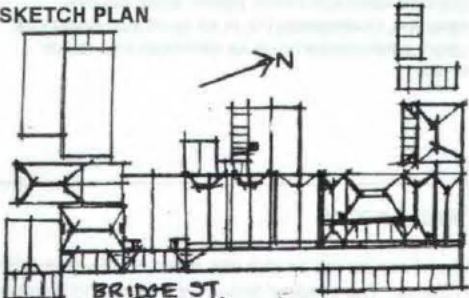




MUSWELLBROOK HERITAGE STUDY Inventory 1996

EATONS HOTEL BUILDINGS - MUSWELLBROOK

<p>PRESENT NAME <i>Eatons Hotel</i></p> <p>PREVIOUS/OTHER NAMES</p>	<p>REFERENCE No <i>MUSW/R002d</i></p> <p>PREVIOUS REFERENCE No</p> <p>DATE INSPECTED <i>13th February 1996</i></p>
<p>LOCATION</p> <p>STREET No <i>180-188</i> STREET NAME <i>Bridge Street</i></p> <p>TOWN/SUBURB <i>Muswellbrook</i> POSTCODE <i>2333</i></p> <p>LOCALITY <i>Muswellbrook</i></p> <p>LOCAL GOVERNMENT AREA <i>MUSWELLBROOK</i></p>	<p>SITE SKETCH PLAN</p> 
<p>PRESENT OWNER(S)</p> <p>TYPE <i>Private</i></p>	<p>PROPERTY DETAILS:</p> <p>a REAL PROPERTY DESCRIPTION <i>Lots 2 & 3, FP37789</i></p> <p>b SITE AREA <i>Lot 2 - 2106m²; Lot 3 - 3490m²</i></p> <p>c EXISTING ZONING <i>3(a) - General Business</i></p>
<p>CATEGORY <i>Building</i></p> <p>SUB CATEGORY <i>Hotel</i></p> <p>DATE OF CONSTRUCTION <i>c.1850s, 1866, 1910-11, 1929</i></p> <p>ARCHITECT/DESIGNER <i>O. H. Lewis</i></p> <p>BUILDER <i>William Cains</i></p>	<p>MAP REFERENCE <i>'56' 301080E, 6428660N AMG Muswellbrook 9033-II-N</i></p> 
<p>PHOTOGRAPH</p> 	

HERITAGE LISTING <input checked="" type="checkbox"/> REGISTER OF THE NATIONAL ESTATE (AHC) - REGISTERED <input type="checkbox"/> REGISTER OF THE NATIONAL ESTATE OF AUST. (AHC) - INTERIM <input checked="" type="checkbox"/> REGISTER OF NATIONAL TRUST (NSW) <input type="checkbox"/> REGISTER OF SIGNIFICANT TWENTIETH CENT. ARCHITECTURE (RAIA) <input type="checkbox"/> DEPARTMENT OF PUBLIC WORKS HERITAGE AND CONS. REGISTER <input type="checkbox"/> COMMONWEALTH HISTORIC SHIPWRECKS ACT (DECLARED SITE) <input type="checkbox"/> HERITAGE COUNCIL REGISTER - PERMANENT CONS. ORDER <input type="checkbox"/> HERITAGE COUNCIL REGISTER - INTERIM CONS. ORDER <input type="checkbox"/> HERITAGE COUNCIL REGISTER - SECTION 130 ORDER <input type="checkbox"/> HERITAGE COUNCIL REGISTER - NOMINATION <input type="checkbox"/> NSW GOVT DEPT HERITAGE REGISTER (S170 HERITAGE ACT) <input type="checkbox"/> NP&WS HISTORIC SITES REGISTER <input type="checkbox"/> NP&WS ABORIGINAL SITES REGISTER (CONTACT SITES) <input type="checkbox"/> INSTITUTION OF ENGINEERS (NSW) HERITAGE REGISTER <input type="checkbox"/> EXISTING HERITAGE STUDY (WRITE NAME BELOW) <input checked="" type="checkbox"/> REGIONAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE <input type="checkbox"/> LOCAL ENVIRONMENTAL PLAN HERITAGE SCHEDULE <input type="checkbox"/> OTHER	HISTORICAL PERIOD <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">PERIOD</th> <th style="text-align: center;">BUILT</th> <th style="text-align: center;">USED</th> </tr> <tr><td>PRE 1800</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1800 - 1825</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1826 - 1850</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input type="checkbox"/></td></tr> <tr><td>1851 - 1875</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>1876 - 1900</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>1901 - 1925</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>1926 - 1950</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>1951 - 1975</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> <tr><td>POST 1976</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;"><input checked="" type="checkbox"/></td></tr> </table> HISTORICAL THEMES <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">S.H.I.P. THEMES</th> <th style="text-align: left;">LOCAL THEMES</th> </tr> <tr> <td>Commerce/Leisure Townships</td> <td>The Hotels of Muswellbrook The streetscape of Bridge Street, Muswellbrook</td> </tr> </table>	PERIOD	BUILT	USED	PRE 1800	<input type="checkbox"/>	<input type="checkbox"/>	1800 - 1825	<input type="checkbox"/>	<input type="checkbox"/>	1826 - 1850	<input type="checkbox"/>	<input type="checkbox"/>	1851 - 1875	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1876 - 1900	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1901 - 1925	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1926 - 1950	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1951 - 1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	POST 1976	<input type="checkbox"/>	<input checked="" type="checkbox"/>	S.H.I.P. THEMES	LOCAL THEMES	Commerce/Leisure Townships	The Hotels of Muswellbrook The streetscape of Bridge Street, Muswellbrook
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HISTORICAL NOTES

