

Leichhardt Historical Journal

No 14
1985

**Sailmakers of Balmain
Garry Owen and Callan Park (Lilyfield)
From Johnston Street to Cameron's Cove**



CALLAN PARK HOSPITAL FOR THE INSANE (Drawing 1879)

Annandale Balmain Glebe Leichhardt Lilyfield Rozelle

Contents

Sailmakers of Balmain	3
Garry Owen and Callan Park	5
From Johnston Street to Cameron's Cove	23
The first 22 lots - an overview	54
Index LHM:1982	63
Reviews	64

Cover

THE CALLAN PARK HOSPITAL FOR THE INSANE from the drawing published in the *Illustrated Sydney News*, 6 September 1879. The aerial perspective shows the Kirkbride Block from the rear (west), the viewer looks toward Balmain. Garry Owen House should have been in the bottom left of the picture but it was to be demolished and so was omitted.

Although the finished buildings differ slightly from the drawing, the effect of the grassed enclosures and the ha-has (seen bounding the Kirkbride Block at the end of the dividing walls) can clearly be seen.

Acknowledgements

The Editor gratefully acknowledges a special grant from the Glebe Society. Jennifer Bates helped with layout and production.

A Note on Contributors

Ken Leong is an architect who researched the history of the Rozelle Hospital for his graduation thesis, University of New South Wales. Peter Reynolds lectures in conservation at the same University. Pauline Woolford is a newcomer who has brought her love of history with her.

Editor

PETER REYNOLDS

ISSN 0155-4840

© P Reynolds, A Roberts, M Solling

The Leichhardt Historical Journal is published by the Architectural History Research Unit, Graduate School of the Built Environment, Faculty of Architecture, University of New South Wales in association with:

The Annandale Association,
PO Box 620, Broadway, 2007.

The Balmain Association,
PO Box 57, Balmain, 2041.

The Glebe Society,
PO Box 100, Glebe, 2037.

The Leichhardt Association,
PO Box 168, Leichhardt, 2040.

The Editor is not responsible for

opinions expressed by contributors to the LHM.

Correspondence should be addressed to Dr P L Reynolds, Director, Architectural History Research Unit, Graduate School of the Built Environment, University of New South Wales, PO Box 1, Kensington, 2033.

EDITORIAL

THE CONSERVATION PLAN*

WHAT IS IT?

The controversy surrounding the need to conserve historic buildings and places can often be settled by the preparation of a conservation plan.

The Bible of the conservation movement, *The Burra Charter*, rules that such a plan be compiled before any intervention can occur.

The conservation plan is a report which analyses physical and documentary evidence from which an assessment of cultural significance can be made. A policy for the future use of the place is then written.

The policy can mean full restoration, or maintenance only, or it can recommend an adaptation. Adaptation means modifying a place to suit proposed compatible uses.

Cultural significance means "aesthetic, historic, scientific or social value for past, present or future generations".

A conservation plan can investigate sources of funding - often the determinant in the decision on whether a place should be saved or not.

An important piece of our local history is affected by the 1983 *Richmond Report*² because it raises questions about the Rozelle Hospital (see pages 20-22 of this issue). Formerly the Callan Park and Broughton Hall institutions, the Hospital contains buildings and gardens of very high cultural significance.

The *Report* finds that the Hospital is under-utilized and recommends that some parts could be disposed of and/or alternative uses found. Although the *Report* recognizes that there are heritage constraints, it falls short of recommending a conservation plan. The preparation of a well-constructed plan will show whether the Hospital is to be restored, or simply maintained, or whether an adaptation is compatibly feasible.

A conservation plan could be funded by the National Estate Grants Programme. That Programme provided finance for the Rydalmere Hospital conservation plan.

The same action must be initiated for the Rozelle Hospital. The future of the place is not assured simply because it is State property.

What must be stressed also is that the brief for a conservation plan for the Hospital must state that it is the whole site, i.e. the buildings, the gardens and the artifacts, which is to be assessed for cultural significance.

A conservation plan will establish the past, examine the present and throw light upon the future of the Hospital.

* J S Kerr, *The Conservation Plan*, National Trust, Sydney.

