BATHURST
MAIN STREET PROJECT
1993

VOLUME 2
MAIN STREET HISTORY
& INVENTORIES

KEPPEL STREET • SOUTH

FREEMAN COLLETT & PARTNERS PTY LTD
ARCHITECTS & PLANNERS • CANBERRA
### Bathurst Main Street Project - Keppel Street South/North (1993)

<table>
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<tr>
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<th>Item No.</th>
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The site was purchased by Pierce Fowler in Lord's subdivision sale held on 7 February 1880. The hotel was built during 1881 and known as Pierce Fowler's Hotel. The hotel, consisting of 21 rooms, coach house, laundry and balcony 100 feet around, was licensed on 18/4/1882. Michael Magill took over the licence in May 1883, changing the name to Freemason's Hotel. William Chandler, licensee from 1886 to 1892, named it the Cosmopolitan Hotel. J J Hine, architect, designed additions to the hotel in 1891 and it was probably at this stage that it was increased to include 31 rooms and a billiard room. In 1902 J Banfield was the licensee and the rates were 4s-6s per day. The Cosmopolitan Hotel ceased trading in 1954. An order for the hotel to be rebuilt was issued in 1947 by the Licensing Court but the owners, Tooheys Brewery, transferred the licence to the Shoal Bay Hotel. Subsequent to 1954 the building was called the Montana and used as a private hotel and later as residential flats.

Two storey hotel building in the Victorian Filigree style; verandas and iron lace work have been removed and the original face brickwork has been rendered and painted.

AHC, Bathurst General & Central Conservation Area
W H Tighe, A Gratton, Keppel Street Action Group
Keppel St Action Group, Bathurst Action Committee to Secure Unified Planning
Hotel Cosmopolitan from corner of Keppel Street and Havannah Street, c. 1900

Source:
Keppel Street Action Group
KEPPLE STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPPLE STREET ACTION GROUP
FREEMAN COLLETT & PARTNERS PTY LTD

DP Plan
2 Keppel Street
Source:
Bathurst City Council
The Montana and the adjacent Ryan's Building, 1974
Note the windows covered to Keppel Street facade
Source:
Bathurst Action Committee to Secure Unified Planning

The Montana, 1992
Source:
Keppel Street Action Group
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations - 2 Keppel Street

- A prominent corner site which formed, at one time, a splendid Victorian style urban composition. The Montana has lost its verandah, and it generally in fair condition only.
- Restore building, reconstruct verandah, and widen footpath at the corner to allow for a street tree to be planted at the corner, within the parking zone.
ADDRESS 2A -8 Keppel Street
COUNCIL REFERENCE DP150629 Lot Pt 22, DP223920 Lots 1, 2 & 3
NAME OF BUILDING Residential
TYPE OF BUILDING Residential
PRESENT USE Retail and Residential
OWNER Various
OCCUPIER Various residential occupancies
HISTORY Built for J C Ryan circa 1885. The occupants in 1900 were J P Ryan, butcher; Mrs Blackburn, refreshment rooms; Chas Dixon, bootmaker; Wm Hale, tobacconist. Later converted to residential flats.
DESCRIPTION Late Victorian terraces probably built in two stages (i.e. 2A and 4, 6 and 8). Iron work verandahs have been removed and the indented shop fronts have been replaced with half bricked front porches.

LISTINGS
REFERENCES
PHOTOGRAPHS
KEPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPEL STREET ACTION GROUP
FREEMAN COLLETT & PARTNERS PTY LTD

2A-8 Keppel Street, 1993

Ryan's Buildings, 1992
Source:
Keppel Street Action Group
KEPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPEL STREET ACTION GROUP
FREEMAN COLLETT & PARTNERS PTY LTD

DP Plan
2A-8 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  •  2a-8 Keppel Street

- A prominent urban landmark in Keppel Street, presumably built in two or three stages. Building form now subsumed into one, with single roof pitch generally. Existing building has lost its verandah, and no record has been found of the form of this element. Other major changes have also been made at ground floor frontages.
- Reconstruct verandah (when documentary evidence has been located), and paint building in a single colour.
ADDRESS 12 Keppel Street
COUNCIL REFERENCE DP758065 Lots 18, 19 & 20
NAME OF BUILDING Residential
TYPE OF BUILDING Residence
PRESENT USE Residence
ORIGINAL USE Residence
OWNER Mr B G & Mrs C J Little
OCCUPIER Residence
HISTORY Designed by architect J J Copeman and built in 1901 for J Tremain, the owner of the Tremain Flour Mills opposite. Tremain had purchased the land in Lord's subdivision sale of 1880. The Tremain family resided in the house until the 1950s.

DESCRIPTION Federation style double brick house on 1 1/2 building blocks. The house show typical features of the Federation Queen Anne style with coloured lead glass in upper widows, front door and fanlights; cedar joinery; Marseilles tiled roof with finials. Originally the verandah was open along the side of the house as well.

LISTINGS
REFERENCES Keppel Street Action Group, A Grattan
PHOTOGRAPHIES Keppel Street Action Group, BACSUP
No. 12 Keppel Street. 1993

12 Keppel Street, c. 1930

Source:
Keppel Street Action Group
12 Keppel Street, 1974
Source:
Bathurst Action Committee to Secure Unified Planning

12 Keppel Street, 1992
Source:
Keppel Street Action Group

12 Keppel Street, 1910
Source:
Keppel Street Action Group
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • 12 Keppel Street

- A superbly restored building which contributes greatly to the Main Streetscape. No recommendations required.
ADDRESS: 14 Keppel Street
COUNCIL REFERENCE: DP205191 Lot 49
NAME OF BUILDING: Residence
TYPE OF BUILDING: Residential
PRESENT USE: Residence
ORIGINAL USE: Residence
OWNER: Salvation Army
OCCUPIER: Residence
HISTORY: Brick cottage built for Mr J Tremain jnr in the 1940s.
DESCRIPTION: Simple brick bungalow with axial elevation and simple detail.
LISTINGS
REFERENCES
PHOTOGRAPHS
No. 14 Keppel Street. 1993

Site Plan
14 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to ‘green’ the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • 14 Keppel Street

- A brick building, presumably of the Post War period. No major recommendations apart from the opportunity to provide a street tree within the parking zone to this frontage.
ADDRESS
20-26 Keppel Street

COUNCIL REFERENCE
DP192843 Lot Pt 15, DP794598 Lot 1, DP707128 Lot 24, DP192843 Lot Pt 14

NAME OF BUILDING
Eastview Terrace

TYPE OF BUILDING
Residential

PRESENT USE
Residence

ORIGINAL USE
Residence

OWNER
Various

OCCUPIER
Residential

HISTORY
A block of four terraces built by John Willett in 1883. Willett's wife, Margaret, is believed to have owned the land and Willett, having a quantity of building materials available, erected the terrace. One of the houses is reported to have been struck by lightning soon after completion in November 1883. Mrs Willett is believed to have borrowed money to finance the building. During construction the terrace was mortgaged to Mr Pedrotta for £800. In November 1886 the terrace was valued at £1500-1600.

