was to give rise to some of the building's more colourful events occurred in 1881 with the passing of the "The Licensing Act". Under the Act, Licensing Districts were established, each of which was to be managed by a licensing committee of five ratepayers. These were to be elected annually by the ratepayers of the Licensing District⁶.

THE CONSTRUCTION OF THE HOTEL

The next owner of Lots 12 and 13 which was, by this time, known as "The Waterfalls" was Australian Alfred Ramsden. On 7 March 1882, he purchased it from John Tait for the sum of £70⁷. Ramsden was granted a publican's licence by the Waikomiti Licensing Committee on 2 June for his new hotel which was to be called the New Lynn Hotel⁸. Ramsden, appears to have been a resourceful character – it is recorded that he built his hotel with bricks that he made himself, firing them in a kiln in New Lynn beside the Kaipara railway near the Fruitvale Station⁹.



The New Lynn Hotel. Note stables to right of hotel (Waitakere Library and Information Service).

The hotel was well sited in a central location. Once open, it drew its customers from brickyards and tanneries and further afield from bush camps and sawmills. John Diamond records that well-worn tracks radiating out across the countryside from the hotel were formed by locals making their way to the hotel¹⁰. The hotel also served as a staging post for horses on their way up Waikumete hill and stables were once

⁶ Brett's Auckland Almanac, 1882:113

⁷ LINZ, D13-557

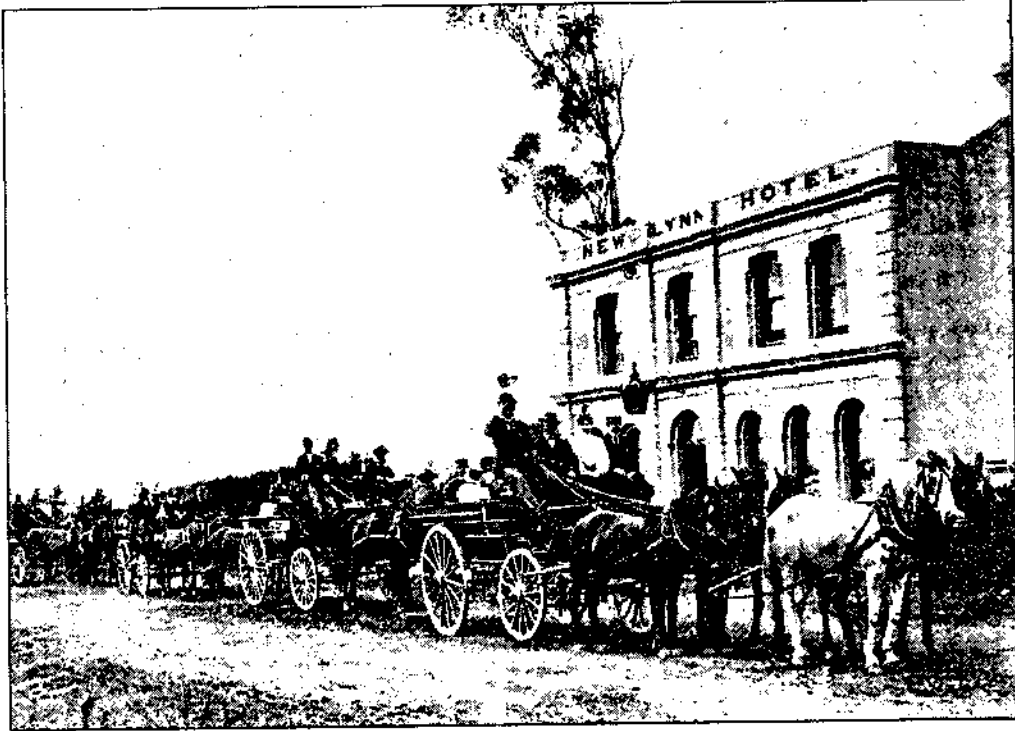
⁸ Butler, nd. ref. NZH 5/6/1882

⁹ *Western Leader*, 2/12/1999:5

¹⁰ John T Diamond "Once the Wilderness".

All

located to the right of the building. At the front of the hotel was a water trough between two hitching posts where the horses were tied up to await their riders. The posts can be seen in a number of early photographs of the building¹¹. In the early days the establishment was run by the licensee, a live-in help and an odd job man. A cow was kept to provide milk and chickens produced eggs.



Horses and carts outside the hotel (Waitakere Library and Information Service).

In July 1882, the hotel and 2 acres of Lot 13 were leased to William Amos Clarke, a hotelkeeper. Clarke was also allowed to "...depasture horses used in connection with the said Hotel upon the remaining said 4 acres and 37 perches of land but without prejudice to the lessor's brick making operations or other proprietary rights... for the term of 10 years. The lessor was also required ... "in the third, sixth and last years of the said term, paint ... the outside and inside woodwork, ironwork and other works belonging to the demised buildings... and will also wallpaper and varnish... all the inside... (buildings) not to be used for any other purposes than as an Inn, Hotel or Public House"¹².

Clarke's application to have the licence of the New Lynn Hotel renewed was granted in June 1883¹³.

SUBSEQUENT OWNERS AND PUBLICANS

Ramsden was hopefully a better brick maker than a businessman. In August 1883, Lots 12 and 13 were put up for sale by auction by the Registrar of the Supreme Court after Ramsden defaulted on his mortgage interest payments. The land and the hotel were purchased by George W. Wyman.¹⁴

¹¹ West Auckland Historical Society, flyer entitled "The Old New Lynn Hotel"

¹² LINZ, R2-139

¹³ Butler, nd. ref. NZH 9/6/1883

¹⁴ LINZ, R6-554

NEW LYNN HOTEL.
 FOR SALE CHEAP TO CLOSE AN ACCOUNT.

This Capital Hotel is built with first class bricks and stucco, with iron roof. It is situated in a commanding position on the Great North Road, and is surrounded by a rapidly advancing district. The Hotel contains 19 rooms and bar, with complete out-buildings also of brick, and will be sold with 3 or more acres of land. For further particulars apply to.

VAILE & DOUGLAS,
 1540 Land and Estate Agents, Shortland street.

Notice advertising sale of hotel (NZ Herald 30.1.1883).

With a new owner also came a change of publican. In June of 1884, the renewal of the licence of the New Lynn Hotel was granted to Mr Walter Caddy¹⁵. The following year saw another new publican when the licence was granted to Frederick H Clements¹⁶.



The New Lynn Hotel. The building to the right was probably a stables building (Jack Diamond Collection, Waitakere Library and Information Service).

In February 1886, Wyman sold the two acres of Lot 13, being the hotel and the land it occupied, site, to Samuel Jagger a brewer in the firm of Hancock and Co¹⁷. In June of the same year, Frederick H. Clements licence was renewed¹⁸. The following year, one Robert T Penk applied for the licence to be transferred to Thomas Edmonds Evans. The renewal of the licence was granted after being postponed for a fortnight to allow for the publication of the "necessary advertisements"¹⁹.

