

Criterion Hotel, Warwick: Site Inspection Report

Queensland Heritage Register place ID 600962

Introduction

On the 23 August 2019 heritage officers from the Department of Environment and Science (DES) undertook a site inspection of the Criterion Hotel at the request of the owners to inspect recent damage to the place. The Criterion Hotel is located at 84 Palmerin Street, Warwick and is entered in the Queensland Heritage Register (QHR) as a State heritage place (QHR place ID 600962). The owners and their representatives have identified that the building is showing large cracks in the front section of the building, which they state is being caused by ground shrinkage. While there is a severe drought affecting the district, the owners and their representatives allege that the ground shrinkage is being caused or exacerbated by trees planted by Southern Downs Regional Council (SDRC) in the road reserve along Palmerin Street, including in front of the Criterion Hotel. The purpose of the site visit was not to investigate the cause of the damage, but rather gather background information, assess the extent of the damage to the heritage place and provide preliminary advice on repairs.

The site inspection was conducted by the following heritage officers:

Paddy Waterson	Acting Manager, Development Assessment and Archaeology Team
Marie-Anne Ammons	Principal Heritage Officer



Image 1. The Criterion Hotel in Warwick with the trees in front of its façade along Palmerin Street (DES, 23 August 2019).

Description of the Hotel

The Criterion Hotel is a two storey brick building erected in 1917 in the centre of Warwick's business district. Reported as one of the most imposing and finest hotels in Queensland at the time, the Criterion Hotel provided a range of accommodation and facilities and also incorporated commercial shop space on the ground floor. The QHR entry provides the following brief description of the building's exterior and general form (the complete entry is

attached as Appendix A to this report):

The Criterion Hotel is a two-storeyed brick building, with a principal western facade addressing Palmerin Street, the main street of Warwick. The long street frontage features a two-storeyed filigree verandah running its full length with a masonry parapet above, whose central bay announces the hotel's name, and 1917 as its date of construction. Behind the parapet is a meandering mostly-hipped corrugated iron roof, over the main wing and the three perpendicular accommodation wings running east. At ground level, the street frontage has a series of decorated entries to the different areas of the hotel and an adjoining tenancy.

The stop-chamfered timber posts of the verandah are paired at the ends and the three central bays. Arched between these posts on both levels is a slatted timber valance. To the upper level is a cast iron balustrade with a clover leaf motif to the centre of each panel. The underside of the verandah is clad in ripple iron, with gutters to its internal perimeter. The verandah has a corrugated iron bull-nosed roof with a gabled entry porch over the central bay.

The external walls are unpainted brickwork, with painted plaster ornamentation to the western facade. The openings to the lower level of this facade are decorated with moulded plaster archways with keystones, cornices and projecting window sills and are separated by fluted pilasters. There is a series of entrances which, beginning from the north, lead to a tenancy, a blocked shopfront possibly also a former tenancy, the Public Bar, the Stair Hall leading to the accommodation wings, and the Lounge Bar which leads into the Bistro area. The recessed entry vestibule leading to the Stair Hall features tessellated floor tiles. The main bedrooms open onto this verandah. The painted pilasters continue through the first level separating the doorways to the Bedrooms of this wing. Above the verandah roof is a rendered entablature and balustraded parapet with pedestals topped also with a clover leaf motif.

The rear wings are generally of unpainted brickwork, including several brick chimneys decorated with cornices and corbels. Each wing is terminated with a timber lean-to, housing the amenities. The verandahs of these wings have cast iron balustrades matching that of the western verandah.

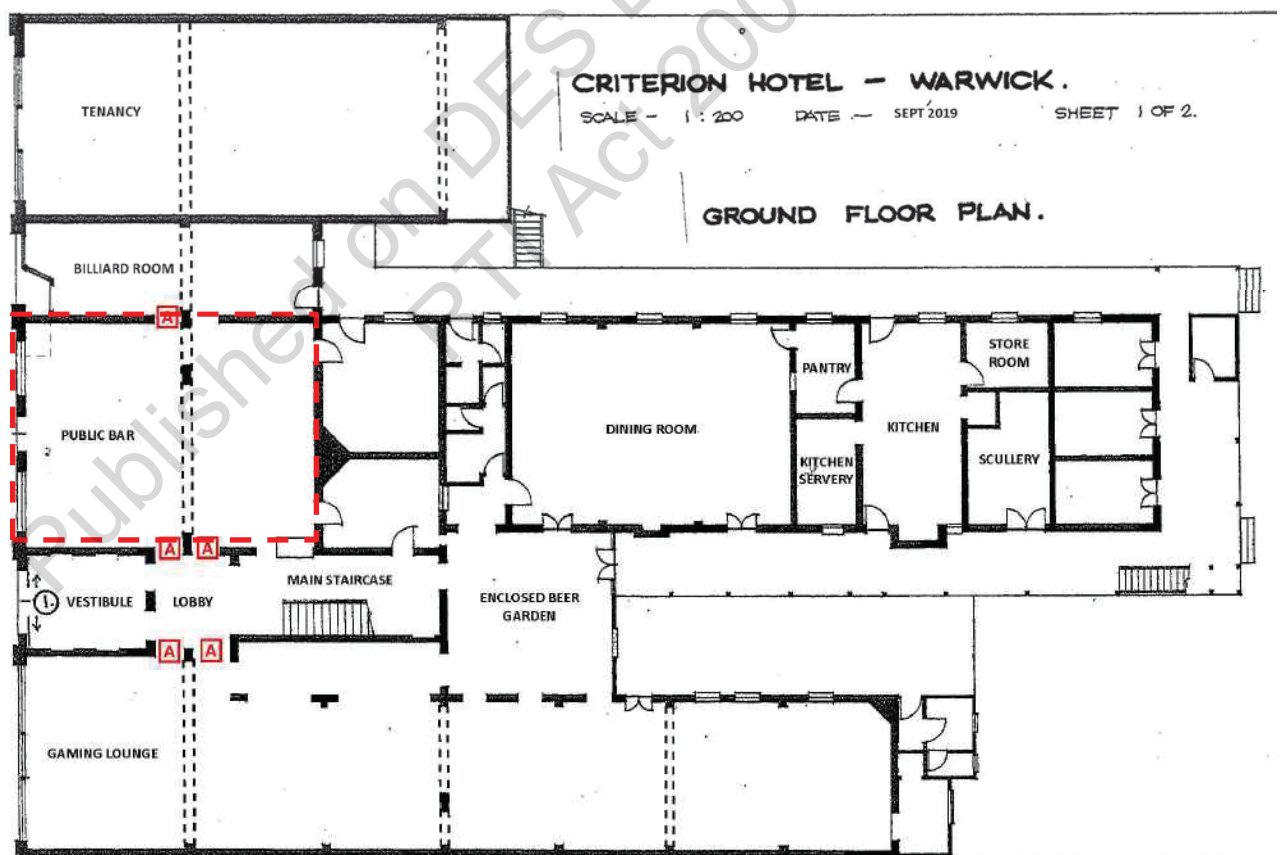


Image 2a: The ground floor plan with extent of basement shown in a dashed red line (original of drawing supplied by the owner's representation and marked up in red by DES, September 2019).