DESCRIPTION
Two storey terrace, in the Victorian Filigree style. Relatively intact in form and detail. The central terraces have retained their decorated polychrome brickwork. Cast iron work may have come from J R Bubb, Victoria Foundry, Sydney.

LISTINGS
National Trust of Australia (NSW)

REFERENCES
Keppel Street Action Group, A Grattan

PHOTOGRAPHS
KEPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPEL STREET ACTION GROUP
FREEMAN COLLETT & PARTNERS PTY LTD

Site Plan
20-26 Keppel Street
Source:
Bathurst City Council

No. 20-26 Keppel Street. 1993
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  •  20-26 Keppel Street

- A fine, substantially intact group of late Victorian terrace houses. The central two terraces still exhibit the original polychrome brickwork, and it would be appropriate for the end terraces to be similarly restored.
- Research original paint colours (by paint scrapes) and paint joinery and cast iron work in appropriate colours.
ADDRESS 32 Keppel Street
COUNCIL REFERENCE DP192483 Lot 13, DP150987 Lot B
NAME OF BUILDING Residential
TYPE OF BUILDING Residential
PRESENT USE Residence
ORIGINAL USE Residence
OWNER Mr E N & Mrs V D Cole
OCCUPIER Residence
HISTORY Present house built c. 1940s
DESCRIPTION House and garden in the California Bungalow style. Intact in form and detail.
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  •  32 Keppel Street

- A modest post WWII bungalow in the California Bungalow style. A characterful building in its own right. No major recommendations.
ADDRESS
COUNCIL REFERENCE
NAME OF BUILDING
TYPE OF BUILDING
PRESENT USE
ORIGINAL USE
OWNER
OCCUPIER
HISTORY
DESCRIPTION
LISTINGS
REFERENCES
PHOTOGRAPHS
34 Keppel Street
DP150987 Lot A
Residence
Residence
Residence
Mr P J Cole
Residence
Timber cottage, c. 1940s
Timber clad cottage with simple gabled, tiled roof.
No. 34 Keppel Street. 1993

Site Plan
34 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  •  34 Keppel Street

- A modest timber cottage with exotic landscape species prominent in the front garden. A characterful building it its own right. No major recommendations.
36-42 Keppel Street

DP569151 Lots 9 to 12

Centennial Terrace

Residential

Residential

Various

Residential

The land was purchased by D Jones in Lord's subdivision of February 1880 and readvertised for sale, on the instructions of David Jones, on 4 October 1884. Terrace was built in 1888 by Willie (Willis?) and Durack, builders, and consisted of four houses of six rooms each. The terrace, then owned by John Willis, was offered for private sale in January 1891 along with a 10 room house next to Hood's Hotel, 5 large shops with a residence (Keppel St), 1 shop opposite Braemar and Gladstone Terrace in Bentinck Street. On 18 September 1894 the terrace was auctioned. In May 1897 T Durack advertised for a bricklayer to erect 4 coppers at Centennial Terrace. 

A block of four double storey terraces in the Victorian Filigree style. The 'iron lace' fringes and brackets have been removed. Colonial bond brickwork, arched windows and door frame to ground floor.

National Trust of Australia (NSW)

Keppel Street Action Group, A Gratto

Keppel Street Action Group (KSAG), Bathurst Action Committee to Secure Unified Planning (BACSUP)
No. 36-42 Keppel Street 1993

Centennial Terrace from the rear, 1974

Source:
Bathurst Action Committee to Secure Unified Planning

Centennial Terrace, 1974
Source:
Bathurst Action Committee to Secure Unified Planning
DP Plan
36-42 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • 36-42 Keppel Street

- Centennial Terrace is a very important building/townscape element in Keppel Street. The original face brickwork has been painted to three of the four terraces. It is recommended that the paint be removed. The front paling fence also detracts from the building's relationship to the street, and should be replaced by a more traditional low balustrade as illustrated.
- The adjacent laneway could provide the opportunity to place a bollarded 'tree island' at the laneway entrance.
- The street tree would be within the existing parking zone and would 'soften' the street facade of Centennial Terrace.
ADDRESS 44-46 Keppel Street, cnr Keppel & Seymour Streets
COUNCIL REFERENCE DP623425 Lot 8
NAME OF BUILDING Loxley House
TYPE OF BUILDING Commercial
PRESENT USE Doctors Surgery
ORIGINAL USE Residence
OWNER Loxley House Pty Ltd
OCCUPIER Loxley House Medical Centre
HISTORY Land was part of a Crown Grant to Morris Hayes on 15 November 1852. Hayes sold it to Francis Lord in early 1854 and Lord held a large subdivision sale on 7 February 1880. Dr William Cortis purchased 3 blocks for £236.11.0. Work on a villa residence and stables for Dr Cortis, designed by architect Wm Boles, commenced in June 1880. Dr Cortis commenced practice on 7 May 1881. After Dr Cortis was elected an MLA, c. 1887, Dr Daniel EDMunds took over his practice before moving further up Keppel Street to No. 90 in 1889. In 1891 Dr Cortis sold the house to Mrs Pressley for £2100 and it remained a boarding house for many years. Dr Brooke Moore resided at Mrs Pressley’s during 1892/93. In 1902 Mrs Pressley’s boarding house offered accommodation for 16 people at 5s-6s per day or £1 1s - £1 5s per week. In 1928 it was divided into flats for Miss Pressley. During the 1940s it was Mrs Ackerman’s boarding house. Renovated and altered in 1978 it is now used as commercial premises and doctor’s surgeries. Property includes a brick stable block to the rear.

DESCRIPTION Regency styled two storey gentleman’s townhouse which was probably the first substantial building in the block east of Seymour Street. The original block appears never to have been further subdivided.