In June 1888, the licence was again renewed and transferred to John Stuart Milne. Mr Jagger, as the owner of the hotel, promised to provide the building with another fire escape²⁰. In June of the following year, the licence was again renewed for a further twelve months and transferred again, this time to Richard McVeigh²¹. 1891

¹⁵ Butler, nd. ref. *Ak Star* 7/6/1884

¹⁶ Butler, nd. ref. *NZH* 8/6/1885

¹⁷ LINZ, R17-525

¹⁸ Butler, nd. ref. *NZH* 5/6/1886

¹⁹ Butler, nd. ref. *NZH* 4/6/1887

²⁰ Butler, nd. ref. *NZH* 2/6/1888

²¹ Butler, nd. ref. *NZH* 8/6/1889

saw the arrival of the first female publican at the hotel when the licence was granted to Elizabeth Patterson following a favourable police report²².

During the 1890s, the hotel was the pub for sawmill workers and for those who were working on the Waitakere water works projects. The beer was sold for between 4 pence and 6 pence a pint and was served out of barrels. A patron of the time records "it was real beer and it cost 2 shillings to get drunk"²³. The hotel remained open until 10 o'clock at night.

From 8-25 November 1892, one of the more unusual events in the hotel's history took place. Being the only public building in the area – other than the school - it was used as a coroner's court for a lengthy inquest to investigate the death of William Thompson, an Oratia settler at Waikomiti. The inquest was presided over by the coroner and Justice of the Peace John Bollard in a makeshift courtroom in the main bar.

During the inquest, a witness, one Alexander Scott, gave evidence into the death of Thompson. Immediately after giving his evidence, during which time he admitted buying strychnine poison, Scott was arrested and charged with murder²⁴. At a subsequent trial in the Supreme Court, he was found guilty of murder by poisoning²⁵. He was later hanged.

In May 1893, the entire property was conveyed by the executors of the estate of Samuel Jagger (deceased) to Moss Davis. On 7 September 1893, a certificate of title for Lots 12 and 13 was issued to Moss Davis, brewer of Auckland²⁶. The conveyance also involved a number of other hotel sites around Auckland²⁷. In June of the same year, the licence was renewed and again granted to Elizabeth Patterson²⁸.

The licence was renewed in June 1894 and granted to New Lynn Hotel's second female publican – Mary Dickson. At that time, the area was under the Eden Licensing District²⁹. In June of the following year, Mary Dickson applied to have her licence renewed. Unfortunately, complaints had been made to the police regarding the manner in which the hotel was run. However, a subsequent police investigation found that the house was "quietly conducted" and Mary Dickson's application was granted³⁰.

Mary Dickson's licence was renewed in 1896³¹ and again the following year. That time, however, the renewal was only granted "...subject to certain repairs already recommended by the police being completed before the next quarterly licensing meeting"³².

²² Butler, nd. ref. *NZH* 7/6/1891

²³ NZHPT Auckland Branch Newsletter August 1999.

²⁴ *NZH*: 9/11/1892:5; 12/11/1892:4;26/11/1892:5

²⁵ *NZ Graphic* 1/4/1893

²⁶ LINZ, CT 67/232

²⁷ LINZ, R43-319

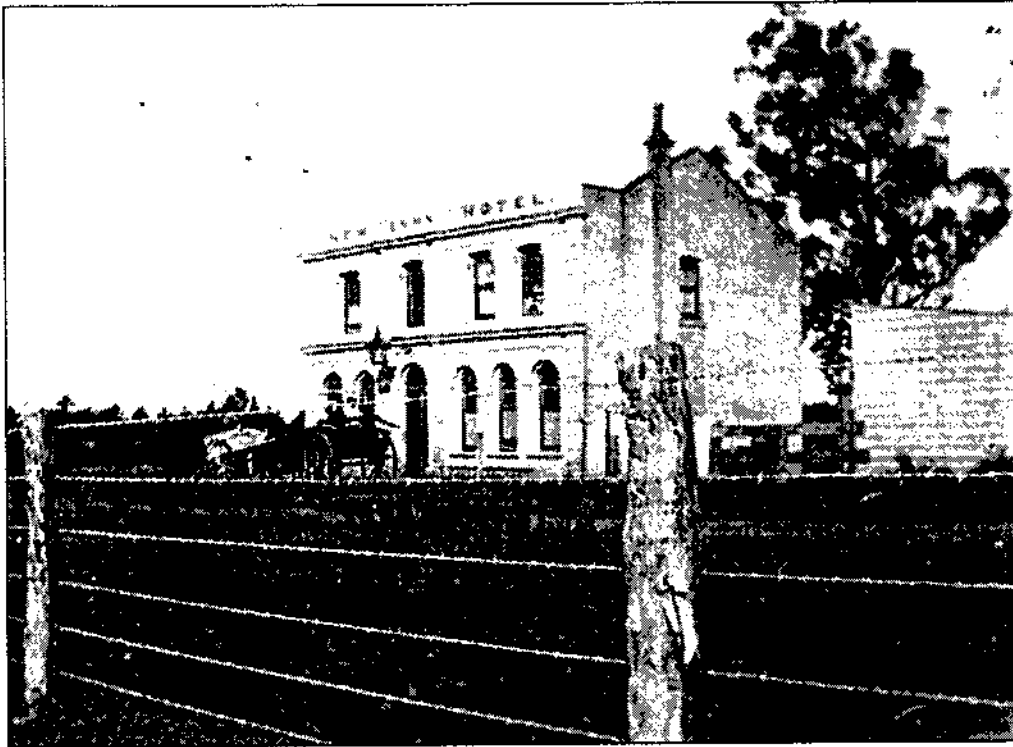
²⁸ Butler, nd. ref. *NZH* 3/6/1893

²⁹ Butler, nd. ref. *NZH* 7/6/1894, see also Archives New Zealand - ZABN, Series 4350,1a: p.88

³⁰ Butler, nd. ref. *NZH* 6/6/1895

³¹ Butler, nd. ref. *NZH* 4/6/1896

³² Butler, nd. ref. *NZH* 9/6/1897



The old hotel (undated). (Jack Diamond Collection, Waitakere Library and Information Service).

From 1897, the hotel, known to its regulars as the “Old Grey Mare”, did a roaring trade on Sunday afternoons with the arrival at 2.50pm of the cemetery train bound for Waikomiti Cemetery. A group of travellers would then go “for the lick of their lives” in a race to the hotel to quench a thirst acquired during their arduous journey from Auckland. After an afternoon of drinking, they would again race to catch the return train to Auckland which left the cemetery at 4.45pm. “Many’s the time a laggard caught it by the skin of his teeth”³³. It was even claimed that because the train slowed to such a crawl travelling up Scroggy Hill on the way to Glen Eden, some runners were able to leave the train, dash to the hotel, down a beer and catch the train again before it cruised down to the town.