There has been an inn on this site since 1839 when Richard Ward was licensee of the White Hart Hotel. Later the building was acquired by William Eaton. The present two-storey brick and rendered brick building with exceptionally wide verandahs over the street, was built in the 1850s with extensions added later. This building was used as the coach terminus. Original Newcastle Brick Company bricks pave the footpath which should be retained. Supporting the verandah are twelve fluted cast iron columns set six feet from the wall with squared timber supports across the street frontage. Next to the main entrance is a matching opening to allow coaches access to the stables at the rear.

PHYSICAL CHARACTERISTICS / DESIGN SPECIFICATIONS

a ARCH. STYLE <i>Federation Filigree</i> b OTHER DETAILS OF PHYSICAL APPEARANCE <i>Deep verandah over footpath and inner line of columns is original.</i> c MODIFICATIONS <i>Paint finishes and Ground Floor facade altered, including surface-mounted light fittings and widened centre portion of original verandahs.</i> d CURRENT CONDITIONS <input checked="" type="checkbox"/> INTACT <input type="checkbox"/> ALTERED - UNSYMPATHETIC <input type="checkbox"/> ADDITIONAL COMMENTS:	MATERIALS: <i>Exterior Rendered brick with timber upper storey verandah. Corrugated galvanised iron roofing and cast iron balustrading.</i> <input type="checkbox"/> REPAIRS REQUIRED <input type="checkbox"/> ALTERED - SYMPATHETIC
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INFORMATION SOURCES

WRITTEN *Muswellbrook Heritage Streetscape Study, Sheet No. M/45*
 National Trust Classification Sheet

ORAL
GRAPHIC

EVALUATION CRITERIA	(S) = STATE (R) = REGIONAL (L) = LOCAL	
HISTORIC	RARE <input checked="" type="checkbox"/> (L)	REPRESENTATIVE <input type="checkbox"/>
AESTHETIC	RARE <input checked="" type="checkbox"/> (R)	REPRESENTATIVE <input type="checkbox"/>
SOCIAL	RARE <input checked="" type="checkbox"/> (L)	REPRESENTATIVE <input type="checkbox"/>
SCIENTIFIC	RARE <input checked="" type="checkbox"/> (R)	REPRESENTATIVE <input type="checkbox"/>

STATEMENT OF SIGNIFICANCE

The hotel has great local historical significance, being representative of mainstreet commercial development in Muswellbrook from before the advent of the railway. Aesthetically the building retains the integrity of the one hundred and thirty year old structure while accommodating the significant extensions of the Federation period. In this it is unique in the region and thus has regional significance. Socially the hotel has local significance for its identification with the social life of Muswellbrook centre for more than a century. Scientifically the building has regional significance for its potential to reveal information which could contribute to an understanding of hotel operations in the mid-19th century in a major Upper Hunter town and how those operations have changed over the subsequent century.