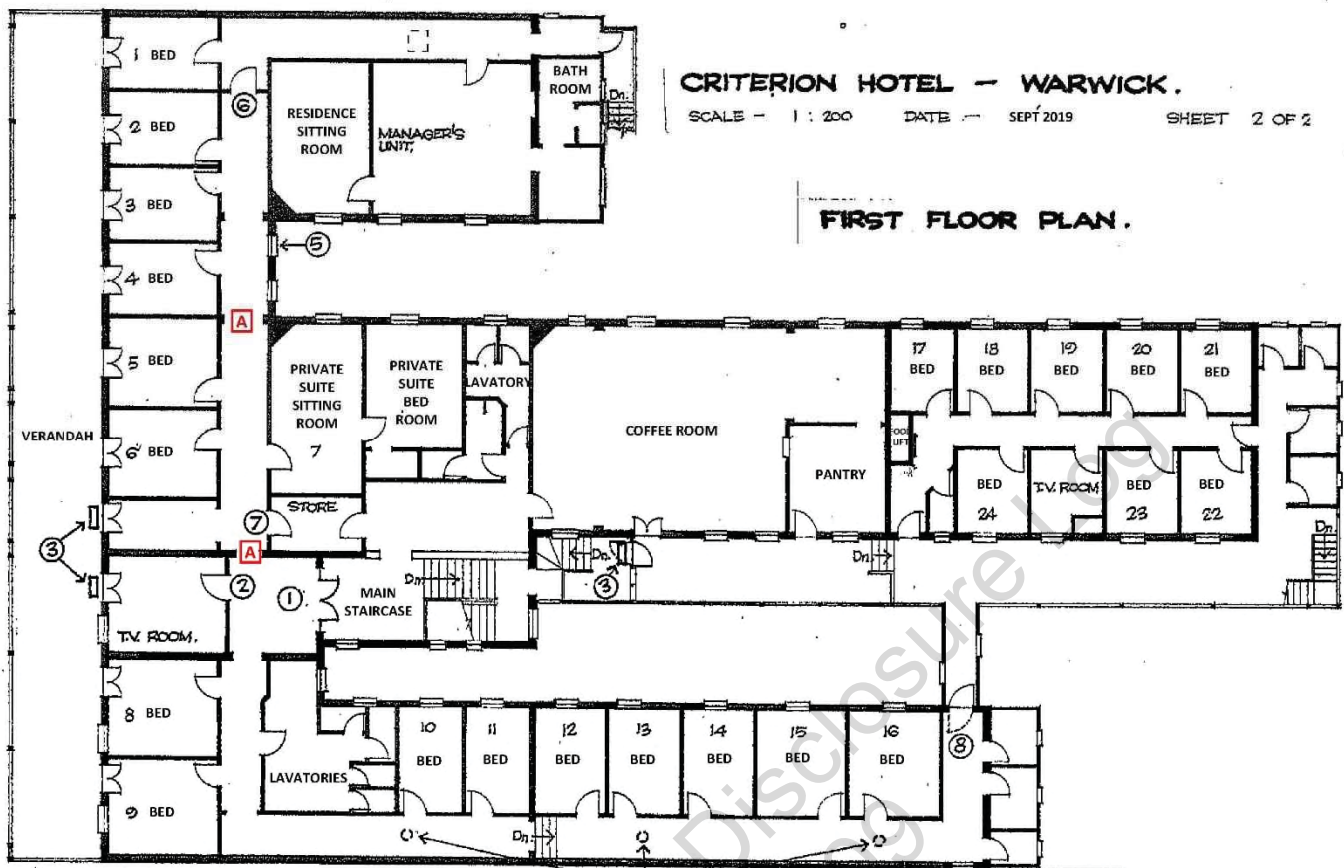


Image 2b: The first floor plan (original of drawing supplied by the owner's representation and marked up in red by DES, September 2019)

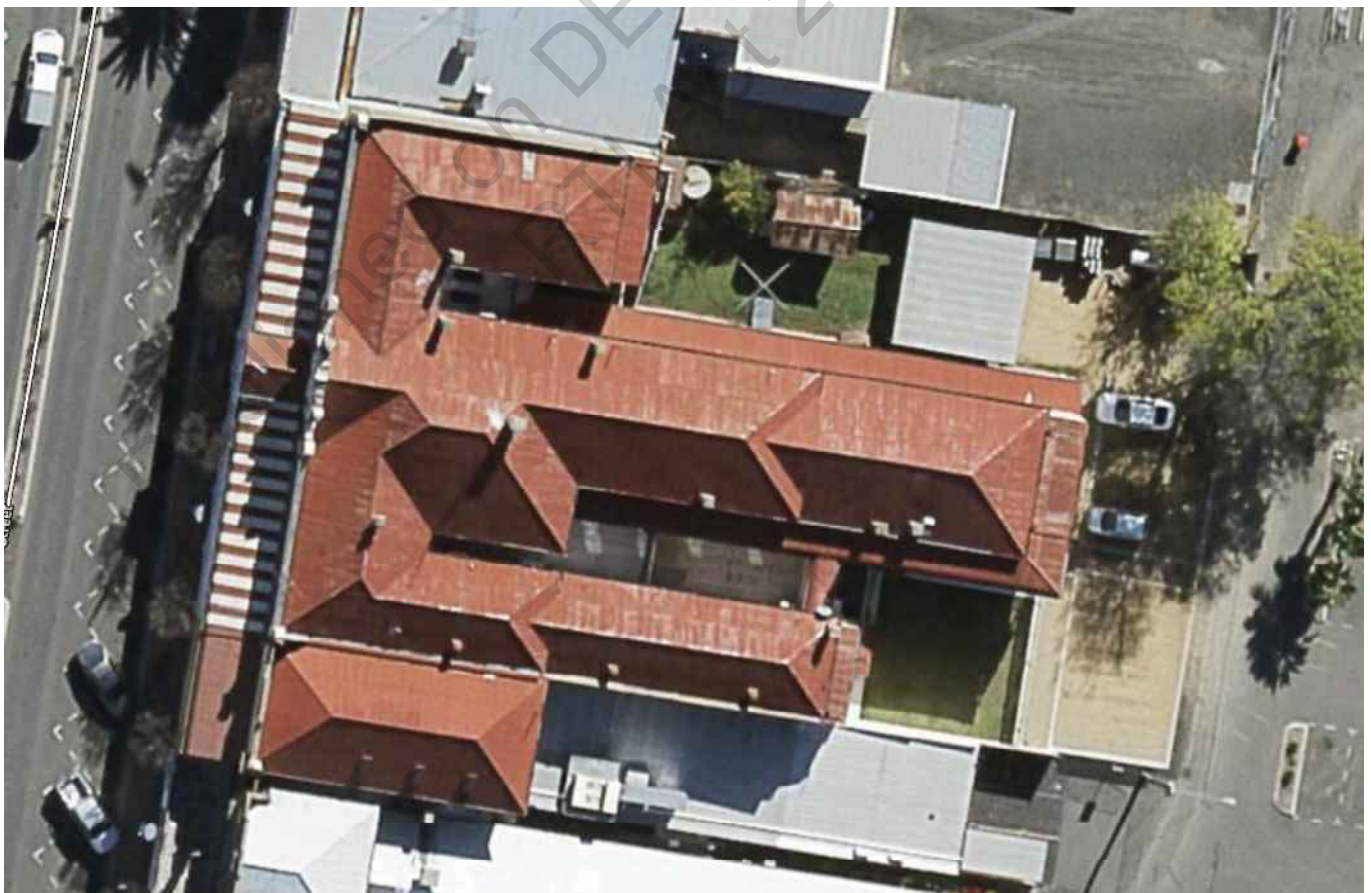


Image 3: An aerial; image of the Criterion Hotel - Palmerin Street is on the left or western side of the building. The five trees in front of the building are just visible within the shadow line. (DES, 23 August 2019.)

Damage

The visible damage to the Criterion Hotel was concentrated in the front section of the building towards Palmerin Street. Cracks were visible within and around the keystone of the internal archways that are located on each side of a main structural wall running parallel to Palmerin Street. The damage visually appeared worse on the upper floor, but was also evident on the ground floor. One large crack was apparent in the basement slab and adjacent walls, but otherwise the basement was in good condition. No substantial cracks or damage were noted toward the rear of the building.

Ground Floor

The Ground Floor was examined first. The cracks were clearly evident at or around the keystone of the archways and associated walls. The three archways between the public bar and the lobby all exhibited cracking above and around the keystones, extending towards the pressed metal cornices. The cracks appeared to be progressively larger from the lobby room on the western side of the main beam toward Palmerin Street (refer Image 4 below). The crack in the archway on the opposite side of the public bar leading into the billiard room appeared more pronounced because of the render delaminating from the substrate (refer Images 5a & 5b below). A fine crack was noted along the entrance wall, of the public bar above the decorative stain glass window (refer Image 6a below). An obvious and pronounced crack was evident in the front corner of the billiard room running diagonally from the front wall cornice towards the skirting (refer image 6b below). The render here had failed in sections exposing the brickwork underneath and showing delamination of the render from the bricks in at least two areas.