In 1899, the hotel had its third female licensee, one Louisa Hertz. Louisa, unfortunately, fell foul of the law and was convicted on the 29th May 1899, of allowing liquor to be consumed on her premises on Sunday 25 April 1899. She was fined £5 with costs of 19/-³⁴. Nevertheless, in June of that year, she applied for a temporary licence. A police report of the time stated that “...the water tanks in the hotel required renewing”. A second report stated that “...the applicant had recently been convicted and fined 5 pounds on a charge of selling after hours”. The application was finally granted “...on condition that the applicant part with her interest in the hotel before the next quarterly meeting”³⁵. The following year, Louisa Hertz’s licence was renewed for a further year, again on condition that certain repairs be effected³⁶.

³³ West Auckland Historical Society, flyer entitled “The Old New Lynn Hotel”

³⁴ Archives New Zealand - ZABN, Series 4350, 1a: p.88

³⁵ Butler, nd. ref. NZH 13/6/1899).

³⁶ Butler, nd. ref. NZH 5/6/1900

In June 1901, the New Zealand Herald mistakenly reported that the licence for that year had been granted to "Teresa Hertz"³⁷. The Register of Licensees, however, correctly listed her name as Louisa Hertz³⁸. In June of 1902, the licence was again granted to Louisa Hertz³⁹, however, on 14 October of that year, the licence was temporarily transferred to Robert Cartwright⁴⁰. In December, the curtains in one of the upstairs bedrooms in the hotel were set alight as a result of the children of the proprietor playing with matches. A passing local raised the alarm and little damage occurred⁴¹. The following year, Cartwright had his licence renewed. At the time, the hotel was said to be in good order⁴².

In August 1903, the licence was temporarily transferred to Ellen Jane Featon⁴³. In April 1904, a police report was critical of the hotel, saying that "...the general conduct of the hotel had not been too satisfactory". The report cited "disorderly conduct" and believed that "Sunday traffic had been carried on". A subsequent report stated that men had frequently been seen about the place "under the influence of alcohol and that there had been disorderly conduct and brawling among young men who frequented the house". They also thought that "... the place was one that should not be left in the hands of a woman to manage owing to it being so far away from police protection". The licence should be in the hands of a man....⁴⁴. Mrs Fenton denied the police reports, stating that she had always refused to serve persons who showed signs of being under the influence of liquor, and had never permitted drunkenness or disorderly conduct on the premises. After hearing other statements in support of the applicant, the licensing committee announced its decision to renew the licence⁴⁵.

The ownership of the hotel changed again on 20 May 1904 when the title was transferred to the Captain Cook Brewery Limited⁴⁶.

THE HOTEL LOSES ITS LICENCE

In December 1905, the Eden Electorate voted for a reduction in the number of licenced premises in the area. As a result, the New Lynn Hotel had its licence cancelled in 1906, "...leaving three licensed houses" in the electorate. This was in spite of strong arguments being made in favour of New Lynn being kept open. These included that fact that it was "... it was becoming an accommodation house for tourists ...it was the only hotel in the district [and]...was largely patronised by people going to and from the Waikumete cemetery"⁴⁷. Part of the reason given for the cancellation of the licence was that the New Lynn area was sparsely populated. It was also stated that "the New Lynn hotel was certainly the poorest in construction of the four (public) houses in the district.

On 21 November 1907, the title of the property was again transferred, this time to Hancock & Company (New Zealand) Limited⁴⁸.

³⁷ Butler, nd. ref. *NZH* 4/6/1901

³⁸ Archives New Zealand - ZABN, Series 4350, 1a: p.88

³⁹ *NZH* 3/6/1902:3

⁴⁰ Archives New Zealand - ZABN, Series 4350, 1a: p.88

⁴¹ *NZH* 30/12/1902:5

⁴² Butler, nd. ref. *NZH* 2/6/1903

⁴³ Archives New Zealand - ZABN, Series 4350, 1a: p.88

⁴⁴ *NZH* 7/6/1904

⁴⁵ *NZH* 7/6/1904

⁴⁶ LINZ, CT 67/232

⁴⁷ *New Zealand Sporting and Dramatic Review* 5/7/1906:20;22

⁴⁸ LINZ, CT 67/232

Any prospect of the hotel's licence ever being renewed disappeared in 1909 when the area went "dry". This was the result of the increasing influence of the Prohibitionist League and the election of some of their numbers on licensing committees⁴⁹. The hotel then took on a new life when it was converted into a house.⁵⁰ The Shaw family is recorded as being its first tenants⁵¹ and the building apparently became known as Mrs Shaw's Temperance Hotel.



The Shaw family (Waitakere Library and Information Service).

Until 1910, New Lynn had been part of the Waitemata County Council. At that time, its population was around 200 people⁵² and its citizens decided that being part of Auckland was preferable to remaining in the county. New Lynn was subsequently constituted as a Dependent Town Board and the first meeting of the new board took place on 13 August of that year⁵³, with one source saying the location of the meeting was the old hotel⁵⁴. The following year on 1 April 1912, New Lynn was constituted as an Independent Town District⁵⁵.

On 28 March 1913, the old hotel again had a new owner when the title to Lots 12 and 13 was issued to William John Pugh⁵⁶. He owned the property for ten years before selling it in March 1923 to Samuel Hare, a carpenter and his wife, Christina Hare⁵⁷. In August of that same year, the old hotel was again sold, this time to Reginald Frederick Collard, baker⁵⁸ although the title was not issued to Collard until 17 July 1929⁵⁹.

On 31 March 1929, New Lynn was constituted as a Borough and C F Gardner was elected as its first mayor⁶⁰.

⁴⁹Butler, nd. Note that most secondary sources state that this is when the hotel lost its licence.

⁵⁰*Western Leader*, April 1972, Waitakere Library and Information Services.

⁵¹*New Zealand Memories* Vol. 3 issue 19:279

⁵²New Lynn Library – Historical Files

⁵³New Lynn Library – Historical Files

⁵⁴New Lynn Library – Unprovenanced. No date

⁵⁵New Lynn Library – Historical Files

⁵⁶LINZ, CT 205/254

⁵⁷LINZ, CT 205/254

⁵⁸LINZ, CT 205/254

⁵⁹LINZ, CT 497/109

⁶⁰New Lynn Library – Historical Files

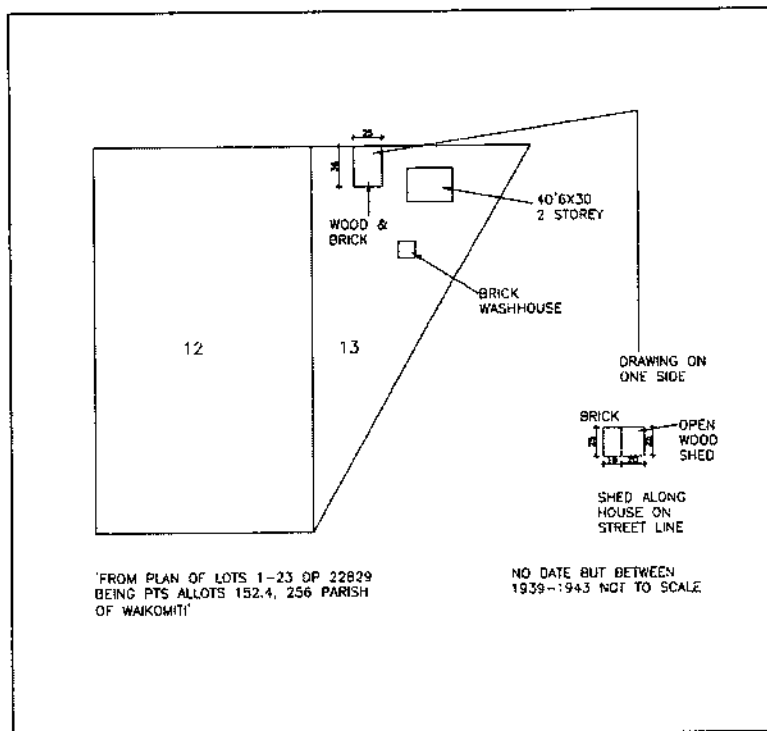
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THE BARTULOVICH FAMILY