LISTINGS Australian Heritage Commission, National Trust of Australia (NSW)
REFERENCES BACSUP, KSAG, A Gratton
PHOTOGRAPHS BAC SUP, KSAG
Locksley House, No. 46 Keppel Street from Keppel Street, Seymour Street and the intersection

Source:
1974 Bathurst Action Committee to Secure Unified Planning
46 Keppel Street from Seymour Street and from Keppel Street, 1992

Source: Keppel Street Action Group
KEPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPEL STREET ACTION GROUP
FREEMAN COLLETT & PARTNERS PTY LTD

KEPEL ST
SEYMOUR ST

DP Plan
44-46 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  •  44-46 Keppel Street

- A grand gentleman's residence which has been restored and conserved. The adjacent vacant block is attached to Loxley House. The vacant area, currently used for parking, should be (picket) fenced with prominent entrance gate posts. This would provide a defined and civilised 'street frontage' to this area. No major recommendations for Loxley House. The parking area entry and street intersection will provide the opportunity to place a bollarded street tree or trees to the frontage.
ADDRESS 50 Keppel Street, Cnr Keppel & Seymour Streets

COUNCIL REFERENCE DP717456 Lot 21

NAME OF BUILDING Leadenhall Market

TYPE OF BUILDING Butcher's Shop

PRESENT USE Shop

ORIGINAL USE Shop

OWNER Mr R A & Mrs S M McDowell

OCCUPIER Heritage Restoration Supplies

HISTORY Designed by architect Joseph Backhouse and built in 1876 for Frederick Henlen, butcher. Henlen opened for business on 31 December 1876 after apparently unsuccessfully advertising the premises to let by tender on 28 June 1876. The builder was Mr W Ralston. Tenants for many years were Kennerson and Osborne's butcher shop. Apparently built contemporaneously with Henlen's residence next door.

DESCRIPTION Single storey brick shop with corner entrance adjoining No. 50. Fine late Victorian corner building originally with a generous bellcast verandah to the corner frontage, now replaced with a straight verandah awning.

LISTINGS

REFERENCES A Gratton, Keppel Street Action Group

PHOTOGRAPHS KSAG
Leadenhall Market Corner, 1993

Helen's Shop and Residence,
c. 1890
Source:
Keppel Street Action Group
50 Keppel Street, 1992
Note the fenestration of the neighbouring residence prior to completion of the new verandah.
Source: Bathurst Heritage Study

DP Plan
50 Keppel Street
Source: Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  •  80-82 Keppel Street
- Excellent corner building.
- Only recommendation is that the street corner pavement be extended sufficiently to allow tree planting to parking zone.
- Alternatively, bollard protection for new tree might be used.
<table>
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<tr>
<td>COUNCIL REFERENCE</td>
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<td>TYPE OF BUILDING</td>
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<td>Cafe/Residence</td>
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<td>ORIGINAL USE</td>
<td>Residence</td>
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<td>OWNER</td>
<td>Block Developments Pty Ltd</td>
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<tr>
<td>OCCUPIER</td>
<td>Ziegler's Cafe</td>
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<td>HISTORY</td>
<td>Built c. 1887 by Frederick Henlen and adjoining No. 48. In 1900 J P Cornwell, grocer, occupied the building and in the 1930s it was the &quot;Self-Help Store&quot; (grocers). It later became a bingo hall; in 1963 Kennerson's flats; and in 1993 Ziegler's Cafe</td>
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<td>DESCRIPTION</td>
<td>Double storey brick building. Originally the entrance was at ground level, the steps were added later.</td>
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<td>Keppel Street Action Group Historical Photo</td>
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Ziegler's Cafe, 52 Keppel Street, 1993

Site Plan
52 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to ‘green’ the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  •  52 Keppel Street

- New upper and lower verandah to the building is historically incorrect (refer historical photograph). However it is not proposed to recommend modification of the street front verandah.
- The upper escape stair is, however, very intrusive and compromises the street elevation. Relocate stair, (to rear) and develop side areas as urban garden.
- Complement new garden with street tree (within parking zone (protected by bollards).
ADDRESS: 54 Keppel Street
COUNCIL REFERENCE: DP758065 Lot Pt 14
NAME OF BUILDING: Keppel Street
TYPE OF BUILDING: Commercial
PRESENT USE: Shop
ORIGINAL USE: Residence
OWNER: Mr K R & Mrs S E Hope
OCCUPIER: Donna Callista Hair Salon
HISTORY: The land appears to have been owned by F Henlen since 1876 and this eight roomed house was built c. 1896 for Frederick Henlen, solicitor, as his residence. Later turned into flats. Now used as a hair salon.
DESCRIPTION: Two storey brick villa in the decorated Federation style, intact in form and detail.

LISTINGS
REFERENCES
PHOTOGRAPHS: Keppel Street Action Group
54 Keppel Street, 1993

Site Plan
54 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  • 54 Keppel Street

- Remove power pole and wires
- Take advantage of existing laneway (not public right of way) to plant trees within the parking zone. The islands must allow for street drainage.
- Replace unsympathetic balustrade of verandah entry with historically correct cast iron.
- Provide new fence to street frontage based on historical evidence. Picket fence?
ADDRESS: 56-58 Keppel Street
COUNCIL REFERENCE: DP581769 Lots 7 & 8
NAME OF BUILDING: Commercial
TYPE OF BUILDING: Professional rooms
PRESENT USE: Residence
ORIGINAL USE: Jane Stephens Physiotherapy Centre Pty Ltd; Dr Burgess, Surgeon
OWNER: The Keppel Street Physiotherapy & Sports Injuries Centre; Dr Burgess
HISTORY: The first owner of the land was A Murray. The land was offered for auction on 4 December 1874. By 1876 F Ward had erected a shed or workshop. Ward was possibly a builder or carpenter as he owned and occupied a carpenter's shop on the land in 1879. House built c. 1881 by Frederick Ward to his own design. No. 56 was completed first. In 1900 was a boarding house conducted by Mrs E A Brown (56) and Mrs F Ward (58). Property sold to Thomas Hackney c. 1905. Henry Hackney sold the property to Agnes Johnson on 27/3/1924 and it continued to be a boarding house. During the Depression women could come to hire the use of a sewing machine for 6d an hour to do their mending; local orchardists brought in surplus apples for the children.
DESCRIPTION: Two storey, single fronted building with central division into two separate residences. Late Victorian architectural style.
LISTINGS: Keppel Street Action Group, A Gratton
REFERENCES: Bathurst City Council, Keppel Street Action Group
PHOTOGRAPHS: Bathurst City Council, Keppel Street Action Group
56-58 Keppel Street, 1993

Site Plan
56-58 Keppel Street
Source:
Bathurst City Council
56-58 Keppel Street, Eight Hour Day Procession, early 20th century. Note street trees.