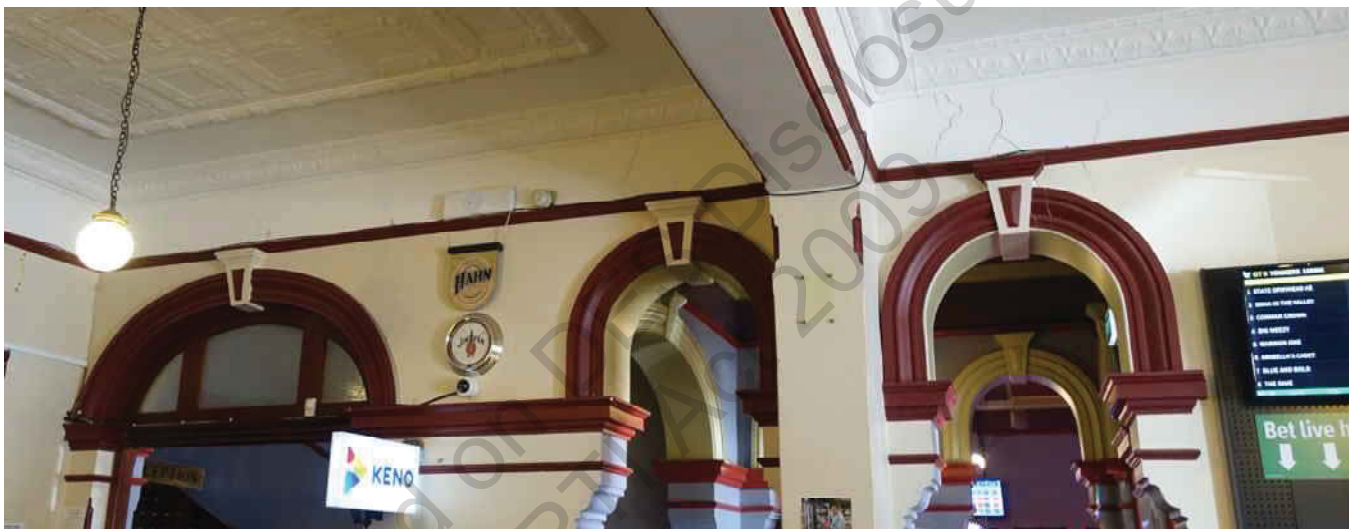


Image 4: Cracks above the archways leading from the public bar to the lobby (DES, 23 August 2019).



Images 5a (left) and 5b (right): A pronounced crack around the keystone of the archway heading north out of the public bar into the billiard room. (DES, 23 August 2019.)



Image 6a (left): A fine crack above the stain glass window of the public bar facing Palmerin Street (DES, 23 August 2019).

Image 6b (right): A pronounced crack extending diagonally on the inter-tenancy wall of the billiard room (DES, 23 August 2019).



Image 7: Cracks in the underside of both archways leading from the lobby through to the gaming lounge (DES, 23 August 2019).

Further cracks were evident in the archways leading from the lobby through to the current gaming lounge. These cracks extended up the walls above the keystones and terminated at the junction of the wall and ceiling cornice. Again there was a visual pattern of the cracks appearing more pronounced toward the west or Palmerin Street (refer Images 7 -9 above and below).



Image 8: Cracks in the underside of both archways and above the keystones in the walls leading from the lobby through to the gaming lounge (DES, 23 August 2019).



Image 9: Cracks in the underside of both archways and above the keystones in the walls leading from the gaming lounge back to lobby (DES, 23 August 2019).

Large vertical; cracks are also present in the walls and supporting columns between the arches leading from the lobby and into the public bar (refer Image 10 below). Above one keystone and dado line, a section of render has delaminated and left a visible scar (refer Images 10 & 11 below). It should be noted that the missing render appears to be where a fixing point is located for fire services cabling.



Image 10: The lobby leading into the public bar. The supporting columns and associated walls have clear vertical cracking along the wall and into the column (DES, 23 August 2019).



Image 11: A close-up of the crack in the column and the missing render above the keystone leading from the lobby to the public bar (DES, 23 August 2019).



Image 12: An image showing the alignment of cracks in the archways from the billiard room to the public bar to the lobby located in the front section of the Criterion Hotel to the west of the main structural beam (DES, 23 August 2019).

The tenancy on the far north of the building was quickly inspected; however, the walls were plaster board-lined and a modern suspended ceiling covered the historic fabric in this area. It was suggested that the owner undertake an inspection of the early walls and ceiling to determine if cracking extends into this area of the building. It is noted that the tenancy was originally a shop and it appears changes have been previously made to this area, including walls.

Basement

The hotel had a basement cellar store that opens to Palmerin Street and was historically used to load and store kegs etc. (refer Image 13 below). Access can also be obtained internally via a floor hatch in the north-west (front) corner of the public bar. The cellar is no longer used and is generally empty except for services cabling and post-mix lines to the public bar. The room still contains some fixtures and fittings from its original use including the loading ramp, wheeled trolley, keg bays and stud wall frames (refer Images 14-18 below). The space is divided into two compartments via a structural wall and timber access door. The front compartment towards the street and directly located under the public bar was for beer keg storage and the rear compartment was for wine, spirits and other stores.



Image 13 (left): The access doors to the hotel's historic cellar in the basement (DES, 23 August 2019). Image 14 (right): the access point and ladder leading from the front north west corner of the public bar. Note the spoon drain and sump in the front right hand corner under the ladder. (DES, 23 August 2019.)

The walls are grey render and there is a concrete floor with an open spoon drain around the edge that feeds into a sump with an automated water pump; the sump contained water. Advice on site from the owner was that they removed an elevated tank above the first floor. This is complimented by historical research in the *Warwick Daily News* on 24 March 1924 (p.4) that indicates that a water bore was previously accessed on site.

There is clear evidence of water staining and efflorescence in the lower portions of the rendered wall immediately above the spoon drain. It is understood from discussions with the owner that there has been previous flooding in the basement, up to 300mm above the basement floor level, due to the pump not working. This height appears to align with the water staining and efflorescence migrating to the surface. The flooding had been rectified within the last 6 months. It should be noted that application of a moisture barrier or acrylic paint on the walls is not recommended as the problem may result in irreversible damage to the substrate and may allow the salts to become trapped under non-permeable coatings. The sump and pump needs to be routinely checked to ensure rising ground water (presumably from a bore) does not exacerbate long term issues within the basement.

It is noted some repair works have been undertaken to the walls with a high cement content in the render mix. It is suggested these repairs be removed and rendered with a compatible mix that matches the original render. It would be expected that a render dating to 1917 would have a high lime content and may contain little or no cement within the mix. These repair works are recommended to be undertaken by a contractor who is familiar with lime renders and buildings of this period.



Image 14a (left): The internal keg loading ramp from Palmerin Street (DES, 23 August 2019).

Image 14b (right): The sump with automated pump with water sitting just below surface (DES, 23 August 2019).

Cracks were evident on both sides of the southern and northern walls of the beer store of the basement (i.e. the room closest to Palmerin Street). The cracks extend from the ground floor joists, diagonally tapering, halfway down the walls toward the spoon drain (refer Images 15-17 below). This is consistent with movement as the cracking appears to increase in width with height i.e. are wider at the top. Neither crack extends to the floor of the basement, but the crack on the southern wall extends further than that on the northern side, which reaches approximately halfway. Despite the cracks appearing to terminate before reaching the floor slab, the slab also has a crack that appears to run across the width of the floor and roughly aligns with the cracks in the adjacent walls (refer Image 18 below). The position of the basement cracks is hard to determine accurately, but appear to roughly align with the position of the cracks in the ground floor above i.e. within the front section of the public bar. This is reinforced by damage to the timber floorboards under the bar where wet rot is evident, potentially caused by post mix, beer and associated refrigeration (refer Image 19 below). The damaged floor boards are located inside the wine and spirits store to the rear of the basement, which is on the other side of the structural dividing wall, where the cracks are located.