In 1940, the former hotel was acquired by a family that would own it for the next 65 years when it was purchased by father and son Roko Kasich Bartulovich and Nicola Grgo Bartulovich, Yugoslav immigrants and labourers, as tenants in common in equal shares⁶¹. The title was issued on 25 November 1943⁶².

The West Auckland Historical Society records that "...Mr Bartulovich senior added a kitchen when they came, and this can be seen next to the old extension out from the back of the building. ...He also used the brick building out the back as a wine cellar"⁶³. The family, who at that stage comprised Mr and Mrs Bartulovich senior, their son and daughter-in-law, their three children, Maria, Julia and Nickola and an aunt and uncle who had also come out from Yugoslavia, entertained themselves in the lounge where the children used to do their "party pieces".

A file held by Archives New Zealand concerns the sale of land owned by Bartulovich adjacent to the hotel. The file contains a plan with pencil sketches showing the structures on Lot 13 (hotel site) which was not for sale. On the plan, the old hotel is indicated as a rectangle measuring 40'6 x 30. Behind is shown a "brick wash house" (no measurements) and on the right hand side, looking from the road, is another building measuring 36' x 25'. It is described as "wood and brick". Although the plan is undated, it is believed to be around 1940-44⁶⁴.



Copy of plan from Archives New Zealand showing the hotel and the outbuildings (Archives New Zealand).

⁶¹ LINZ, CT 497/109, *Western Leader*, 7/1/2003:3, Waitakere Library and Information Services

⁶² LINZ, CT 810/1

⁶³ West Auckland Historical Society, undated typed sheet

⁶⁴ Archives New Zealand, BBAD, series 1054, item 2759e, 4/171032 pt.1

In the late 1940s, the ground floor on the eastern side of the building was renovated and rented out as doctors' rooms, while the family continued to occupy the remainder⁶⁵. According to the West Auckland Historical Society, "...the left hand door at the front was the entrance to the waiting room, to the right in the waiting room was an office for the surgery, the surgery, and support for the surgery in an area at the back.... and a kitchenette at the back."⁶⁶ The doctors' rooms remained in the building until 1966.

Mr Bartulovich considered returning to Yugoslavia but decided to remain in New Zealand. He died in the early 1980s. His wife, apparently known as "Bubba of New Lynn", continued to live upstairs in the building until her death in the late 1980s at the age of 98. Their grandchildren, Maria, Julia and Nickola continued to own the old hotel until its purchase by the Waitakere City Council in 2005.

In Easter 1972, the hotel was gutted by fire. At the time, three families were in residence and a doctor's surgery was upstairs⁶⁷. The building was subsequently repaired. In 1973, a plan was prepared for Mr N Bartulovich showing the ground floor divided into two flats. A timber and corrugated iron entrance shelter was added to the front left side of the building. This can be seen by comparing photographs dated 1972 and 1979.



The old New Lynn Hotel c 1970s. Note verandah across the front elevation (West Auckland Historical Society).

STRUCTURAL CONCERNS

By the mid 1990s, concerns are beginning to be raised regarding the structural condition of the old hotel. In 1995, an engineer's report found the hotel to be "...in a dangerous condition and unsafe to live in"⁶⁸. The trustees of the Nicola Grgo Bartulovich Estate responded by applying for a resource consent to demolish the building⁶⁹. Council, somewhat belatedly, halted the demolition when it was realized that the building had historical significance⁷⁰.

⁶⁵ *Western Leader*, 30/8/2005:5

⁶⁶ West Auckland Historical Society, undated typed sheet

⁶⁷ *Western Leader*, ?/4/1972; 2/11/1972, Waitakere Library and Information Services

⁶⁸ *Western Leader*, 2/12/1999:5

⁶⁹ *Western Leader*, 2/12/1999:5

⁷⁰ *Western Leader*, 7/1/2003:3, Waitakere Library and Information Services

COUNCIL OWNERSHIP

In 1998, the Waitakere City Council began negotiations to buy the building and the neighbouring property⁷¹. Two years later, in March 2000, the old hotel was finally declared to be a heritage building⁷² and Council resolved to acquire the property and hotel under the Public Works Act⁷³.

In February 2002, fire again damaged after a suspected arson attack left three rooms on the top floor gutted. The damage was considered “largely superficial...the building remains structurally intact”⁷⁴.

In 2005, after seven years of protracted negotiations and after having to invoke the Public Works Act, the Waitakere City Council finally purchased the old hotel⁷⁵

CHRONOLOGY OF EVENTS

1853	29 December. John Russell pays £50 for his Crown Grant of 110 acres in Waikomiti, County of Eden.
1862	17 November. Russell subdivides and sells Lots 12 and 13, consisting of 6 acres and 37 perches, to James Murray, saddler for £35. 16. 2d.
1864	August. The land is bought by Samuel Cochrane, auctioneer, who subsequently sells to Captain Maxwell Reeve of Her Majesty’s 4 th Battalion of Military Train.
1867	May. Reeve sells the land to John Tait, farmer.
1881	“The Licensing Act” is passed. “Each Licensing District is to be managed by a licensing committee of five ratepayers to be elected annually by the ratepayers of the Licensing District”.
1882	7 March. John Tait sells Lots 12 and 13, known as “The Waterfalls”, to Alfred Ramsden, settler, for £70. 2 June. A publican’s licence is granted by the Waikomiti Licensing Committee to Alfred Ramsden for his new hotel, to be called the New Lynn Hotel. The hotel is built with bricks made by Alfred Ramsden in a kiln beside New Lynn’s Kaipara Railway”. July. The hotel and 2 acres of Lot 13 are leased to William Amos Clarke, hotelkeeper. Clarke is also allowed to “...depasture horses used in connection with the said Hotel upon the remaining said 4 acres and 37 perches of land but without prejudice to the lessor’s brickmaking operations or other proprietary rights”.
1883	June. The application of A W Clarke, for a renewal of the license of New Lynn Hotel is granted. August. The Registrar of the Supreme Court puts Lots 12 and 13 up for sale by Auction after Ramsden defaults with his mortgage interest payments. It is purchased by George W Wyman.
1884	June. Renewal of the publican’s licence for New Lynn Hotel is granted to Mr Walter Caddy.
1885	June. Frederick H Clements is granted a renewal of the licence.
1886	February. Two acres of Lot 13 (hotel site) are sold to Samuel Jagger,