*Source:* Bathurst City Council

54 and 56-58 Keppel Street, 1992

*Source:* Keppel Street Action Group
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to ‘green’ the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  •  56-58 Keppel Street

- Take advantage of (private) laneway to plant trees at the laneway entrance. Tree island must allow for street drainage.
- New verandah (which replaces original verandah) is obviously modern. Provide cast iron panels (similar to original) to upper verandah.
- Physiotherapy sign, though distinctive, detracts from the intact building form and detail. Consider use of sign at street frontage (to picket fence) or more traditional (brass?) sign affixed to building.
ADDRESS 60-62 Keppel Street
COUNCIL REFERENCE DP327675 Lots A & B
NAME OF BUILDING Residence
TYPE OF BUILDING Residential
PRESENT USE Semi-detached house
ORIGINAL USE Residence
OWNER
_OCCUPIER Residential
HISTORY Pair of brick cottages
DESCRIPTION Brick cottages in Federation Filigree style. Quaint masonry decoration to parapet and verandah sill, and elaborate decoration to verandah posts. The cottages were purchased by the late Mrs Kaffa Sarkis in 1947 and 1954.

LISTINGS
REFERENCES M Watson
PHOTOGRAPHS M Watson
KEPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPEL STREET ACTION GROUP
FREEMAN COLLETT & PARTNERS PTY LTD

60-62 Keppel Street, 1993

Mrs Kaffa Sarkis outside No. 60,
c. 1950s
Source:
M Watson

Site Plan
60-62 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  • 60-62 Keppel Street

- Delightful cottage buildings intact in form and detail
- Only recommendations are to undertake painting to fence masonry, and to house itself, preferably in similar colours to existing.
- Take advantage of laneway (private) to provide tree planting at street frontage.
ADDRESS
64-66 Keppel Street

COUNCIL REFERENCE
DDP730338 Lot 20, DP323257 Lot 1

NAME OF BUILDING
Formerly Harrison & Johnson Butchers (shop)

TYPE OF BUILDING
Retail/Residential

PRESENT USE
Shop/Residence

ORIGINAL USE
Shop/Residence

OWNER
St Vincent de Paul Society Trustees

OCCUPIER
St Vincent de Paul Society

HISTORY
Shop built 1896 for Harrison and Johnson, butchers. The architect was J Copeman and the builder John Dunkley. The cottage, right of way and adjacent two storey residence formed the original Victoria Skating Rink site (see 68 Keppel Street).

DESCRIPTION
Single storey shop in flamboyant Federation Free style. Single storey cottage, situated right on the footpath, has a timber milled porch/verandah and iron lace edging to verandah roof. The cottage is in the Victorian Filigree architectural style.

LISTINGS

REFERENCES

PHOTOGRAPHS
Keppel Street Action Group historical photographs
St Vincent de Paul Centre, No. 64
Keppel Street, 1993

Site Plan
Nos 64 & 66 Keppel Street
Source:
Bathurst City Council
Early 1900s Eight Hour Day procession.
Nos 66 and 68 are arrowed.
Source:
Keppel Street Action Group historical photograph

Detail Harrison & Johnson
(Butchers) emblem, 1992
Source:
Keppel Street Action Group
The Premier Butchery
(HARRISON & JOHNSON),
Wholesale and Retail Butchers,
KEPPEL STREET,
Branch—Corner George and Russell Streets,
BATHURST.

Established since 1885

SMALL GOODS OF SUPERIOR QUALITY

Terms — Weekly and Monthly.

TEL. No. 37

Families Waited on Daily for Orders.

Advertisement for The Premier Butchery, 1913.

Source:
Official History of the Municipal Jubilee of Bathurst 1862-1912,
Graham Wilson, 1913
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to ‘green’ the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations - 64 Keppel Street

- A fine urban building intact in form and detail apart from the modern awning verandah.
- The reinstatement of a (historically) correct verandah is probably beyond the means of the present occupant, but that project might be the subject of a Heritage Assistance Program application.
No. 66 Keppel Street
General and detail view of architectural detail
Source:
Keppel Street Action Group
No. 66 Keppel Street, and right of way to Coronation Hall, 1993

Proposed subdivision of allotments, Keppel Street, 1890 showing site of Victoria Skating Rink

Source: Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to ‘green’ the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • 66 Keppel Street

- Superb urban building in excellent condition. Intact in form and detail.
- Only specific recommendation is to take advantage of existing right of way to provide street tree, within parking zone area. Ensure kerb drainage is continuous.
<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>68 Keppel Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>COUNCIL REFERENCE</td>
<td>DP126126 Lot 1</td>
</tr>
<tr>
<td>NAME OF BUILDING</td>
<td>Residence and right of way</td>
</tr>
<tr>
<td>TYPE OF BUILDING</td>
<td>Residential</td>
</tr>
<tr>
<td>PRESENT USE</td>
<td>Shop</td>
</tr>
<tr>
<td>ORIGINAL USE</td>
<td>Skating rink (part)</td>
</tr>
<tr>
<td>OWNER</td>
<td>Mr I L &amp; Mrs L Simms</td>
</tr>
<tr>
<td>OCCUPIER</td>
<td>Kydene Interiors</td>
</tr>
<tr>
<td>HISTORY</td>
<td>On this site was the Victoria Skating Rink which was owned and built by John Willis and operated by James Simons of Goulburn. The rink opened on Saturday 29 June 1889. During the first year of operation the time between 10 am and 12 noon was reserved for women and children, with no charge except for skate hire. The skating rink entrance was from the footpath. Willis sold out to Thomas Durack c. 1892. The rink was demolished in the mid 1890s and in 1895 James Walker designed the two cottages for Miss Mary Durack. The existing hall was probably built soon after as James Allison, dancing instructor, moved here in the late 1890s and was a tenant of one of the houses and of the hall. The hall was then known as Allison's Assembly Rooms. In May 1902, after Allison had moved his dancing classes to the Masonic Hall, the name was changed to Coronation Hall, just prior to the coronation of Edward VII.</td>
</tr>
<tr>
<td>DESCRIPTION</td>
<td>Two storey terrace house at footpath level, built together with the adjacent No. 66, in the Victorian Filigree style to the design of James Walker. Intact in form and detail.</td>
</tr>
<tr>
<td>LISTINGS</td>
<td>Keppel Street Action Group, A Gratton, Bathurst City Council</td>
</tr>
<tr>
<td>REFERENCES</td>
<td>Keppel Street Action Group</td>
</tr>
</tbody>
</table>
No. 68 Keppel Street showing right of way access to Coronation Hall, 1993

Plan, Coronation Hall, 1929
Source: Bathurst City Council

The modified entrance porch (originally larger) to Coronation Hall, 1992
Source: Keppel Street Action Group
Victoria Skating Rink
Keppel Street, Bathurst.