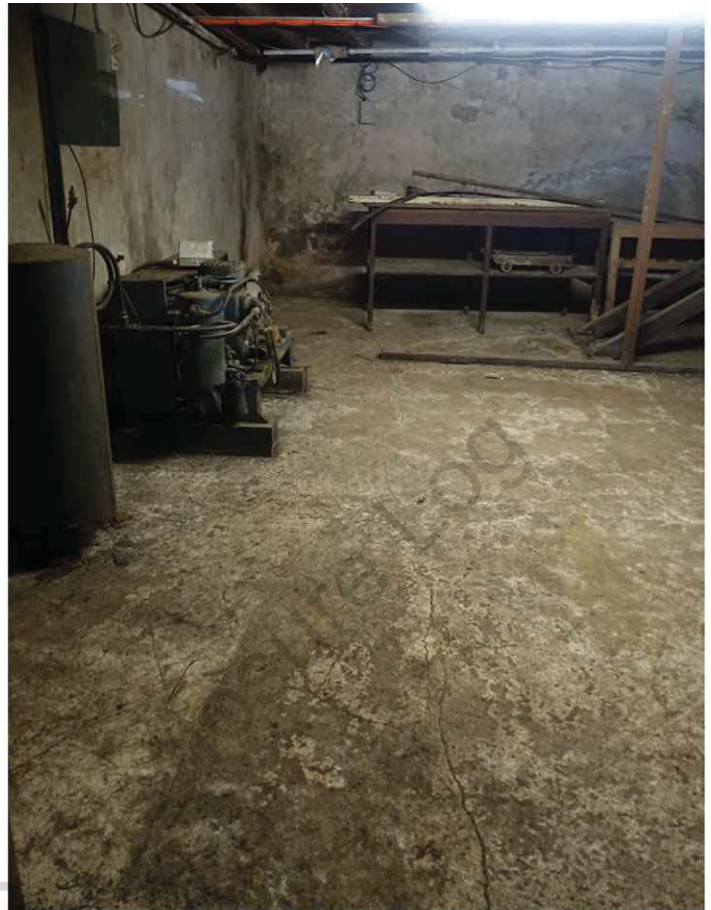
Image 15: The northern wall of the basement showing the proximity of the crack relative to the cellar access hatch and sump. Note the clear evidence of water staining and efflorescence, especially in the lower portions of the wall immediately above the spoon drain (DES, 23 August 2019).



Images 16a (left) and 16b (right): showing the crack on the northern wall (DES, 23 August 2019).



Images 17a (left) and 17b (right): showing the crack on the southern wall (DES, 23 August 2019).



Images 18a (left): Looking across the basement to the northern wall (DES, 23 August 2019). 18b (right) Looking across the basement to the northern wall. Note the alignment of the slab crack relative to the wall cracks. (DES, 23 August 2019.)



Image 19: The rotten and damaged floor boards in the wine and spirit store located directly under the bar (DES, 23 August 2019).

Upper Floor

The upper floor damage was more pronounced than that on the ground floor and, according to the owner, some stabilisation efforts had already been undertaken following an engineer's assessment.



Images 20a (left) an image from the engineers report and 20b the same location with stabilisation works. Note the rust on the pressed metal ceiling in 20a. (DES, 23 August 2019.)



Images 21a (left) an image from the engineers report and 21b (right) the same location during the site visit. The cracks do visually appear to be more pronounced in the later images. (DES, 23 August 2019.)



Images 22a (left) an image from the engineers report and 22b (right) the same location with stabilisation works (DES, 23 August 2019).

Like the ground floor, the damage was concentrated around archways along the corridor and the immediately adjacent rooms (refer images 20-22 above and below). Note the architrave has pulled away from the corner junction in the worst affected areas, which may suggest rotation of the structure along the main structural wall.



Image 23a (left) an image of the door to room 3 with racks and misalignment Image 23b (right) The interior of a room showing a vertical crack in the corner and horizontal crack between the window and corner. (DES, 23 August 2019.)



Image 24a (left) cracking in the northern end of the upstairs wall and Image 24b (right) a close-up image of the cracks showing metal mesh in the plasterwork and render underneath (DES, 23 August 2019).



Image 25. Looking west toward room 1 on the first floor - note the cracking above the arch, along the wall joints and delaminating of the architrave. The door and fan light to room one behind are also misaligned. (DES, 23 August 2019.)

Some of the room doors in the northwest corner of the building were out of alignment and the doors no longer shut properly. There were clear vertical cracks in the masonry in proximity to the door frames and extending up to the architrave. Within the rooms themselves additional cracking was evident both vertically and laterally near windows and the corners towards the verandah (refer Images 23a and 23b above). Further evidence of movement was evident in the far northern wall where a large diagonal crack had opened up, exposing green plastic mesh in the plaster work (refer Images 24 above). The plastic mesh suggests this crack may have been previously repaired as this modern material was not common when this building was constructed in 1917. These areas would align with the tenancy below and their extent should be considered and investigated on both levels to determine the full scope of cracking (refer images 24a, 24b and 25 above).



Image 26: A fine crack mid archway behind the upstairs coffee room - the pulley and rope mechanism for the food lift was part of the original design and is visible and intact (DES, 23 August 2019).

The remaining section of the hotel appears to be well maintained and there is little to no evidence of cracking. The only minor surface crack observed was located above the arch adjacent to the food lift located level 1 (refer image 26). This suggests the damage to the building is mainly contained within the first section of the hotel and accommodation closest to Palmerin Street.

Upstairs Verandah

The first floor verandah is generally in good condition but a small series of issues were identified. Some lateral cracks were visible in the bases of some of the door frames, with associated vertical cracks in the thresholds of the doors and sills of the windows. Some cracks were seen in the exposed timber frame of the verandah roof (refer Image 29 below). Some wood rot was noted in the roof framing with evidence of attempted repairs (refer Image 32 below).



Image 27: A view north along the verandah - some cracks are evident in the base of some door frames (DES, 23 August 2019).