⁷¹ *Western Leader*, 7/1/2003:3, Waitakere Library and Information Services
⁷² *Western Leader*, 21/5/2002:3, Waitakere Library and Information Services
⁷³ *Western Leader*, 22/8/2003:3, Waitakere Library and Information Services
⁷⁴ *Western Leader*, 19/3/2002:5, Waitakere Library and Information Services
⁷⁵ *Western Leader*, 30/8/2005:5

	brewer (in the firm of Hancock & Co.). June. Frederick H. Clements' licence is again renewed.
1887	June. Robert T Penk's application for a transfer of the licence is granted to Thomas Edmonds Evans. The renewal of the license is postponed for a fortnight in order to allow publication of the "necessary advertisements".
1888	June. A transfer of the licence and a renewal is granted to John Stuart Milne. Mr Jagger, owner of the hotel, promises to supply an additional fire escape.
1889	June. The licence is transferred from John Stuart Milne to Richard McVeigh and is renewed for another 12 months.
1891	June. Following a favourable police report, a licence renewal is granted to Elizabeth Patterson. August. Wyman sells the remaining 4 acres and 37 perches to Hancock & Co (Moss Davis, brewer).
1892	June. A license renewal is granted to Elizabeth Patterson. 8-25 November. The building is used as a coroner's court for a lengthy inquest investigating the death of Waikomiti settler, William Thompson. The accused, Alexander Scott, is found guilty of murder by poisoning.
1893	May. Executors of the estate of Samuel Jagger (deceased) convey the entire property to Moss Davis. This conveyance also involves many other hotel sites around Auckland. June. The licence renewal is once again granted to Elizabeth Patterson. 7 September. A Certificate of Title for Lots 12 and 13 is issued to Moss Davis, brewer of Auckland.
1894	June. A licence renewal is granted to Mary Dickson. The New Lynn area now under the Eden Licensing District.
1895	June. Mary Dickson applies for a renewal. The police report that complaints have been made regarding the manner in which the house is conducted. A police investigation finds that the house is "quietly conducted". Dickson's application is granted.
1896	June. The licence renewal is granted to Mary Dickson.
1897	June. Mary Dickson's renewal is granted "...subject to certain repairs already recommended by the police being completed before the next quarterly licensing meeting". The arrival of the 'cemetery train' in New Lynn at 2.50pm each Sunday, commencing in 1897, brings many thirsty customers to the hotel.
1899	Conviction: "...on the 29 th May 1899, Louisa Hertz was convicted of allowing liquor to be consumed on her premises on Sunday 25 April 1899 and was fined £5 and costs 19/-". June. An application for a licence is made by a temporary licensee, Louisa Hertz. A police report states that "...the water tanks in the hotel required renewing". A second report states that "...the applicant had recently been convicted and fined 5 pounds on a charge of selling after hours". The application is granted "...on condition that the applicant part with her interest in the hotel before the next quarterly meeting".
1900	June. A licence is granted to Louisa Hertz "...on condition that certain repairs be effected".
1901	June. The licence renewal is granted to Teresa [<i>sic.</i>] Hertz. There is a necessity for minor repairs. The Register of Licences correctly records has the name Louisa Hertz, not Teresa.
1902	June. Louisa Hertz has her licence renewed. 14 October. The licence is temporarily transferred to Robert Cartwright. December. The children of the proprietor, Robert Cartwright, play with matches and set fire to curtains in an upstairs bedroom in the hotel. Little

	damage results as the alarm is raised by a passing local.
1903	June. The licence is granted to Robert Cartwright. The hotel is reported to be in good order. August. The licence is temporarily transferred to Ellen Jane Featon.
1904	April. The police state that "...the general conduct of the hotel had not been too satisfactory". They report "disorderly conduct" and believed that "Sunday traffic had been carried on". They also thought that "... the place was one that should not be left in the hands of a woman to manage owing to it being so far away from police protection". 20 May. The title is transferred to the Captain Cook Brewery Limited. June. After considering police objections to Ellen Jane Featon's application for renewal, and hearing evidence for and against the applicant, the licensing committee announces that it has agreed to renew the licence.
1906	The Eden Electorate votes for reduction [in December 1905]. Consequently, the New Lynn Hotel has its license cancelled "...leaving three licensed houses" in the electorate. Arguments in favour of keeping it open - "... it was becoming an accommodation house for touristsit was the only hotel in the district [and]...was largely patronised by people going to and from the Waikumete cemetery".
1907	21 November. The title is transferred to Hancock & Company (New Zealand) Limited.
1909	Waitakere goes "dry" as a result of the Prohibitionist League and the election of their peers on licensing committees. The hotel is converted to a house and is tenanted by the Shaw family.
1910	New Lynn is constituted a Dependent Town Board. The population is around 200. 13 August. The first meeting of the New Lynn Town Board takes place.
1912	1 April. New Lynn is constituted as an Independent Town District.
1913	28 March. The title to Lots 12 and 13 is issued to William John Pugh.
1923	March. The property is sold to Samuel Hare, carpenter and his wife, Christina Hare. August. Ownership of the property is transferred to Reginald Frederick Collard, baker.
1929	31 March. New Lynn is constituted a Borough with C F Gardner as its first mayor. 17 July. The title is issued to Reginald Frederick Collard, baker.
1940	The property is purchased by Roko Kasich Bartulovich and Nicola Grgo Bartulovich, labourers, as tenants in common in equal shares.
1943	25 November. The title is issued to Roko Kasich Bartulovich and Nicola Grgo Bartulovich.
1940s	Part of the Bartulovich family home is renovated for use as a medical practice. Additions are made to the building. A plan of the time shows the hotel as a rectangle measuring 40'6 x 30. Behind is a "brick wash house" and on the right hand side, looking from the road, is another building measuring 36' x 25, described as "wood and brick". Late 1940s. With respect to the doctors rooms, an account states "... The left hand door at the front was the entrance to the waiting room, to the right in the waiting room was an office for the surgery, the surgery, and support for the surgery in an area at the back.... and a kitchenette at the back."
1972	Easter. The hotel is gutted by fire. Three families are in residence at the time and a doctor's surgery is upstairs.

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1970s	A timber and corrugated iron entrance shelter is added to the front left side of the building.
1995	An engineer's report finds the hotel to be "...in a dangerous condition and unsafe to live in". The trustees of the Nicola Grgo Bartulovich Estate apply for a resource consent to demolish the building.
1990s	Demolition plans are stopped by the Council when it is realized that the building has historical significance.
1998	The Waitakere City Council begins negotiations to buy the building and neighbouring property.
1999	Council resolves to acquire the building. A Heritage Protection Order is placed on the hotel.
2000	March. The old hotel is declared a heritage building. Council resolves to acquire the property and hotel under the Public Works Act.
2002	February. The vacant building suffers an arson attack leaving three rooms on the top floor gutted. Damage is considered "largely superficial...the building remains structurally intact".
2005	The Waitakere City Council acquires the historic hotel under the Public Works Act.