Grand opening night,
Saturday, June 29th.

Engagement, at great expense, of the celebrated champion juvenile skater,
Miss Phoebe Levy.

The splendid City Band, under Mr. A. Gartrell, will be in attendance.

The largest and best appointed rink in the Western district,
beautifully decorated and well lighted.

Magnificent floor, equal to, if not superior to, any in the colonies.

300 pairs of the well-known Winslow Vineyard Skates—Best in the world—as used at the great rinks in Sydney and Melbourne.

An efficient staff of instructors will be in attendance.

Season tickets will shortly be issued—Available until end of November next.

The management is determined to keep the rink perfectly clean, and reserves the right to refuse admission to any objectionable person.

The rink will be open from 7:30 to 10 p.m.

Admission:—opening night, two shillings. Skates, 1s.


Advertisement for the grand opening of the Victoria Skating Rink which appeared in the Bathurst Daily Times on Tuesday 25 June 1889.

Source:
A Grattun
Plan, DP309276, showing
Coronation Hall and the two 1895
James Walker residences fronting
Keppel Street, 1923
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • 68 Keppel Street

- An excellent urban building and 'twin' to the neighbouring resident at 66 Keppel Street.
- Take advantage of existing lane by providing street trees.
- Interpret the former site of the Victoria Skating Rink and Coronation Hall by means of an interpretation panel/bollard at the new tree island.
ADDRESS
70-74 Keppel Street

COUNCIL REFERENCE
DP709340 Lots 1/2/3, DP776320 Lot 1

NAME OF BUILDING
Bathurst City Library & Art Gallery

TYPE OF BUILDING
Library & Art Gallery

PRESENT USE
Library and art gallery

ORIGINAL USE
Various

OWNER
Bathurst City Council

OCCUPIER

HISTORY
This site may have been part of Hudson Brothers Timber Yard in the 1880s. A house belonging to J J Atkins, builder, later occupied part of this site. Atkins' workshop was on another allotment behind the Victoria Skating Rink (see plan 64-66 Keppel St). Atkins was declared insolvent and his estate was auctioned in May 1892. The site at one stage included a blacksmith's shop. Library and Art Gallery was built in 1990 and designed by architects Havenhand and Mather.

DESCRIPTION
The Library and Art Gallery building is an L-shape, with the brick wall of the Library against the footpath, and a path leading back to the main entrance under a glazed pyramidal portico.

LISTINGS

REFERENCES
A Gratton, Keppel Street Action Group

PHOTOGRAPHS
Bathurst City Library and Art Gallery, 1993
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to ‘green’ the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • 70-74 Keppel Street

- Take advantage of existing landscape and provide pedestrian crossing in alignment with main entrance to Library and Art Gallery.
- Plant street trees at new crossing. New crossing to accommodate existing light pole.
ADDRESS 80-82 Keppel Street
COUNCIL REFERENCE DP758065 Lot Pt 20
NAME OF BUILDING Arrow Buildings. Note also the other contemporaneous Arrow Building at Bentinck Street.
TYPE OF BUILDING Commercial
PRESENT USE Shops, Restaurant
ORIGINAL USE Residence
OWNER Mr M P & Mr R J Arrow
OCCUPIER Golden Paradise Restaurant
TAB
Andersons Fashions
HISTORY This site, described as being next to Hudson's Timber Yard, was occupied by Brown & Kearney, Coach & Buggy Builders, in 1894. In 1896 the site was one of five buildings owned by C Enderby (including 80-88 Keppel St) offered for auction or 21 year lease. Messrs Kearney & Connery, Coachbuilders, were on this site in 1899. In 1911 the premises were the Railway Produce Stores occupied by Herbert Payne, formerly occupied by Mr James Kearney. Present building was built c. 1950s.
DESCRIPTION Two storey brick shops in nondescript Commercial Modern style with flats upstairs.
LISTINGS
REFERENCES A Gratton, Keppel Street Action Group
PHOTOGRAPHS
Site Plan
80-82 Keppel Street
Source:
Bathurst City Council

80-82 Keppel Street, 1993
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations - 80-82 Keppel Street
- A fairly unprepossessing 1950s building.
- Take advantage of (private) laneway to provide street tree within parking zone.
- Render and paint (limewash?) building (except name block and cornice) to provide a more sympathetic facade.
**ADDRESS**  
84 Keppel Street

**COUNCIL REFERENCE**  
DP758065 Lots Pts 1 & 20

**NAME OF BUILDING**  
Repco

**TYPE OF BUILDING**  
Retail

**PRESENT USE**  
Retail

**ORIGINAL USE**  
Residence

**OWNER**  
Mr M P & Mr R J Arrow

**OCCUPIER**  
Repco

**HISTORY**  
Built c. 1950s and replaced historical earlier residence (see photograph for 86 Keppel Street). Edward Goisby, Auctioneer, resided here in 1908.

**DESCRIPTION**  
Single storey double glass fronted shop with rectangular facade.

**LISTINGS**

**REFERENCES**  
A Gratton

**PHOTOGRAPHS**  
Keppel Street Action Group
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  
- 80-82 Keppel Street
- Unprepossessing main street building. Reduce aggressively sized street sign.
ADDRESS 86 Keppel Street
COUNCIL REFERENCE DP162848 Lot D
NAME OF BUILDING Shop
TYPE OF BUILDING Shop
PRESENT USE
ORIGINAL USE
OWNER Mr C S & Mrs Y S Lee
OCCUPIER Surf Gym & Street
HISTORY There were two shops, owned by C Enderby, on the site in 1899. At one stage (date unknown) these were called the Keens Blue Stores and occupied by F Pagand, Carpenter Joiner & Polisher; and by John Dwyer, Fruiterer, Confectioner and Tobacconist. Present building was built c. 1960.
DESCRIPTION Single storey warehouse type structure, previously used as a furniture shop, sports shop. Double fronted, central entrance, brick flower boxes in front of windows.
LISTINGS
REFERENCES A Gratton, Keppel Street Action Group
PHOTOGRAPHS Keppel Street Action Group
Keens Blue Store, occupied by F Pagand, Carpenter Joiner & French Polisher; and by John Dwyer, Fruiterer Confectioner and Tobacconist, date unknown. The caption states that this corner now occupied by a butchery.