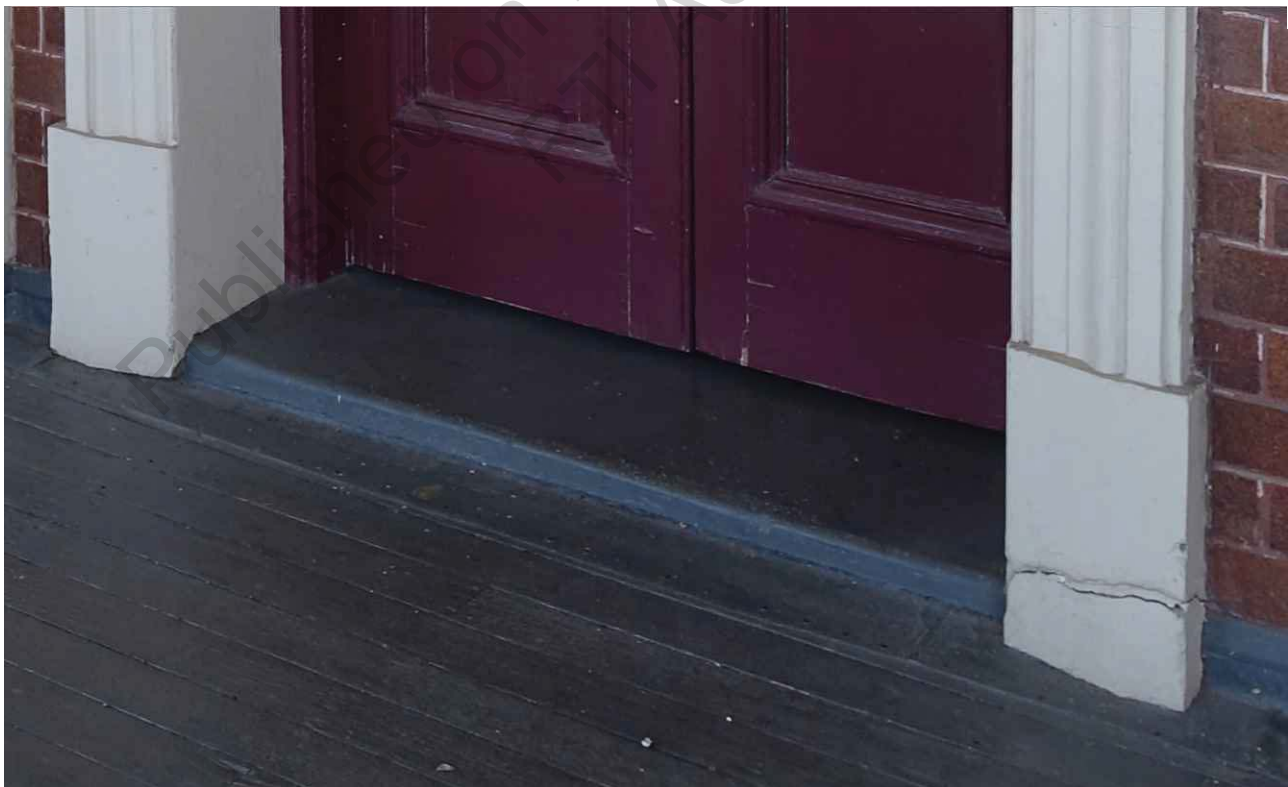


Image 28: The base of the verandah French doors to bed 3 - there is a horizontal crack in the right architrave plinth (DES, 23 August 2019).



Image 29: Verandah French doors located in bed 5 showing horizontal cracks at the architrave plinth on both sides of the door frame - the left crack has paint applied, the right crack is open. The exterior moulded rendered door architrave otherwise appears to be sound condition. There is also a vertical crack through the tread between the frames but this does not appear to be recent. (DES, 23 August 2019.)



Image 30: A vertical crack in the sill of the verandah window to bed 8 (DES, 23 August 2019).



Image 31: A vertical crack in the timber frame located in the centre section of the verandah roof - located directly outside the sitting room (DES, 23 August 2019).

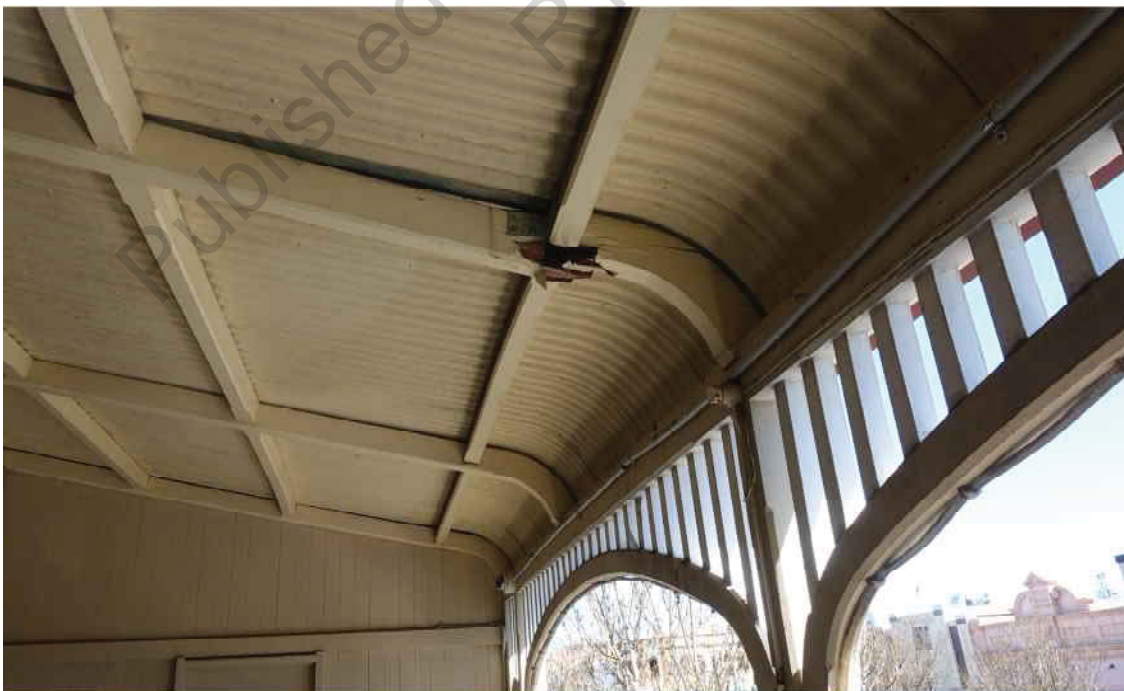


Image 32. Wood rot in a structural beam of the verandah roof located to the southern end of the hotel. A metal bracket has been inserted for support. (DES, 23 August 2019.)

General Observations

The observed cracks were heavily concentrated in the front section of the building facing Palmerin Street. Very few maintenance issues were identified in the rest of the structure. There were some signs of falling damp, particularly isolated patches of rusting in the pressed metal ceilings; the owners advised these had been addressed. Some paint was peeling from the exterior of the verandah. The trees along Palmerin Street are currently free of the building, but they are in close proximity and when they seasonally sprout, there will be a need to make sure they do not come into contact with the hotel and cause damage by either consistent or intermittent contact. There is also a risk of leaves blocking gutters and drainage when they shed. The trees are also planted in proximity to the downpipes off the front verandah, and although it is understood that root barriers have been installed, regular inspections should be made to ensure the drains are functioning. The basement incorporates features to manage rising ground water that continues to function even during the drought; it is therefore reasonable to assume that the foundations have always been wet.

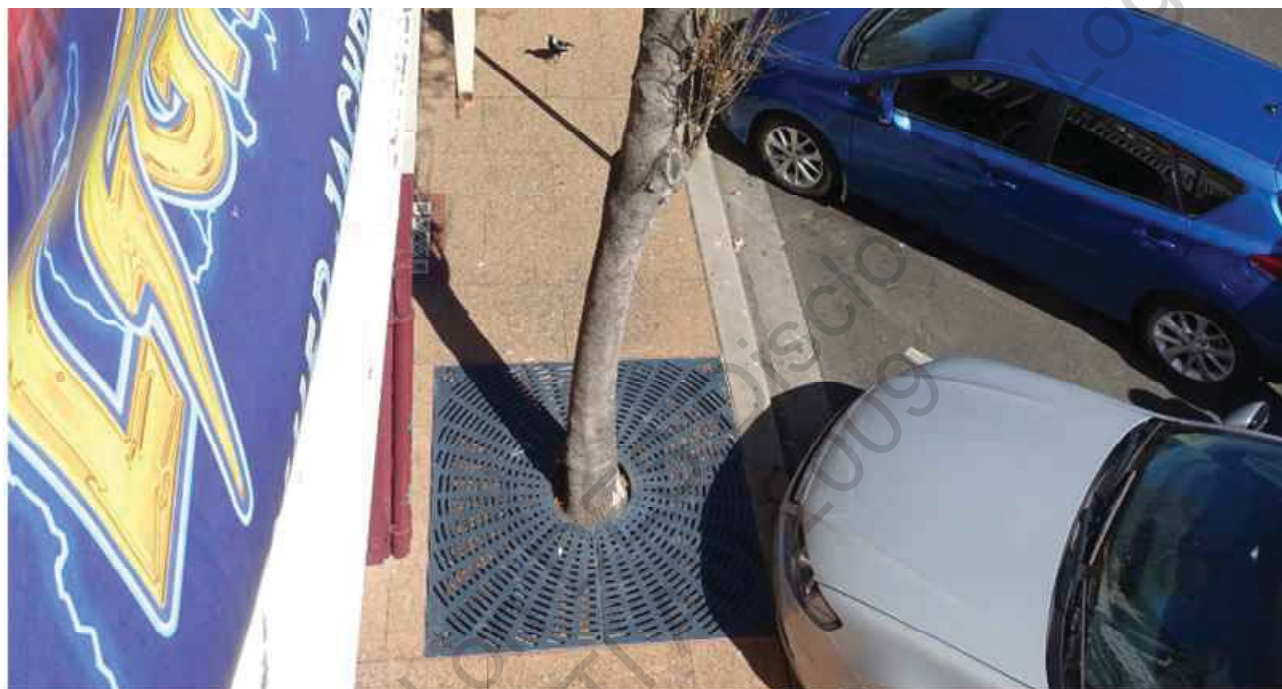


Image 33. An image from the verandah illustrating the proximity of the trees to the verandah posts and associated downpipes (DES, 23 August 2019).