PERSONS ASSOCIATED WITH THE HOTEL

Alfred Ramsden

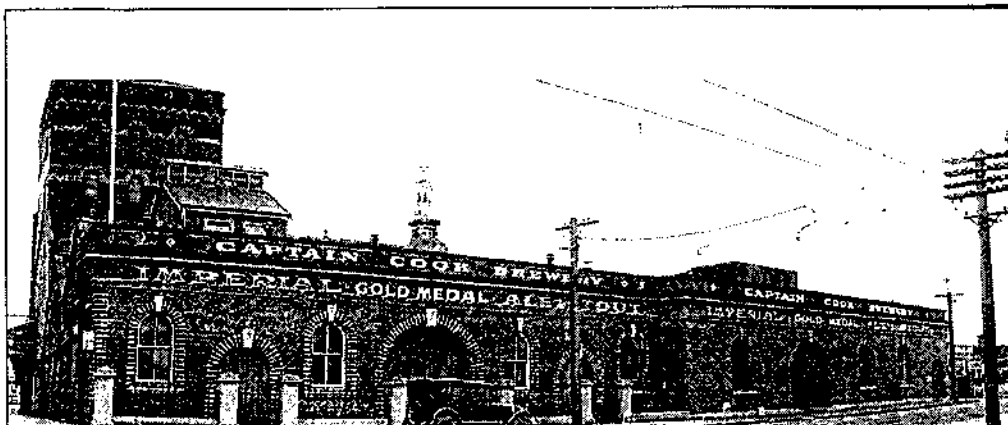
Alfred Ramsden was born in Australia but left his mark in New Lynn. He was a bricklayer first with a yard located in New Lynn beside the Kaipara railway near the Fruitvale Station.

As well as building the hotel from bricks he made himself, he was also its first publican. His tenure was, however, short-lived – in August 1883, the property comprising Lots 12 and 13, was put up for sale by auction by the Registrar of the Supreme Court after Ramsden defaulted on his mortgage interest payments.

Moss Davis

Moss Davis was a Jewish immigrant who first arrived in Lyttelton as a boy in 1861 to join his uncle in business. After living for a while in Nelson, he moved to Auckland in 1885 and so began an association that only ended with his death in 1933 at the age of 86. On his arrival in Auckland, Moss Davis joined the firm of Messrs Hancock and Company, owners of the Captain Cook Brewery.

The company had been established in 1859 when Thomas Hancock purchased the Captain Cook Inn. In 1868, he took his son-in-law Samuel Jagger (who also features in the New Lynn Hotel story) into partnership. Hancock died in 1885 and Moss Davis then became a partner. Later, after Jagger died in 1890, Davis became the sole owner. In 1898, two of his sons, Ernest (later Sir Ernest) and Eliot, joined the company as directors. Ernest became chairman of directors in 1910. He later became mayor of New Market Borough, and from 1935-41, mayor of Auckland City. In 1923, 10 major breweries including the Captain Cook Brewery, amalgamated to become New Zealand Breweries limited.



Captain Cook Brewery, Khyber Pass Road.

While in Auckland, Moss Davis and his wife donated various valuable works of art and manuscripts to civic authorities. In 1907, the couple left New Zealand to reside in London. Moss Davis continued, however, to take a keen interest in New Zealand affairs.

2 PHYSICAL DESCRIPTION OF THE PLACE

LOCATION

The old New Lynn Hotel is located on the Great North Road in the suburb of New Lynn, approximately 20 kilometres from Auckland City centre. Its site is approximately mid way between the intersection of the Great North and Titirangi Roads and the Great North and West Coast Roads.

The commercial centre of New Lynn is located approximately 1.5 kilometres to the east, Glen Eden is 2 kilometres to the west and the centre of Henderson approximately 5 kilometres to the northwest.



The old New Lynn Hotel as seen from the Great North Road (DPAL, 2006).

SITE LAYOUT

The site of the old hotel comprises Lots 12 and 13 DP 22829. The lots have an area of 978 and 853 square metres respectively. The building faces the Great North Road and is positioned close to the road in the northeast corner of the site.

The only other structure on the site is the remains of a brick outbuilding located behind the hotel. This is the building referred to on the 1940s plan as a wash house and which Mr Bartulovich used as a wine cellar. To the west of the hotel is a concrete slab which marks the location of an earlier garage. A concrete block wall extends along the Great North Road boundary across the front of the hotel.



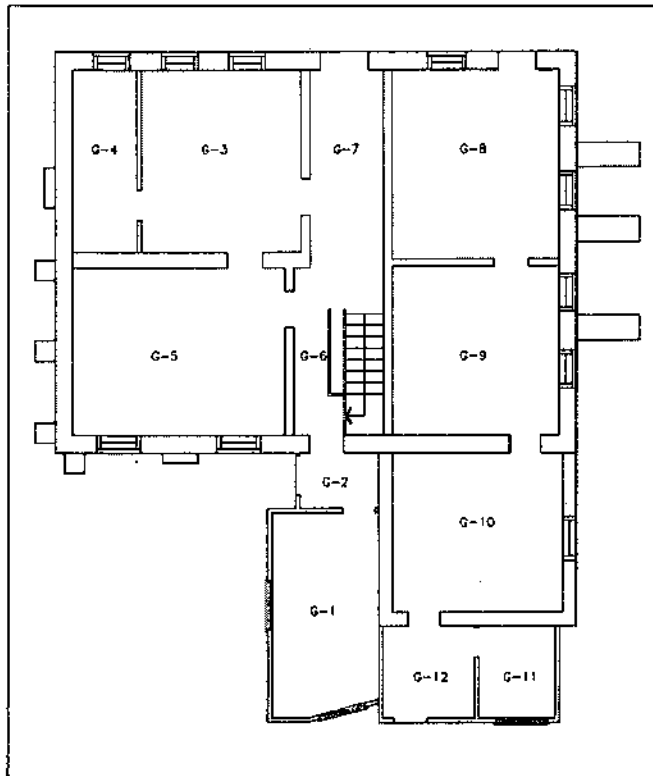
Brick outbuilding (DPAL, 2005).

Early photographs and plans show a reasonably substantial building to the west of the hotel. This probably provided stabling for horses and other associated activities.

PLANNING OF THE HOTEL

Ground Floor

Refer to the accompanying plans for the location of spaces referred to in the text.



Old New Lynn Hotel ground floor plan (DPAL, 2006).

The ground floor of the old hotel has two entrances facing the Great North Road. The main doors are located approximately in the centre of the building and open into a hallway (G-7). This space contains a set of stairs leading to the upper floor and also extends through to a back door. To the right of the hallway are two rooms (G-3 and G-5) which have plan dimensions of 3.8 x 4.2 metres and 5.0 x 4.0 metres respectively. The room to the west of G-3 – currently a bathroom (G-4) – was originally part of the adjacent space.