Source:
Keppel Street Action Group
KEPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPEL STREET ACTION GROUP
FREEMAN COLLETT & PARTNERS PTY LTD

No. 86 Keppel Street, 1993

Site Plan
86 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  - 80-82 Keppel Street

- Provide new (skillion) awning or verandah to protect street facade and continue pedestrian protection provided by awnings and verandahs.
- Reduce size of present aggressive parapet sign.
ADDRESS: 88 Keppel Street
COUNCIL REFERENCE: DP162848 Lot C
NAME OF BUILDING: Arrow Building
TYPE OF BUILDING: Retail
PRESENT USE: Shops
ORIGINAL USE:
OWNER: Mr R G & Mr M P Arrow
OCCUPIER: Beady Eye Jewellery, Shape for Hair Hairdressers, Keppel Meats
Bathurst Florist, Gazza's Takeaway
HISTORY: Mr S Hodge's Steam Saw & Planing Mills were operating on the corner of Keppel & Bentinck Streets in July 1880. The business was offered for sale in March 1881 on the retirement of Mr Hodge. It consisted of 1.5 acres of land with frontages to Keppel, Bentinck and Piper Streets. By May 1883 Hudson Brothers had established a branch of their business in the former premises of Mr S Hodge. The sale may not have included the corner site, or it may have been sold later. Jaye & Freeman, tinsmiths, occupied the corner in 1886. They were followed by George Fish, paint shop, in 1900; Fleming & Mollison, coachbuilders, in 1911; Edward Golsby, home furnisher, in 1924; and the Old Curiosity Shop c. 1940s. Present building built 1960s.
DESCRIPTION: Nondescript modern building with awnings to Keppel and Bentinck Street frontages.
LISTINGS:
REFERENCES: Keppel Street Action Group, A Gratton
PHOTOGRAPHS: Keppel Street Action Group Historical Photographs
KEPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPEL STREET ACTION GROUP
FREEMAN COLLETT & PARTNERS PTY LTD

No. 88 Keppel Street, 1993

Site Plan
88 Keppel Street
Source:
Bathurst City Council
ADVERTISEMENTS.

JAYE & FREEMAN
Oven Makers

AND

General Blacksmiths,
KEPEL & BENTINCK STS.
BATHURST.

THE DEPOT FOR

Galvanized, Plain, and Corrugated Iron, Black and Galvanized Pipe and Fittings, Black Iron, Sheet Lead, Copper, Brass, and Zinc, Gutter, Ridge Cup, Tanks, Baths, Stoves, Ovens, Gas Chandeliers and Globes, Crockery and Tinware, Bicycles and Fittings, and Every Description of Plumbers’ Materials.

ESTIMATES GIVEN

For Laying Water and Gas Pipes, Fixing Gutter and Covering Roofs, Curving Iron for Tanks and Verandahs, Supplying and Fixing Pumps, and all kinds of Plumbing Work.

This advertisement appeared as a coloured insert in the Bathurst and Western District Directory and Tourist’s Guide and Gazetteer 1886-7. From 1979 facsimile reprint of original by the Library of Australian History.
Source: Keppel Street Action Group
To Farmers, Squatters, and Contractors in the Western District,

Hudson Bros., Ltd., of Bathurst,
A Branch of the Sydney Firm.

Keep Constantly in Stock:

Ploughs
Horse Rakes
Reapers and Mowers
Gomi Shovels
Gomi Crackers
Horse Works
Earth Scoops
Stripers
Refrigerators
Windmills
Plough Shears
Guttering
Galvanized Iron
Ridging
Downspouts
Air Bricks
Cement
P. Pans
Drain Pipes
Chimney Pots
Sash Weight
Sash Lines
Sash Fasteners
Portable Houses
Pine
Sydney Hardwood
Cedar
Mountain Ash
Boxes
Stokes
Mouldings
Turnery
Shafts
Spokes
Fellows
Natives

Farming Implements, Builders' Ironmongery, Joinery, and Turnery.

Address:

Bentwick & Keppel-Sts.,
Bathurst.

Wm. F. Roberts, Certified Assayer, Metallurgist, &c.

Of the School of Mines, Ballarat, Victoria.

Assay for Gold and Silver in the same sample... 10s
Assay for any other metal.......................... 10s
Analysis for each metal (percentage given)..... 10s

The Patent Electroplates for saving Gold made to order, any size required, also Electro (Quartz) Battery Tables, complete with Electro plates connected. Improved Concentrating Tables for saving Pyrites, Tin Ore, or other valuable ore. Grinding and Amalgamating Pans, for grinding Tailings, Pyrites, or other Auriferous material. These appliances are unequalled for saving Gold from any description of ore. Any other Mining Machinery supplied as per agreement. For any information connected with Gold Saving, Prices, &c., apply to

Wm. F. Roberts, Bathurst.
The Old Curiosity Shop, c. 1900s

Source:
Keppel Street Action Group
Historical Photograph
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  • 80-82 Keppel Street
- The 'engineering' approach to the roundabout and this corner has unfortunately alienated the footpath and the corner.
- Soften corner with planting at Bentinck Street end of corner.
- Render and paint building (as for sister Arrow building).
- Remove balustrades and light poles.
- Provide window 'hoods' over upper windows to facade.
ADDRESS
90 Keppel Street

COUNCIL REFERENCE
DP553988 Lot 1

NAME OF BUILDING
Commercial

PRESENT USE

TYPE OF BUILDING

ORIGINAL USE

OWNER
Proprietors of SP33607

OCCUPIER
Video Ezy, Department of Housing, M Sinclair & W Rateh Dental Surgeons Police Department Regional Office, Kip McGrath Education Centre

HISTORY
Dr Edmunds moved to a brick cottage on this site in July 1889 from Loxley House. Dr Edmunds' surgery was still located here in 1900. The property formed part of a group of allotments offered for auction sale on Thursday 8 February 1912 to wind up the estate of the late Thomas Jones. Dr Hugh Busby was in residence then and the property was offered with eighteen years lease to run. Dr Busby possibly purchased the property at this time as a new house and a surgery were built for him in 1914. Dr Busby's son, also a doctor, converted it to two flats c. 1950s and rented out the ground floor. The house lay empty and derelict for some time before being demolished in the early 1980s to make way for the present building.

DESCRIPTION
Two storey brick building featuring pedimented and stepped parapet, rendered window surrounds and corrugated iron awning.