Discussions with Council and the Owner/Representatives

The trees planted along Palmerin Street and in front of the Criterion Hotel were identified in an Arborist Report (Tree Test Australia, 3 December 2018) as early mature *Fraxinus Angustifolia*. SDRC confirmed the trees were planted in 2003 and are approximately 16 years old. SDRC also confirmed root barriers were installed 600mm from the trees to a depth of 1200mm.

During discussions with SDRC some observations were made that the relevant parties may wish to consider further:

- The Criterion Hotel may be unusual given it has a basement at street level.
- The exterior verandah of the Criterion Hotel (with associated structural footings) extend to near the edge of the footpath and therefore are in close proximity to the trees. Could the trees therefore be having an indirect impact without having roots in the immediate vicinity of foundation walls?

The owners of the Hotel advised that the cracks began to appear approximately 3 years ago and this coincided with increased water restrictions and SDRC ceasing to water the street trees.

The owner has expressed concerns that the street trees will be seeking water and will normally regenerate in spring. While it is appreciated that the ongoing severe drought restricts the ability to water the trees, if it were possible to locate a suitable non-potable water source, recommencement of watering may be an option, although specialist advice would be required to ensure such a measure was appropriate and not counterproductive.

The *Fraxinus angustifolia* has four subspecies (subsp. *angustifolia*, *oxycarpa*, *syriaca* and *danubialis*) and it is

recommended that the subspecies of the trees planted is identified to determine if they have any specific traits that could be a factor.

Both SDRC and the owner/representatives were advised that:

- DES could not advise on the cause of the cracking as its officers are not suitably qualified to determine this.
- There are no powers under the *Queensland Heritage Act 1992* that would permit DES to direct any specific action in relation to this matter. The trees are outside the state heritage boundary, but even if they were not, DES cannot direct the removal of a tree.
- Severe drought conditions are known to have led to ground compaction and associated physical damage at other State heritage places.



Image 34: Looking south along Palmerin Street - note the proximity of the trees to the verandah guttering and balustrade posts and associated downpipes (DES, 23 August 2019).



Image 35. The façade of the Criterion Hotel showing the relationship of the four trees to the verandah and downpipes (DES, 23 August 2019).

Recommendations

There are a series of recommendations that stem from the site visit, which are set out below

1.0 Monitoring

It is important that the damage is properly monitored in order to assess if there are changes and if so, if they can be linked to any recognisable pattern e.g. seasonal, rainfall etc. The key to proper monitoring is accurate measurements; to enable this, small measuring points should be fixed to key locations on the affected walls and regular recording made and documented. Each measuring point should be properly mapped and uniquely labelled- the measurements should be in a consistent unit such as millimetres.

The areas covered with modern fabric should be inspected by temporarily removing modern additions, which can then be reinstated.

The ongoing physical relationship of the street trees in relation to the building will need to be monitored to ensure they do not cause direct or indirect damage to the verandah, its structural supports, associated guttering/downpipes or paintwork.

2.0 Repairs

There is an obvious need for repairs to be undertaken, but until the cracks cease opening/stabilise, there is a limited value in undertaking long term repairs. The existing works to stabilise the worst affected archways has been informed by an engineer's report and meets the requirements for emergency works under the *Planning Act 2016*. Emergency works need approval in retrospect and DES has issued an exemption certificate without application under section 75 of the *Queensland Heritage Act 1992* to meet this requirement. The exemption certificate (number 201909-9384 EC) also provides approval (with conditions) for any future works identified in the relevant engineer's report.

When repairs can be undertaken, they should consider the historic composition and properties of the bricks, mortar and renders to ensure that new materials are compatible with the historic fabric. It is understood that the owners have engaged trades with experience in heritage structures. Apart from emergency works, repairs that have no more than a minimal detrimental impact on the heritage values of the place can be approved under an exemption certificate. The owners are encouraged to discuss repairs with DES before lodging an application to ensure repairs are not delayed.

The rot in the bar floor needs to be properly assessed and suitable repairs made. The extent of the necessary works is unclear and may require replacement of structural timbers such as joists. The cause of the rot should be investigated and measures taken to reduce the potential for future damage. Like for like repairs could be undertaken under an exemption certificate and an application could be made once the scope of works is known.

There are some areas of rot in the verandah timbers. The extent of the affected areas appears to be quite small and like for like repairs of up to 10% of the verandah timbers could be undertaken under the terms of the General Exemption Certificate (GEC) without the need for further application. A copy of the GEC is attached but further information and a copy of the GEC can also be found at:

<https://www.qld.gov.au/environment/land/heritage/development/approvals>.

While the hotel appears to be in good condition overall, there are some areas of flaking and loose exterior paint that should be repaired. Like for like repainting is permitted under the GEC.

Additional Advice

It was observed that some changes have been made to the place since it was entered in the QHR in 1992. To ensure the QHR entry accurately reflects the current details of the place it is recommended that it is reviewed and updated. It was further noted that the verandah footprint is outside the current heritage boundary. While the fabric of the verandah is still recognised as part of the State heritage place, current best practice would include its full extent within the heritage boundary.

Historic research has provided further details on the original structure and design of the Hotel. It may be possible to use this material in conjunction with the current fabric to produce a conjecture plan for the original design. This may be useful when assessing works and undertaking further development at the place.

Appendix A - Queensland Heritage Register Entry for Criterion Hotel

Published on DES Disclosure Log
RTI Act 2009

Entry in the Queensland Heritage Register



Figure 1: Criterion Hotel (2017)

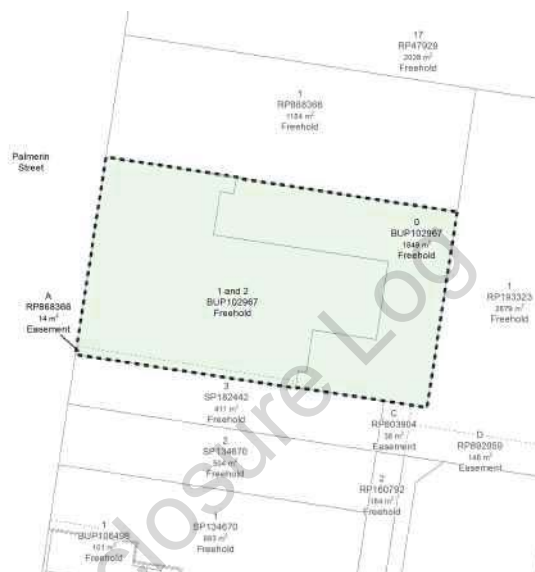


Figure 2: Heritage register boundary (DES, 2019) (see attached map)

Place ID	600962
Place name	Criterion Hotel
Address	84 Palmerin Street, WARWICK, 4370
LGA	SOUTHERN DOWNS REGIONAL COUNCIL
RPD	1 BUP102967 2 BUP102967 0 BUP102967
Boundary Description	Whole property

Statement of Significance

Criterion Hotel is a place that satisfies one or more of the criteria specified in s.35(1) of the Queensland Heritage Act 1992 as evidenced by, but not exclusive to, the following statement of cultural heritage significance, based on criteria:

<p>Criterion A</p> <p>The place is important in demonstrating the evolution or pattern of Queensland's history</p>	<p>The erection of the hotel in 1917, replacing an earlier hotel building, is important in demonstrating the high level of building activity in Warwick town during the early twentieth century when many of the general stores and hotels were re-built or renovated.</p> <p>The Criterion Hotel has an association with the Allman family, who ran other hotels in Warwick during this period, and who were actively involved in the development of Warwick from the 1880s.</p>
<p>Criterion D</p> <p>The place is important in demonstrating the principal characteristics of a particular class of cultural places</p>	<p>The Criterion Hotel retains a substantial amount of its internal joinery, and includes an extensive range of pressed metal ceilings.</p>
<p>Criterion E</p> <p>The place is important because of its aesthetic significance</p>	<p>Prominently located within the business centre of Warwick, this substantial brick hotel contributes to the Palmerin Street streetscape and the Warwick townscape.</p>

History

This two storeyed brick hotel, prominently situated in Palmerin Street, the main street of Warwick, was erected in 1917 for the Allman family.