A second doorway on the front elevation to the left of the main doors leads to two further rooms (G-8 and G-9) along the east side of the building. These spaces measure 4.0 x 4.5 and 4.0 x 4.0 metres respectively. Beyond G-9 is a further space (G-10).

Although no early plans of the hotel survive, an indication of the original purpose of some of the spaces can be determined from studying old hotels of a similar vintage. It was, for example, common practice to provide separate entrances for hotel guests and bar patrons. In the case of the new Lynn Hotel, the central entrance clearly leads to the part of the hotel that was used for accommodation and the secondary entrance to the east opened into what was probably the bar (G-8). G-10 with its large fireplace was obviously the original kitchen.

A26



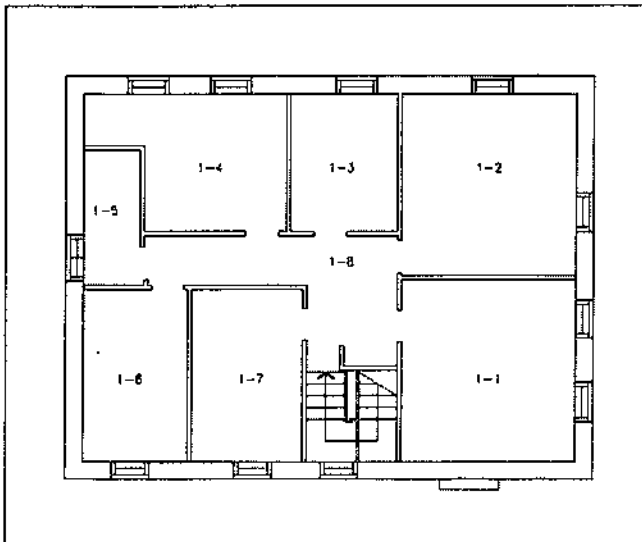
Fitzroy Hotel, Wakefield Street, Auckland. Note the two entrances, the left hand one leading to the bar, the centre one to the hotel accommodation (Auckland City Libraries)

As well as separating bar patrons from hotel guests, it was also common to provide separate facilities for ladies and sometimes travelling salesmen. Thus early hotels might contain a ladies' sitting room, a commercial room and a private sitting room. A dining room would also be provided. It is likely that spaces G-3, G-5 and G-9 fulfilled some of these functions.

Towards the rear of the hotel are various additions. These include two smaller spaces (G-12 and G-11) which open off G-10. These may have been added early in the life of the hotel. G-11 has subsequently been fitted out as a bathroom. The remaining spaces are a back entry porch (G-2) and the kitchen constructed by Mr Bartulovich (G-1).

The eastern part of the ground floor (spaces G-8 to G-12) was converted into a doctor's surgery during the Bartulovich's time and later became a separate flat. The stairs in the hallway are not original.

Upper Floor



Old New Lynn Hotel first floor plan (DPAL, 2006).

The upper floor is accessed by a stair leading from the hallway on the ground floor. At the top of the stairs, a hallway (1-8) leads to the various rooms at this level. On the eastern side of the building are two larger rooms (1-1 and 1-2) each of which has plan dimensions of 4.0 x 4.0 metres. Also at this level are various smaller rooms comprising 1-3 which measures 2.4 x 3.0, 1-4 (3.2 x 3.0 metres), 1-6 (2.4 x 3.8 metres) and 1-7 (2.5 x 3.8 metres). The remaining space (1-5) is a bathroom.

A27

It is likely that the upper floor of the hotel provided accommodation for the publican's family when the building operated as a hotel as well as paying guests. Room 1-1 with its fireplace may have been the publican's sitting room and 1-2 may have been a main bedroom. It is likely that room 1-4 was originally divided into two small bedrooms. Rooms 1-3, 1-6 and 1-7 were probably also single bedrooms. The bathroom (1-5) was constructed later.

Room 1-4 was probably enlarged and fitted out as a kitchen at the time the building was converted into flats.

SUMMARY OF CHANGES

Ground Floor

G-4 is subdivided off G-3 and fitted out as a bathroom.
G-11, G-12 and possibly G-2 appear to be early additions.
G-11 is fitted out as a bathroom.
A new kitchen (G-1) is added by the Bartulovich's.
New stairs are provided to the upper floor.

Upper Floor

The stairs are reconfigured.
1-4 is converted in to a single room and fitted out as a kitchen.
The bathroom 1-5 is constructed.

ARCHITECTURAL FORM

Roof

The roof over the main part of the hotel comprises a simple hipped roof with a ridge running east-west. Various lean-to roofs are provided over the ancillary spaces to the rear of the building. On the north and east elevations the roof is concealed behind a parapet.

North Elevation



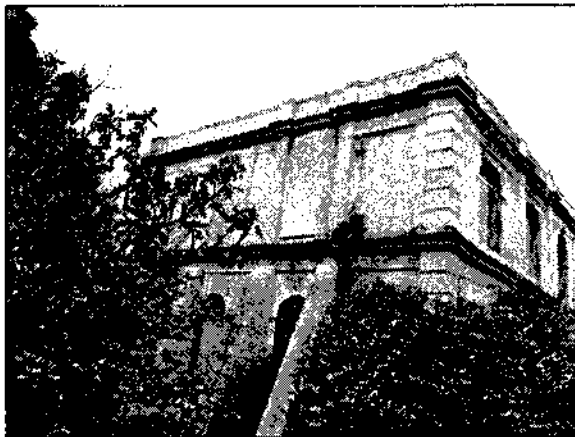
Old New Lynn Hotel, north elevation (DPAL, 2005)

The north elevation faces the Great North Road and is the building's principal façade. As previously noted, it has two entrances, one to the hotel itself and the other to the bar. Early photographs show double doors were fitted to both entrances (see photograph on front cover). These have been replaced with a single door in the case of the bar, and a new pair of double doors to the main entrance. Above each entrance is a fanlight with an arched head.

Between the two entrances is a single double hung window with an arched head. Three similar windows are found to the right of the main entry and these provide light to G-3 and G-4. At the head of each of the windows is a plaster keystone with a reticulated net-like pattern. At the upper level are four double hung windows, each with a square head, to rooms 1-2, 1-3 and 1-4.

At each of the two outer corners is a pilaster with rusticated quoins. A pilaster is also found at either side of the main entry but rusticated only at ground floor level. A parapet at the top of the wall conceals the roof. String courses are provided at ground and first floor ceiling levels. A later canopy constructed above the doors has recently been removed.

East Elevation



Old New Lynn Hotel, east elevation (DPAL, 2005).

The east elevation utilises a similar architectural vocabulary to the north elevation. At ground floor level are four double hung windows with arched heads and reticulated keystones. The upper floor has three double hung windows with square heads.

The outer corners of the two storey section each feature a pilaster with rusticated quoins. Two further pilasters, this time with a plain finish, flank one of the windows. Like the north elevation, the east elevation culminates in a parapet and has string courses at ground and first floor ceiling heights. Three buttresses have been constructed along this elevation, probably as the foundations settled and cracks became apparent in the building.