LISTINGS

REFERENCES
Keppel Street Action Group, A Gratton

PHOTOGRAPHS
Keppel Street Action Group
KEPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPEL STREET ACTION GROUP
FREEMAN COLETT & PARTNERS PTY LTD

90 Keppel Street, 1993

Site Plan
90 Keppel Street
Source:
Bathurst City Council
The property formed Lot 6 of this Auction sale to wind up the estate of the late Thomas Jones, advertised in the Bathurst Times, Thursday 1 February 1912.

Source:
A Gratton
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • 90 Keppel Street

- A good new building in townscape terms in that the building defines the footpath and the street frontage. Unfortunately, the extensive engineering works related to the roundabout, crossover, barriers etc have resulted in a pedestrian 'unfriendly' corner. The only recommendation proposed is to remove the pedestrian barricades and have major crossings only across Bentinck Street, with the proviso of a major pedestrian crossover opposite the City Library and Art Gallery.
ADDRESS
92-96 Keppel Street

COUNCIL REFERENCE
DP553988 Lot 2

NAME OF BUILDING
Retail

TYPE OF BUILDING
Shops

PRESENT USE

ORIGINAL USE

OWNER
Mr T C & Mrs J M Ross

OCCUPIER
Prime Television
Guys & Girls Hair & Beauty Salon
AlBA Group Insurance

HISTORY
Built c. 1970s

DESCRIPTION
Single storey brick building, set higher than ground level, with glass frontage, brick planter boxes and metal parapet.

LISTINGS

REFERENCES
Keppel Street Action Group

PHOTOGRAPHS
KEPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPEL STREET ACTION GROUP
FREEMAN COLLETT & PARTNERS PTY LTD

92-96 Keppel Street, 1993

Site Plan
92-96 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • 92-96 Keppel Street

- An unprepossessing modern building which is unfriendly to Keppel Street pedestrians. It is not proposed that the building fabric itself be altered, but a new awning be placed on this building and its neighbour to provide sheltered protection to Keppel Street pedestrians. Take advantage of lane access to provide bollarded tree island to the frontage of these buildings.
ADDRESS  98-100 Keppel Street
COUNCIL REFERENCE  DP582986 Lot 4
NAME OF BUILDING  Retail
TYPE OF BUILDING  Shop
PRESENT USE  Church and Residence
ORIGINAL USE  Coleman's Office Products Pty Ltd
OWNER  Coleman's Office Products
OCCUPIER  Church and Residence
HISTORY  Formerly the site of the Baptist Church and parsonage. The site was given for the purpose of a Baptist Church by Mr H Rotton, JP, on 5 April 1862. Tenders for the erection of a school room and foundation stone were called in September 1862. Plans and specifications were available at the residence of the architect W F Curtis (who was also a watchmaker and jeweller). The Foundation stone was laid by Rev. J Voller of Sydney on 27/10/1862. The main building was erected in 1870, at a cost of more that £1600, and the opening service was held on 4 December 1870. The manse was built in 1882 at a cost of £832. In January 1900 architect J J Copeman called tenders for improvements to the Baptist Church. Both buildings have now been demolished.

DESCRIPTION  Undistinguished single storey commercial building of face brick with a metal parapet and glass shopfront. Similar to 92-96 Keppel St.

LISTINGS  Keppel Street Action Group, A Gratton
REFERENCES  Bathurst Action Committee to Secure Unified Planning, Keppel Street Action Group
Baptist Church, 1873

Source:
T. Barker, Pictorial History of Bathurst
Baptist Church and Parsonage, 1974.
Source: Bathurst Action Committee to Secure Unified Planning

Coleman's Office Products, 1992
Source: Keppel Street Action Group
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  •  98-100 Keppel Street

- An unprepossessing modern building which is unfriendly to Keppel Street pedestrians. It is not proposed that the building fabric itself be altered, but a new awning be placed on this building and its neighbour to provide sheltered protection to Keppel Street pedestrians. Take advantage of lane access to provide bollarded tree island to the frontage of these buildings.
ADDRESSES
Keppel Street

COUNCIL REFERENCE

NAME OF BUILDING

TYPE OF BUILDING

PRESENT USE

ORIGINAL USE

OWNER
Iput Nominees Pty Ltd

OCCUPIER
Entry and carpark to Rays Discounts

HISTORY

DESCRIPTION

LISTINGS

REFERENCES

PHOTOGRAPHS
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • Entry to Ray's Discounts

- Nondescript street entrance which should be formalised. Construct new picket fence with substantial posts, and narrow entrance down. Use opportunity of lane access to provide bollarded tree island.
ADDRESS: 104-106 Keppel Street
COUNCIL REFERENCE: DP610001 Lot Pt 101, DP738897 Lot 1
NAME OF BUILDING: Residential
TYPE OF BUILDING: Residential
PRESENT USE: Residential
ORIGINAL USE: Residential
OWNER: Mr T Nector (104)
       Miss S M & Miss N J Dixon-Swift (106)
OCCUPIER: Private
HISTORY: The Boyd family purchased the property (106) from the John Godfrey Estate on 10 March 1922 and later sold it to Mrs Irene Dixon Swift in February 1955. Mrs Dixon Swift's two daughters are now the owners and still reside there.
DESCRIPTION: Brick, single storey duplex cottages set on footpath with steps up to the verandah, identical except for verandah fences. The original duplex cottages are late Victorian in style with central entrances to the dwellings. The Federation style verandah facade is asymmetric to this arrangement. The right hand terrace has Decromatic cladding to verandah and roof.
LISTINGS: Keppel Street Action Group
REFERENCES: Keppel Street Action Group
PHOTOGRAPHS: Keppel Street Action Group
KEPPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

104-106 Keppel Street, 1993

104-106 Keppel Street, 1992
Source:
Keppel Street Action Group photograph

Site Plan
104-106 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • 104-106 Keppel Street

- The modern corrugated galvanised iron roof is probably placed over original shingles and is now in poor condition. The right hand duplex has modern Decramastic cladding. The best result would be achieved by the two owners agreeing on a new corrugated galvanised iron roof either painted (red) or unpainted.
- The Federation ornament to the building should be picked out in a light colour because that would greatly 'lighten' the buildings.
- The painting for the left hand terrace should be based on an understanding of original paint colours, i.e. by undertaking 'paint Scraps'. Once these colours are known, owner can make judgement: about proposed new colours.
ADDRESS
108-110 Keppel Street

COUNCIL REFERENCE
DP399987 Lot B & B1

NAME OF BUILDING
Residential

TYPE OF BUILDING
Youth refuge/Residential

PRESENT USE
Private hotel

ORIGINAL USE
Department of Housing

OWNER

OCCUPIER

HISTORY
The smaller, single storey building was originally part of the Braemar private hotel, an elegant, two storey house built in 1880 with extensive gardens. The two storey building was built as flats by the Misses Allison after they sold Braemar.