It replaced a single storeyed timber hotel, known also as the Criterion, which existed on the site from the 1860s, owned by David Bugden. Records indicate that although Bugden apparently left the Criterion in mid 1872, he retained ownership of the property and the hotel continued to be operated by members of the Bugden family until the early 1880s, then by JW Quinn until the mid 1880s.

The Criterion Hotel was acquired by Jeremiah Allman in 1887. Born in Ireland, Allman arrived in Australia in the mid 1860s, establishing himself on the Darling Downs and acquiring a hotel in Stanthorpe in the early 1870s. At around this time Allman married Mrs Mary Dwan, a Warwick widow and licensee of the Sportsman's Arms Hotel in Albion St, Warwick. The Allmans remained at the Sportsman's Arms until they moved to the Criterion Hotel in the mid 1880s.

From the mid 1880s, Allman was also actively involved in the development of Warwick. Allman was elected an alderman of the Warwick Town Council in 1886, remaining with the Council until 1903 and serving as Mayor in 1895 and 1902.

Mary Allman died in 1898. Some time after this Allman remarried to Catherine King, also known as Kate.

In 1899 a notice appeared in the Warwick Argus advising that the goodwill and plant of the Criterion had been purchased by Perkins and Co, the reason for the sale given as Allman had decided to take a long holiday. The sale does not appear to have eventuated however, as there is no record of such transfer on the Title documents.

Another notice appeared in the Warwick Argus in 1900 from J Allman to inform customers and the public that having purchased the above hostelry, he has had the premises thoroughly renovated, rendering the CRITERION one of the best appointed hotels in the district.

The license of the Criterion Hotel was transferred to Kate Allman in December 1908, prior to Allan's death in September 1910. Subsequent to Allman's death the property was transferred to Allman's son Daniel, Patrick Joseph Dalton and John Logan. During the early twentieth century the Allman family also owned the National [600950] and leased the Langham [600957] Hotels in Warwick.

Tenders for a new (brick) Criterion Hotel were called by Warwick architects Dornbusch and Connolly in December 1912, and again in March 1916. The estimated price of the new hotel was £12,000.

By February 1917 the original Criterion Hotel had been demolished to make way for a more palatial structure. Erection of the new hotel was in progress by March that year, and it was noted that even at this early stage the big structure has quite altered the aspect of Palmerin-Street...An examination of the hotel shows it has been designed on most modern methods, the general arrangements being very up-to-date. When completed the new Criterion will be one of the most imposing and finest hotels in the State. The contractors for the hotel were Messrs Connolly and Bell.

The ground floor of the new building also included shops to either side of the main Palmerin Street entry, and by the end of July 1917, letting notices for the shops in the new Criterion buildings appeared in the local press.

The hotel remained in the Allman family until 1968. The hotel subsequently had a number of

owners before being acquired by the present owners in 1989, by which time it is understood that the hotel was in poor condition. Alterations undertaken to the hotel at this time included the reorganisation of the main bar area and bar furniture to create two separate bar areas.

Description

The Criterion Hotel is a two-storeyed brick building, with a principal western facade addressing Palmerin Street, the main street of Warwick. The long street frontage features a two-storeyed filigree verandah running its full length with a masonry parapet above, whose central bay announces the hotel's name, and 1917 as its date of construction. Behind the parapet is a meandering mostly-hipped corrugated iron roof, over the main wing and the three perpendicular accommodation wings running east. At ground level, the street frontage has a series of decorated entries to the different areas of the hotel and an adjoining tenancy.

The stop-chamfered timber posts of the verandah are paired at the ends and the three central bays. Arched between these posts on both levels is a slatted timber valance. To the upper level is a cast iron balustrade with a clover leaf motif to the centre of each panel. The underside of the verandah is clad in ripple iron, with gutters to its internal perimeter. The verandah has a corrugated iron bull-nosed roof with a gabled entry porch over the central bay.

The external walls are unpainted brickwork, with painted plaster ornamentation to the western facade. The openings to the lower level of this facade are decorated with moulded plaster archways with keystones, cornices and projecting window sills and are separated by fluted pilasters. There is a series of entrances which, beginning from the north, lead to a tenancy, a blocked shopfront possibly also a former tenancy, the Public Bar, the Stair Hall leading to the accommodation wings, and the Lounge Bar which leads into the Bistro area. The recessed entry vestibule leading to the Stair Hall features tessellated floor tiles. The main bedrooms open onto this verandah. The painted pilasters continue through the first level separating the doorways to the Bedrooms of this wing. Above the verandah roof is a rendered entablature and balustraded parapet with pedestals topped also with a clover leaf motif.

The rear wings are generally of unpainted brickwork, including several brick chimneys decorated with cornices and corbels. Each wing is terminated with a timber lean-to, housing the amenities. The verandahs of these wings have cast iron balustrades matching that of the western verandah.

The Public Bar features a silky oak bar with a curved central bay and mirrored shelving behind. The style of the bar matches that of the Lounge Bar, though the end bays are not consistent. This supports the possibility that the two bars were once part of the same public bar and have been rearranged and relocated. The Public Bar also has leadlight windows, and a pressed metal ceiling featuring the face of the "Virgin Mary" keeping watch over the patrons.

The Stair Hall also has several moulded plaster archways. The polished cedar stair has moulded square balusters, carved newels and a panelled spandrel beneath. The stair is dog-legged, with leadlight windows to the landing.

From the Stair Hall, entry to the Lounge Bar is through a doorway in a glazed timber bar screen. The bar, similar in style to that of the Public Bar, has a curved corner to the eastern end and a timber bar screen to western end, which is similar to the screen of the doorway. There is a pressed metal ceiling and cornice, forming coffers between the beams. Beyond the Lounge is the Bistro area which also has a pressed metal ceiling with borders, cornices and roses. From here several french doors lead into beer garden courtyard.

In the central wing across the courtyard is the laundry, the kitchen and the former Dining Room now used for serving breakfast. This wing is approached from the Stair Hall along a timber verandah which continues around the wing. The upper level of this verandah also has a ripple iron soffit with internal gutters.

The main stair arrives at the First Floor in the upper Stair Hall which has moulded archways less ornate than that of the lower level. From the mid-landing is a smaller stair of similar detail, which leads to the upper level verandah. From the Stair Hall run two corridors through the accommodation wings, a lounge leading to the western verandah, and the former Lobby and Ballroom which are now part of the manager's residence.

The Bedrooms to the accommodation wings typically have low-waisted four panel doors with tilting fanlights. The rooms and corridors have pressed metal ceilings and a variety of plaster and timber archways. Exit doors commonly have coloured glass upper panels and flush lower panels.

The Criterion Hotel retains a substantial amount of its internal joinery including the main staircase, although some has been relocated within the hotel. There is also an extensive range of pressed metal ceilings, including the unusual "Virgin Mary" motif in the Public Bar.