- 1 *The Australia Icomos Charter for the conservation of places of cultural significance* (*The Burra Charter*), 1981 (on sale at the National Trust Bookshop).
- 2 *Inquiry into health services for the psychiatrically ill and developmentally disabled*, 1983, Sydney.

OBITUARY

Miss Doreen Louise Wane died at Lindfield on 8 August 1982, aged 78.

Doreen Wane was born in Killeen Street, Balmain East on 21 November 1903 and was a pupil at Nicholson Street Public School from 1909 to 1914, and then at Fort Street Girls High School from 1915.

An early interest in history (particularly Australian) led to first class honours in English and History at the 1920 Leaving Certificate. At the same time she won second place in the C J Loewenthal Prize awarded by the Royal Australian Historical Society for the best paper in the Honours History examination. She also shared a place in Logic and Philosophy.

Aged 18, she won a scholarship to the University of Sydney in 1921 where she graduated with honours in 1924. She studied Oriental History at post-graduate level, gaining first place in her year. Her interest in language led to a one year lectureship in Phonetics at the Sydney Teacher's College.

Miss Wane began teaching in 1926 at Neutral Bay, then Homebush, Lismore, Newcastle, Burwood where she was promoted to English and History Mistress. After promotion to Deputy Principal at North Sydney Girls High School, she was offered the position of Principal at the newly built Fairfield Girls High School.

She saw this appointment as a challenge which she met with devotion. When she left, the new school was on a firm basis and its future influenced by her dedication.

After leaving Fairfield, she was appointed Principal at Sydney Girls High School. Miss Wane retired from that position in 1968. Her name is commemorated in the "Doreen Wane Wing".

Her other interests lay beyond the confines of the City. She was interested in the problems of families along the "dingo fence", the isolation and the difficulties the children had for learning. This led her to become the secretary for the Ku-ring-gai branch of the Bush Children's Education Foundation of NSW.

Her main interest in retirement was the recording and publication of the history of Ku-ring-gai and she was Honorary Secretary of the Ku-ring-gai Historical Society from 1971 until her death in 1982.

Her work was publicly recognized by the Outstanding Citizen award made by the Ku-ring-gai Council in its Jubilee Year, 1978.

Doreen Wane was buried in the Church of England section of the Northern Suburbs Cemetery. She is survived by her sister, Marjorie Lydia Wane.

This notice was held over until the material that Doreen and Marjorie Wane supplied on their family could appear in the LHM (see pages 41-43 in this issue).



E H BRETT & SONS PTY LTD IN c1960

The original sail loft is the building on the waterfront. Edwin Brett set up business there at the turn of the Century.

The sail loft and the building behind it were demolished when the firm's new warehouse was built at 123 Darling St in about 1960.

The building on the skyline was built in about 1941.

(See *Leichhardt Hist J* No 12 1983, p13 for early history of the site).

(Courtesy J Penman)

SAILMAKERS OF BALMAIN

E H Brett and Sons Pty Ltd

MARITIME INDUSTRY HAS ALWAYS BEEN A BALMAIN CONCERN. PAULINE WOOLFORD TELLS HOW A SEASIDE CRAFT BECAME A SPECIALIZED INDUSTRY WITH A LONG RECORD OF "FIRSTS".

Edwin Henry Brett would have a few shocks if he were to re-appear on the Balmain waterfront today. Gone is the Brett family residence and the 60 ft by 20 ft sail loft on the tip of the peninsula from where lighters heavily laden with with sails, rope and general provisions would lumber continually to the clippers moored in deeper water.

On the waterfront now are home-units but a little further up the hill, not far from its original site, the founder of the family firm would find, 67 years after his death, that his traditions and enterprise live on under the enduring sign, E H Brett & Sons Pty Ltd.

The story began in 1860 when Edwin Henry Brett was born at St Peter's Port on Guernsey, one of a small group of British - though largely French-speaking - islands lying in the English Channel close to the French coast.

Sea-faring traditions have always been strong in the Channel Islands, so it is not surprising to learn that Edwin Brett became apprenticed to a sailmaker for seven years. Harder to credit today is that he was only ten years old when he began his training.

The indenture which he signed at this tender age on his acceptance in 1870 adjured him, amongst other things, not to "play at Cards, Dice or other unlawful Games" and

not to "haunt Taverns or Playhouses".