DESCRIPTION
Single storey red brick Victorian cottage features decorative brick quoins to corners and windows. Verandah posts have been altered several times. Two storey brick flats exhibit Art Deco influences in the decorative brick modelling, particularly to the entrance bay.

LISTINGS

REFERENCES
Keppel Street Action Group

PHOTOGRAPHS
Keppel Street Action Group
Site Plan
108-110 Keppel Street

Source:
Bathurst City Council
108 Keppel Street, 1974
Source: Bathurst Action Committee to Secure Unified Planning

108-110 Keppel Street, 1992
To the right of the photograph an extant gatepost from Braemar can be seen.
Source: Keppel Street Action Group

110 Keppel Street, 1992
Source: Keppel Street Action Group
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to ‘green’ the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations  

- Cottage building which is a remnant of the Braemar precinct. More recent changes and buildings have obscured the relationship with this once important collection of buildings and landscape. Use opportunity of lane access to provide bollarded tree island.
ADDRESS 112 Keppel Street
COUNCIL REFERENCE DP211769 Lot 1, DP717882 Lot 20, SP30495 Lots 1/9
NAME OF BUILDING Braemar Centre
TYPE OF BUILDING Retail
PRESENT USE Shops
ORIGINAL USE Private hotel
OWNER Proprietors of SP30495
OCCUPIER One Stop Computer Shop, CRF Electronics, Mitchell Lighting Centre
Brian Burke Printer, Guys & Girls Hairdressers, Peters Trophy Centre, The Flower Box Florist, Central West Computer Care, Nu-Steel Homes
HISTORY Site of Braemar House which was designed by architect Rowland Morrison and built for Dr W Spencer in 1880. Dr Spencer moved from Sydney to Bathurst and practiced in Bentinck Street before opening his practice at Braemar on 6 July 1881. He was formerly the Hon. Surgeon to the Sydney Infirmary. Dr Spencer died in May 1893, aged 47, leaving a wife and daughter. The practice was sold to Dr Hurst. Dr Brooke Moore is believed to have practiced at Braemar for some months during 1893. The house was for many years run as a private hotel and was the Catholic Presbytery for some time prior to its demolition in 1985.
DESCRIPTION Row of single storey brick shops, built late 1980s, set higher than the footpath and featuring bull-nosed awning and brick planter boxes beside the steps.
LISTINGS Braemar Heritage Council listing was revoked in 1983
REFERENCES Keppel Street Action Group, A Gratton
PHOTOGRAPHS Keppel Street Action Group, National Library of Australia
Christmas card, 1895, depicting Keppel Street. Braemar can be seen to the left of the photograph; the Masonic Hall to the right.

Source:
Keppel Street Action Group
Braemar, c. 1907, from a series of postcards produced by Glyndwr Whalan. The White Cedar street trees and formally laid out gardens of Braemar can be clearly seen.

Source:
Keppel Street Action Group

Braemar, September 1923

Source:
National Library of Australia
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to 'green' the street to complement the fine built heritage. In consequence tree planting is actively encouraged.

Specific Recommendations • 112 Keppel Street

- An unprepossessing modern building which provides shelter within the site but not for the Keppel Street pedestrians.
- Provide more formal entrance utilising existing steps, and flanking street trees within the pedestrian zone. Provide a pedestrian crossing at this point to accommodate cross traffic which previously used the crossing at Bentinck Street.
ADDRESS 116 Keppel Street
COUNCIL REFERENCE DP634259
NAME OF BUILDING
TYPE OF BUILDING Retail
PRESENT USE Shop/Service Station
ORIGINAL USE Retail
OWNER Mr K D & Mr R J Inwood
OCCUPIER Inwood Motors/Mobil Service Station
HISTORY The site forms part of a parcel of land (2blocks) offered for auction by William Penny esq. on 13 May 1874 and incorporating 132ft frontage to William st and 330ft frontage to Keppel st. A corner store occupied this site in the late 19th century. Tenants included S J Frizelle, licensed plumber, gas and steam fitter, in 1886-7; and W F Caunt, chemist, in 1892. Later it was the Bluebird Cafe; during the 1940s and 1950s Stan Tonkin was the proprietor. Next door was Mr Weal, shoe repairer. The buildings were demolished in 1960-62 and a Mobil service station was constructed. Noel McGrath built car sales rooms adjacent and the whole complex was bought by Inwoods in 1966.
DESCRIPTION Service station complex incorporating service area, workshop and glass fronted used car showroom.
LISTINGS
REFERENCES Keppel Street Action Group, A Gratton
PHOTOGRAPHS
City Plumbing Works, Bathurst.

S. J. PRIZELLE,

Licensed Plumber, Gas and Steam Fitter,
ELECTRIC & COMMON BELLS FITTED UP.
—ALL WORK EXECUTED IN A FIRST-CLASS MANNER.—
Charges Strictly Moderate. Repairs Promptly Executed. Workmen sent to all parts of the Country.
Churches Heated by Hot Water Apparatus.

S J Frizelle's Plumbing Works was located on this corner of Keppel & William Streets in 1886.
Source:
Bathurst & Western District Directory 1886-87

This photograph, taken from the Court House c. 1892, shows the shop which occupied this site formerly.
Source:
Keppel Street Action Group
KEPEL STREET PRECINCT
MAIN STREET STUDY
BATHURST
1993

BATHURST CITY COUNCIL
NSW DEPARTMENT OF PLANNING
KEPEL STREET ACTION GROUP
FREEMAN COLLETT & PARTNERS PTY LTD

116 Keppel Street, 1993

Site Plan
116 Keppel Street
Source:
Bathurst City Council
General Urban Design Recommendations

- Long term goal is to underground electrical supply and thus remove all posts and overhead wires.
- Principal aim of the Keppel Street Plan is to ‘green’ the street to complement the fine built heritage.
  In consequence tree planting is actively encouraged.

Specific Recommendations • 116 Keppel Street

- Unfortunate development on a once prominent and well defined Bathurst street corner. Attempt to retrieve street frontage by narrowing service station entrances, and by planting trees within the property to better define the Keppel Street frontage.