Published on DES Disclosure Log
RTI Act 2009

Illustrations



Figure 3: Criterion Hotel (2017)

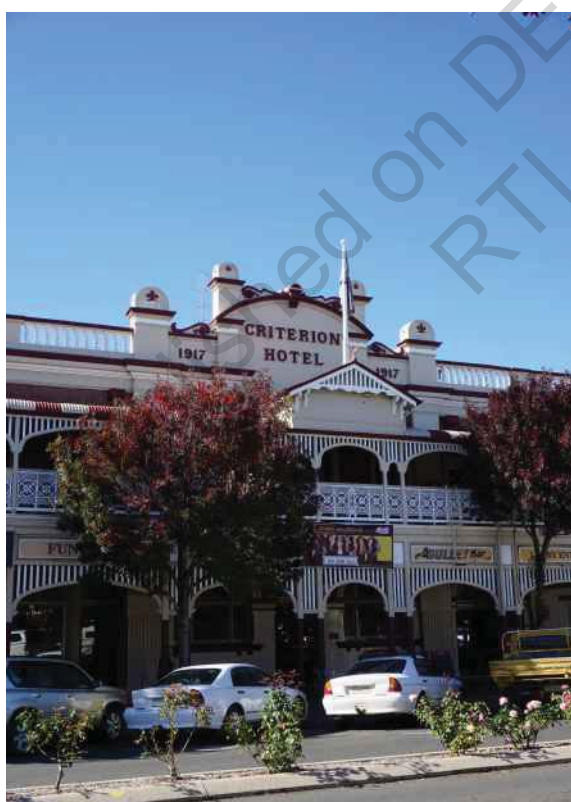


Figure 4: Criterion Hotel (2017)

Heritage register boundary

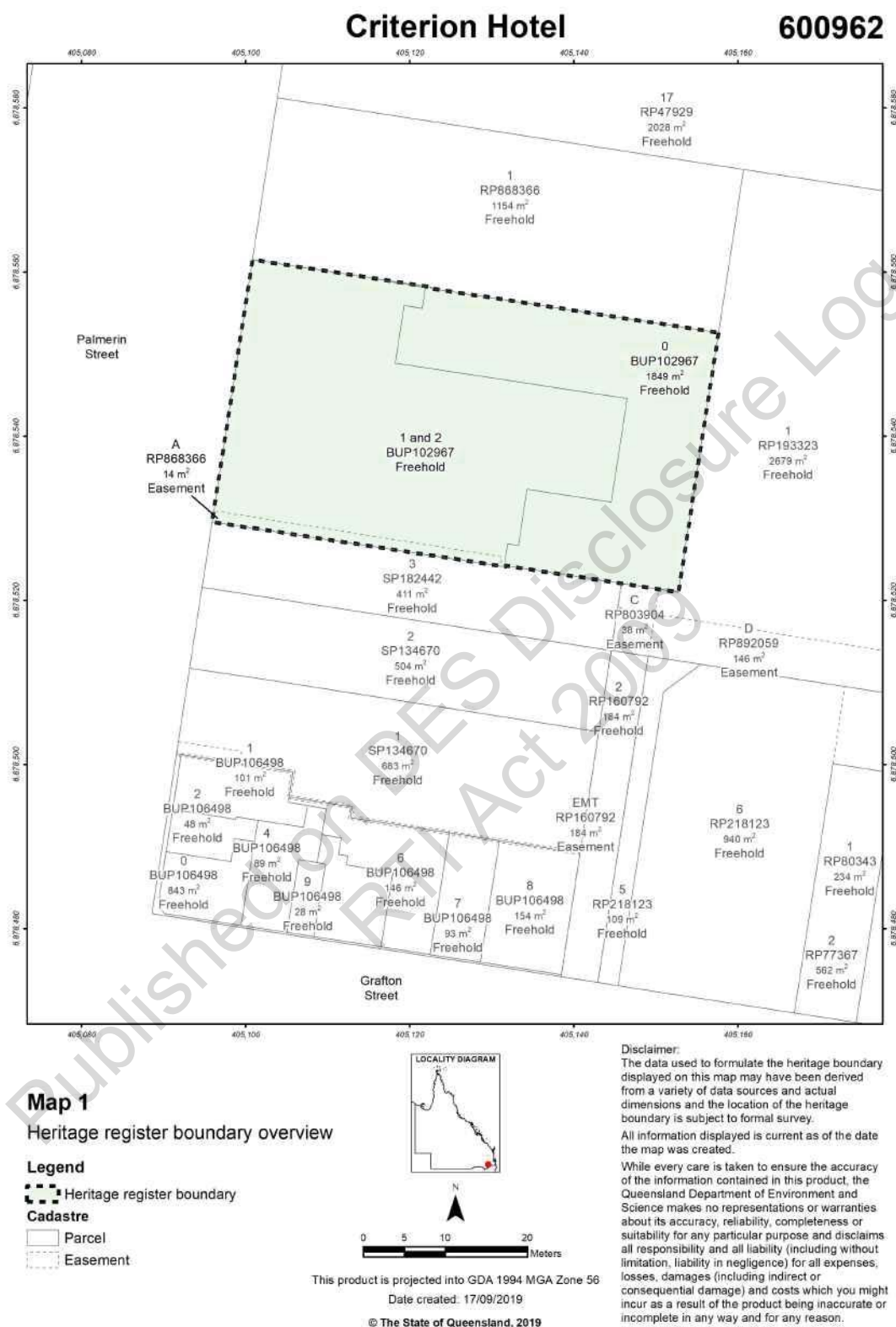


Figure 5: 600962 - Criterion Hotel - Map 1 (2019)

Process Statement:

Pursuant to the transitional provisions of the Queensland Heritage Act 1992, all buildings listed in the Schedule to the Heritage Buildings Protection Act 1990 were taken to be places entered provisionally in the Heritage Register. This place was transferred as a provisional entry to the Heritage Register on the basis that it was listed in the schedule to the Heritage Buildings Protection Act 1990. This decision was effective as from 21 August 1992, the date of proclamation of the Queensland Heritage Act 1992.

Further to the transitional provisions of the Queensland Heritage Act 1992, this place is entered permanently in the Heritage Register as of 21 October 1992.

Note: This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

Published on DES Disclosure Log
RTI Act 2009

Appendix B - Archival Research

The holdings of the Queensland State Archives were accessed to review any material that may further understanding of the Criterion Hotel. The Licensing Commission undertook regular inspections and directed actions regarding the hotel as necessary, the complete records will be sent electronically but some of the directed actions are included below:

QSA Item ID 157653, Previous Sys Loc: TR1771/1; PRV14742/2/600.

Order of the Licensing Commission 03/03/1949 (1) Provide and install...two approved steel or wrought iron fire escape ladders, one on Palmerin Street side of premises, one on wing near Grafton Street entrance.

Order of the Licensing Commission 22/01/1958 (1) Overhaul and make safe the railings and posts on the balcony at the top of the rear external stairway (6) Remove all ripple iron linings in bathrooms and replace with linings of an impervious material having a hard smooth, glossy surface (10) Remove lino and lino from all bathroom floors and cover floors with an approved impervious material such as terrazzo or cement compo well and truly laid with falls to outlets.

Order of the Licensing Commission 24/03/1961 (1) Provide on first floor one (1) additional fire escape ladder, in a position as directed by and to the satisfaction of the licensing Inspector.

Order of the Licensing Commission 09/10/1963 (3) Suitably repair cracks in plaster walls throughout the first floor of the building and the lounge room at the rear of the public bar.

Order of the Licensing Commission 08/10/1967 (1) Replace all defective awning and balcony support posts in Palmerin Street and repaint the whole of the front of the hotel in Palmerin Street.

The Chief Sanitary Inspector 08/11/1967 Hotel Sanitation Report - Warwick. Very old fashioned hotel but clean and tidy. Well conducted. Item 1 of the State Licensing Commission Order dated 08/10/1965 has not been attended to as yet. This dilapidated balcony spoils the appearance of the hotel.

The Chief Inspector Environmental Sanitation 12/03/1971 for the inspection of a licensed premises. Investigate and remedy cause of bad rain water leakage in to the following areas

- (a) Room 4 of the private quarters
- (b) In passageway of private quarters
- (c) That room known as the 'Commercial Room'
- (d) Passageway of guests section of Hotel, leading from Room 11 to guest toilets
- (e) Room 11

The Chief Inspector Environmental Sanitation 23/09/1971 for the inspection of a licensed premises. Recommendations contained in reported dated 12/03/1971 have received satisfactory attention.