This was the era of the famous wool and wheat clippers which, literally, raced between London and Australia. The storms encountered on the long voyages around the Cape of Good Hope frequently wreaked havoc with the enormous canvas sails carried by these magnificent ships, so that their crews always included a number of sailmakers.

At the completion of his apprenticeship, Edwin Brett joined the ship's complement of one such sailing clipper.

In the late 1880s, with practical experience of the needs of the merchant shipping industry, he decided to set up in business as a sailmaker and general ship's chandler in Newcastle, New South Wales, where he was joined by a brother who was also a sailmaker.

After abandoning his trade for a few years to try his luck in the goldfields at Kalgoorlie, Edwin finally settled in Sydney. On the waterfront at Balmain he established himself, again as a sailmaker and ship's chandler, and his entrepreneurial skills flourished.

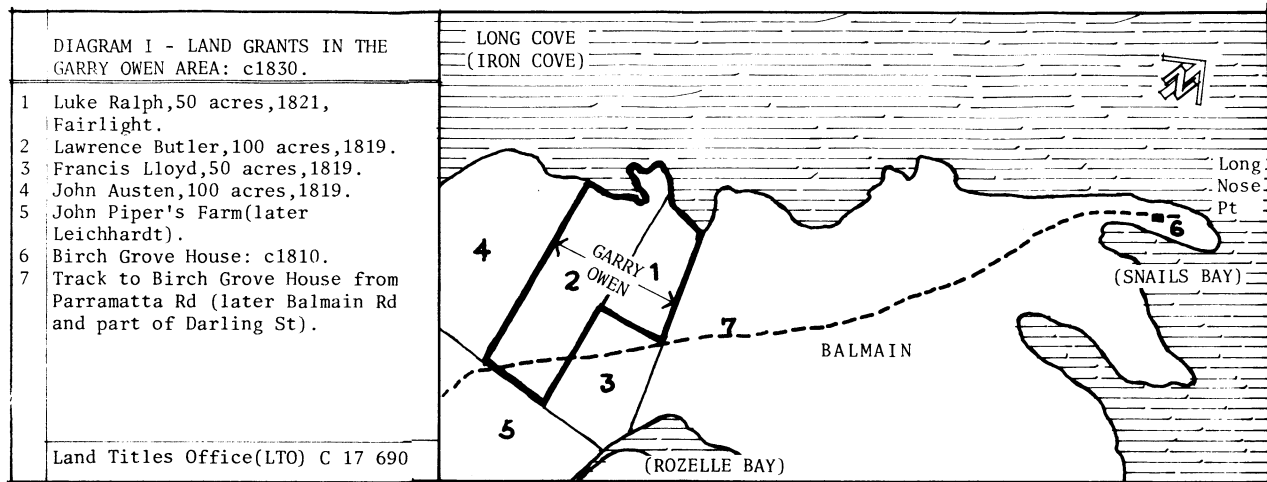
His first innovation was to add flags to the firm's products and, whereas the sails of the time were mostly still hand-sewn with waxed thread, it was not long before he installed a machine for this work.

As sail gave way to steam, the need for sails for merchant ships inevitably declined - although ships' lifeboats carried sails until about 1960.

By 1910 Edwin had turned his attention to the manufacture of sails for pleasure-craft and it comes as no surprise that he was a foundation member and President of the Balmain Dinghy Club - a forerunner of the Sydney 18-foot Sailing Association.

At about this time the list of canvas products grew to include hatch and boat covers to supply the growing overseas and Australian merchant shipping companies and the firm was the first Australian company licensed to make ships' lifejackets.

Edwin's skill in diversifying and changing to meet the needs of the times ensured the success of his business. This process has continued since his death in 1918 when his sons and son-in-law, and grandsons in turn, took over the management of the firm. John Penman, the son of Edwin's daughter Alice,



is the present Chairman and Managing Director. He is a mine of information on the Company's history.

The original sail loft gradually grew to the 60 000 square feet of building on two separate sites which the firm now occupies.

The Company's records show a fascinating range of operations over the 85 years of its existence. In the 1920s it had a contract to service, fumigate and renovate annually all the ships' mattresses of the Australian merchant fleet. This ceased when a seamen's award stipulated the provision of foam rubber mattresses.

