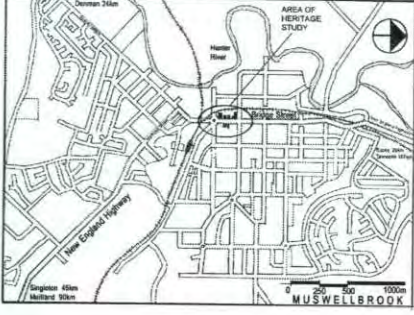
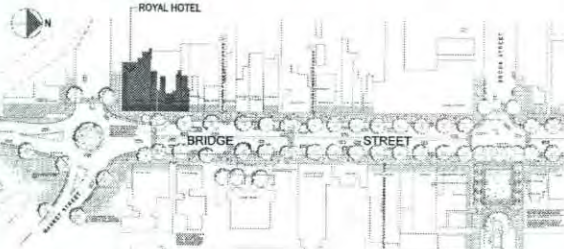


MUSWELLBROOK HERITAGE STUDY

Royal Hotel - Inventory 2000

<p>PRESENT NAME <i>Royal Hotel</i></p> <p>PREVIOUS NAMES The Golden Fleece, The Thistle, The Shamrock, The Rose</p>	<p>REFERENCE No <i>MUSW/R001a</i></p> <p>PREVIOUS REFERENCE No</p> <p>DATE INSPECTED <i>27 October 2000</i></p>
<p>LOCATION STREET No 12 STREET NAME <i>Bridge Street</i> TOWN/SUBURB <i>Muswellbrook</i> POSTCODE <i>2333</i> LOCALITY <i>Muswellbrook</i> LOCAL GOVERNMENT AREA <i>MUSWELLBROOK</i></p>	<p>SITE SKETCH PLAN</p> 
<p>PRESENT OWNER TYPE <i>Hotel / Commercial</i></p> <p>NAME <i>Mr. Eric Bulley & Mrs. Janell Bulley</i></p> <p>OWNERS ADDRESS <i>Royal Hotel</i> <i>12 Bridge Street</i></p> <p>STREET No 12 STREET NAME <i>Bridge</i> TOWN/SUBURB <i>Muswellbrook</i> POSTCODE <i>2333</i></p>	<p>PROPERTY DETAILS:</p> <p>a REAL PROPERTY DESCRIPTION Lot 21 DP 548899</p> <p>b SITE AREA <i>approx. 1090 sq.m</i></p> <p>c EXISTING ZONING <i>3 (a) General Business</i></p>
<p>CATEGORY <i>Building</i> SUB CATEGORY <i>Hotel</i></p> <p>DATE OF CONSTRUCTION <i>1890 - (present building)</i></p> <p>ARCHITECT/DESIGNER <i>John Charles Luscombe (Muswellbrook)</i></p> <p>BUILDER <i>Joseph Lowe (Muswellbrook)</i></p>	<p>MAP REFERENCE</p> 

PHOTOGRAPH



HERITAGE LISTING

- REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED
- REGISTER OF THE NATIONAL ESTATE OF AUST. (AHC) - INTERIM
- REGISTER OF NATIONAL TRUST (NSW)
- REGISTER OF SIGNIFICANT TWENTIETH CENT. ARCHITECTURE (RAIA)
- DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONS. REGISTER
- COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE)
- HERITAGE COUNCIL REGISTER - PERMANENT CONS. ORDER
- HERITAGE COUNCIL REGISTER - INTERIM CONS. ORDER
- HERITAGE COUNCIL REGISTER - SECTION 130 ORDER
- HERITAGE COUNCIL REGISTER - NOMINATION
- NSW GOVT DEPT HERITAGE REGISTER (S170 HERITAGE ACT)
- NP&WS ABORIGINAL SITES REGISTER (CONTACT SITES)
- INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER
- EXISTING HERITAGE STUDY (WRITE NAME BELOW)
- REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE
- LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE
- OTHER

HISTORICAL PERIOD

PERIOD	BUILT	USED
PRE 1800	<input type="checkbox"/>	<input type="checkbox"/>
1800 - 1825	<input type="checkbox"/>	<input type="checkbox"/>
1826 - 1850	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1851 - 1875	<input checked="" type="checkbox"/>	<input type="checkbox"/>
1876 - 1900	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1901 - 1925	<input type="checkbox"/>	<input type="checkbox"/>
1926 - 1950	<input type="checkbox"/>	<input type="checkbox"/>
1951 - 1975	<input type="checkbox"/>	<input type="checkbox"/>
POST 1975	<input type="checkbox"/>	<input type="checkbox"/>

HISTORICAL THEMES

S.H.I.P. THEMES

Persons

Townships

LOCAL THEMES

Eminent Local Architects

The streetscape of the Commercial precinct,
Bridge Street

HISTORICAL NOTES

Site of the first block of land sold in Muswellbrook (1834) where a single storey timber inn was built titled the "Golden Fleece" Mary Anne Bellew rebuilt the inn after 1855 after she purchased the remainder of the property from the original owner George Forbes. A local Muswellbrook architect John Charles Luscombe designed the present hotel c. 1890. His father Robert James was the owner of the hotel until he died in 1890.

PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS

a **ARCH. STYLE:** Victorian Free Classical

MATERIALS: Exterior - Brick and rendered facades.

b OTHER DETAILS OF PHYSICAL APPEARANCE:

Main section of building is symmetrical around centre entrances. A decorative balustrade & ornamented parapet conceals the roof. The parapet is decorated at the two street facades on the hotel proper by a continuous cornice and cornice brackets. A peaked gable parapet feature is located over each main entry. Bearing wall expression with quoin stones at each corner and major openings. Detailed pediment decoration over windows.

The interior is characterised by high pressed metal and plaster ceilings to some areas (including a large upper level lounge area), decorative plaster cornices in some areas, decorative moulded impost to arched corridor openings, Deep decorative timber skirting boards, moulded timber architraves to most doors / windows and ornate detailed timber staircase / balustrade.

c MODIFICATIONS

Bridge street shopfronts and main building hotel corner ground floor facades have been cosmetically altered and updated with aluminium shop front windows and tiled surfaces. Three of the seven ground floor original windows to the left hand side of the entry door of the Market Street facade have been replaced with aluminium framed windows, with one opening being partially bricked in. Other apparent modifications have occurred at the rear of the property with brick and metal sheet roof "lean-to" storage facilities / amenities added. The bistro area to the rear of the hotel is of recent modification where a low plasterboard ceiling has been installed to a reconfigured layout including kitchen and bistro dining space with accordion screen doors. The hotels awning is not of original design.

d CURRENT CONDITIONS

INTACT

REPAIRS REQUIRED

ALTERED - UNSYMPATHETIC

ALTERED - SYMPATHETIC

ADDITIONAL COMMENTS: Some original Internal furnishings such as timber stair balustrades and detailed decorative plasterwork have remained intact, while other parts of the hotel such as the bar and rear bistro area have been altered in recent times with some original openings boarded up and furnishings of recent times applied.

INFORMATION SOURCES

WRITTEN National Trust Classification Sheet
Muswellbrook Historical Society

ORAL

GRAPHIC National Trust Classification Sheet

EVALUATION CRITERIA

(S) = STATE (R) = REGIONAL (L) = LOCAL

HISTORIC	RARE	<input checked="" type="checkbox"/> (L)	REPRESENTATIVE
AESTHETIC	RARE	<input type="checkbox"/> (L)	REPRESENTATIVE <input checked="" type="checkbox"/> (L)
SOCIAL	RARE	<input type="checkbox"/> (L)	REPRESENTATIVE <input checked="" type="checkbox"/> (L)
SCIENTIFIC	RARE	<input type="checkbox"/> (L)	REPRESENTATIVE <input checked="" type="checkbox"/> (L)

STATEMENT OF SIGNIFICANCE

The site is of rare historical significance to the area as the site was the first block of land sold in Muswellbrook. Establishing a hotel building and centre of social life for the town, the continuous and ongoing use of the site for social / entertainment purposes is therefore a rare social significance for the town. Establishing a hotel on a busy street intersection is typical of Australian township planning and representative of a country town's streetscape. Local Aesthetic significance and is further reinforced by (for the most) intact Free Classical Victorian Architecture. A number of modifications to the original 1890 hotel have however, compromised the design of the building. As the building is not in its original state, the changes have therefore downgraded the aesthetic significance of the hotel from possible regional aesthetic significance. The hotel proper has had extensive ground floor street facade cosmetic modification and upper floor Bridge Street verandahs have been in filled. Along with small additions of service rooms to the rear of the building (of no aesthetic value), other changes adding to the aesthetic significance downgrade include demolition of part of the Bridge Street balustrade parapet and a limited extent of internal recent modifications. The interior of the hotel however generally has its historical aesthetics in tact, with original components of the interior readily distinguished from the modifications.

The building displays intact examples of quality craftsmanship (internally and externally) of the period. It therefore represents local technical significance.