To the south of the main part of the building is a lean-to form which houses the original kitchen (G10). The lean-to has been further extended towards the south.

South Elevation



Old New Lynn Hotel, south elevation (DPAL, 2005).

The south elevation is plainer than the road elevation, as would be expected. At ground floor level are two double hung windows with square heads which provide daylight to room G-5. Between the two windows is a chimney from an earlier fireplace in G-5. To the east is the entry porch (G-2) and various lean-to structures housing kitchens and a bathroom.

At the upper floor level are two windows to rooms 1-6 and 1-7 respectively. A third window is located in the stairwell. A second and larger chimney serves fireplaces in the kitchen (G-8) and room 1-1 at the upper floor level.

The east elevation lacks the pilasters, string courses and parapet of the north and east elevations and the hipped roof form can clearly be seen. A buttress has been constructed near the southwest corner.

West Elevation



Old New Lynn Hotel, west elevation (DPAL, 2005).

The west elevation is also plain, somewhat surprising, considering it would be readily visible from the road by passing travellers. One possible explanation is that this would be the logical place to extend the building if the need arose.

This elevation features a chimney from the fireplace in G-4 and a single double hung window at first floor level. The wall also lacks a parapet and the hipped roof can again be seen. Three buttresses have been subsequently constructed along this wall.

A30

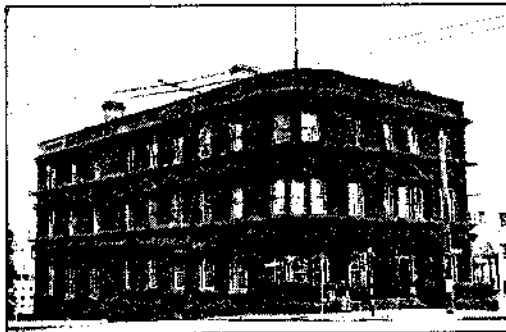
ARCHITECTURAL INFLUENCES

Although the designer of the hotel is not recorded, it seems likely that an architect was involved, judging by the quality of the design.

The old New Lynn Hotel is a good example of a building designed in the Italianate style. The style, sometimes referred to as Anglo-Italian, originated in England in the middle of the nineteenth century and was inspired by the Renaissance architecture of the Italian palazzo or palace.

Italianate buildings tended to be rectangular in plan and usually between two and four stories in height. The elevations often had a formal symmetry with an emphasis on the vertical. Thus windows were tall and narrow and often had semi-circular window heads. Rusticated quoins, window apertures framed by aedicules (two pilasters surmounted by a pediment) and large bracketed cornices at the top of the wall were common, as were cupolas. Other typical Italianate features might include hipped roofs, attached columns or pilasters, decorative keystones above windows, quoins and string courses. Influential Italianate buildings in England included the Travellers (1829-32) and Reform (1837-41) Clubs in London, designed by Sir Charles Barry.

The Italianate style found its way to New Zealand and Australia although it never seems to have gained wide acceptance. Like many styles that found their way to the antipodes, Italianate buildings often sprouted verandas to protect their inhabitants from the sun and rain. In Auckland, Italianate buildings include the Northern Club on the corner of Princess and Kitchener Streets, some of the merchants' houses in Princess Street and the Pah in Hillsborough.



The Northern Club (left) and the Pah (Historic Buildings of New Zealand).

Although the old New Lynn Hotel lacks some of the more flamboyant Italianate characteristics, it is clearly of the style. Italianate features include the rectangular plan, the hipped roof and the emphasis on the vertical. Italianate details include the rusticated pilasters, the string courses, the windows with their semi-circular arched heads and the reticulated keystones.

CONSTRUCTION OF THE BUILDING

Roof and Ceiling Construction

The roof of the main part of the old New Lynn Hotel comprises corrugated steel fixed to purlins and rafters. The lean-to roofs to the rear are also sheathed with corrugated steel over timber framing. At the upper storey level, the ceiling framing consists of timber joists.

It is likely that the original ceilings all comprised wide boards with battens. Some of the original ceilings survive at the upper level although they were extensively damaged at the time of the most recent fire in 2002. At the lower level, the ceilings are all plasterboard and this may have been installed following the earlier fire in 1972. Remnants of earlier ceilings may survive above the plasterboard.

Walls

The external walls of the original building comprise solid brick masonry, approximately 400 mm thick. On the outer face, the walls are plastered with a lime plaster. Internal walls at ground floor level are generally masonry, a single brick width in thickness. The walls have either been finished with a hardwall plaster finish directly onto the brickwork or have been strapped and lined with plasterboard.

At the upper level, the inner face of the exterior walls were strapped and lined, originally with match lining and later with plasterboard. The internal walls are timber framed and lined with match lining or plasterboard.

Later additions including G-1, G-11 and G-12 are timber framed and sheathed externally with fibre cement board or weatherboards.

Floors

At ground floor level, the majority of floors are concrete, obviously provided when the original timber floor decayed. A timber floor survives in the hallway and a replacement timber floor has been laid in room G-5.

At the upper floor level, the original timber tongue and groove floors survive, fixed to timber joists.

Joinery

The majority of window throughout the hotel comprise double hung timber sashes in timber frames. Casement windows are found in some of the later parts of the building.

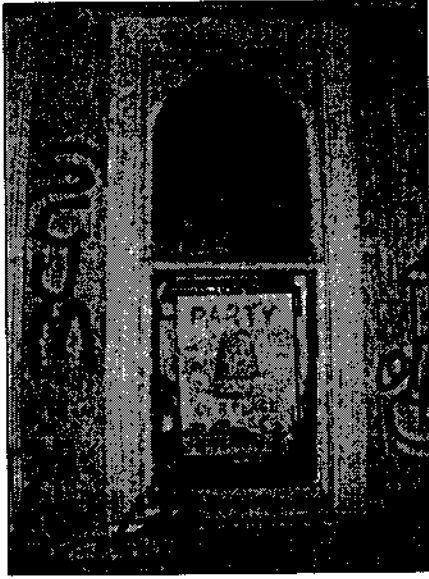
The hotel originally had two sets of double doors on the north elevation as seen in the early photographs. These have not survived. Replacement double timber doors open into the hallway (G-7) and a glazed door is provided to room G-8. The back door is sheathed with tongue and groove boarding and has a glazed upper panel.

Originally, the internal doors would almost certainly have been standard four-panel type. No original doors have survived. Some rooms have modern type hollow-core doors.

Internal Finishings and Trim

Originally, it is likely that the skirtings and architraves throughout the building would have been the standard moulded type. Over the years, much of the trim has been replaced, either as a result of the fire in 1972 or possibly when the walls were relined.

Remnants of original architraves can be found around the windows on the ground floor in rooms G-3 and G-4 and at the upper level in rooms 1-1, 1-2 and 1-3. Elsewhere architraves and skirtings have either a bullnose or bevelled profile.



Window to G-3. Note rounded head to window, original architraves and sill (DPAL, 2006).

Fixture and Fittings

Within the old hotel, the kitchen benches and cupboards and bathroom fittings are all relatively recent. The stairs to the upper level are also not original.