An unusual assignment, using the expertise of a sailmaker's rigger, was the erection of the first wireless mast in Sydney for Station 2FC.

At one time the firm held the agency for servicing the inflatable liferafts of many famous shipping lines. This entailed annual inspections of emergency equipment and provisions and the replacement of distress flares.

The record of "firsts" is impressive and includes designing and making the first covers for cricket pitches in Australia. In 1950 the firm designed and made the first overshoes for use in hospital operating theatres - which are substantially unchanged today.

Brett & Sons was also the first company to move into the manufacture of specially shaped tarpaulins for bulk-wheat storage on farm properties. It also pioneered the water-proofing of locally made cotton canvas. This was invaluable during World War II when the normal supplies of good waterproof canvas from Scotland were unobtainable.

An article which has been made by the firm for 70 years and remains unchanged in design and material is the waterbag. Demand for use in the Outback and by government departments is still 70% of what it was in the peak years of the 1960s.

The material for these bags consists of flax from Belgium and jute from India exported to Scotland and woven together - the flax being used for the warp and the jute for the weft threads. The result of this combination is a very slightly porous material so that the action of a breeze on a filled bag keeps the water deliciously fresh and cool.

John Penman has all this and much more at his fingertips. In his 40 years with his grandfather's firm he has seen the branching out to the manufacture of such diverse goods as ships' tents to cover the hatch and the wharf, domestic blinds, insulated covers for refrigerated goods, safety nets, blasting mats and caravan annexes.

Dust collecting bags, 14 feet high, for industrial chimneys were another departure, although these were made not from the firm's usual materials of canvas or vinyl-coated polyester but, after much experimenting, from woollen blanket material, which is able to withstand very high temperatures without disintegrating.

When flags are mentioned John Penman shows himself to be a dedicated vexillologist and this side of the firm's business clearly fascinates him. It is necessary to be something of an expert since Brett & Sons may be called upon at short notice to supply any one of the hundreds of national maritime ensigns and international signal flags.

These are now made of durable polyester but until 1950 were manufactured from pure wool bunting - the same material as used in Nelson's day. In addition, some flags are now screen-printed instead of being fully sewn in the traditional manner.

Firms and government departments contract for their particular designs and many of the elaborate banners paraded on ANZAC Day, with their appliqued crests and battle honours, will have been made at the Balmain factory.

Brett & Sons must take the honours when it comes to maxi-flags. The record to date is 18.5 metres by 9.25. Two Australian flags of this size (the largest in Australia to be flown from a flag-pole) were made for the Woolworth's complex at Lake Macquarie. They almost dwarf the earlier 16.5 metres by 8.25 ones made for Dick Smith's Electronics factory at Ryde.

National events generate demand for numerous souvenirs and other objects, not the least important being flags, either to be flown or waved. Brett and Sons were proud to be awarded the first contract for the Australian Bicentennial flag after successfully producing the prototype.

It will be a fitting tribute to this enterprising firm if it should win the contract to produce the flag which will eventually fly over the new Parliament House in Canberra. There is some disappointment that it is to be only one-third the size of the Lake Macquarie one.

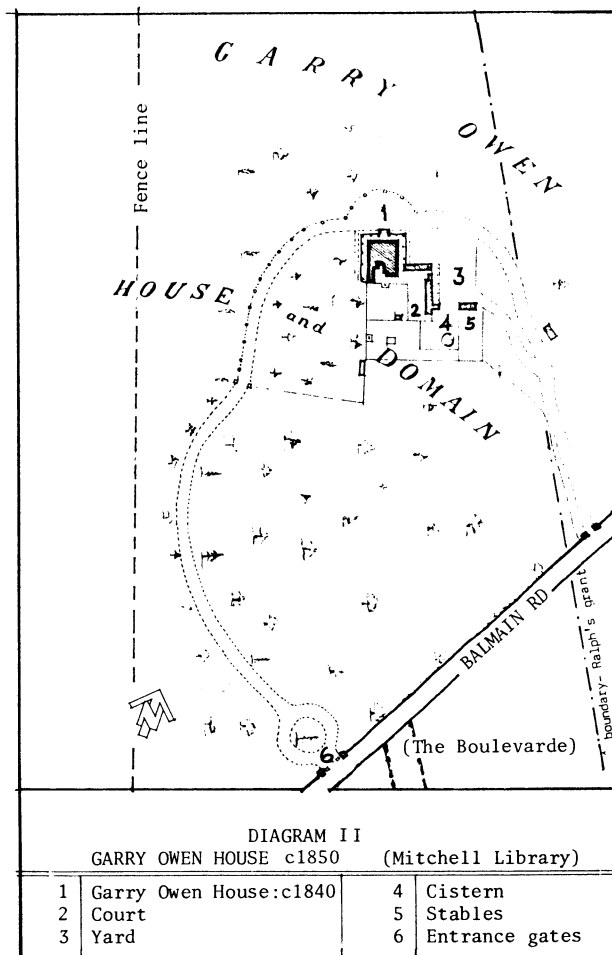
E H Brett & Sons Pty Ltd of Balmain is without doubt a tiny but important piece of Sydney's patchwork of history, and with the founder's great-grandson, Ross Penman, already in the business managing the hire and repair side, there is no reason to suppose that Edwin Henry Brett's enterprise, though it has come a long way from its original conception, will not celebrate its centenary in the year 2 000 and continue to prosper well into the next century.

GARRY OWEN AND CALLAN PARK

The story of Rozelle Hospital,
Lilyfield:
1819-1984

IN HIS SECOND ARTICLE ON THE ROZELLE HOSPITAL, KEN LEONG WRITES ABOUT THE OLD CALLAN PARK INSTITUTION. THE STORY BEGINS WITH THE GRAND RESIDENCE - GARRY OWEN - AND SHOWS HOW IT BECAME CALLAN PARK. WHEN THE OLD HOSPITAL AND BROUGHTON HALL WERE AMALGAMATED, THE NEW NAME CHOSEN WAS THE ROZELLE HOSPITAL.

ANTICIPATING THAT MANY CHANGES WILL OCCUR AT THE HOSPITAL, KEN LEONG DEMONSTRATES THE NEED FOR A CONSERVATION PLAN TO HELP DETERMINE THE FUTURE OF THE PLACE.



On a sunny hillside above Iron Cove in Lilyfield stands the complex of buildings known as the Rozelle Hospital. The Hospital is made up from two former institutions: the Broughton Hall Psychiatric Clinic and the Callan Park Hospital for the Insane.¹

Before the name Callan Park came into use, however, the site was the Garry Owen Estate and the original residence - Garry Owen House.

The Garry Owen Estate had its origins in the first grants of land made in the area. Alongside the western end of the Balmain Estate was Fairlight fronting Iron Cove. The 50 acres of Fairlight were granted to Luke Ralph, a labourer, on 22 November 1821.²

Born about 1763, Ralph came to the Colony as a free settler aboard the *Minorca* in 1801. Almost nothing is known of his life except that he lived in Kent Street in 1828, was employed as a labourer by Thomas Kennedy in that year and married Jane Morrison at St Matthew's, Windsor, in 1829.

As a condition of marriage Ralph settled Fairlight upon his bride on 15 October 1831. Jane, with her husband's consent, sold to Edwin Park in 1834. One year later Park sold to Hutchinson Bell in 1835 and he sold to John Ryan Brenan in 1840.³ (See Diagram I).

This purchase was one of two that Brenan made to create the Garry Owen Estate.

Next to Fairlight but running from Iron Cove across to the boundary (now Brenan St) with John Piper's Farm (now Leichhardt) was the purchase made earlier by Brenan. Lawrence Butler received this 100 acres by grant on 31 August 1819. This is the origin

of all later changes and developments on the Rozelle Hospital land.⁴

Butler was born at Wexford, Ireland, in about 1750. His part in the Rebellion of 1798 earned him a passage out to New South Wales aboard the *Atlas* in 1802. His subsequent conduct in Sydney, however, won him conditional pardon on 25 January 1813. He married Anne (maiden name unknown) and they had three children, Lawrence junior, Walter and Anne junior. Two others, however, died in infancy.

It seems that the Butlers did not live on their land although, by the terms of the grant, they were required to put 20 acres of it under cultivation. Butler died at his cabinet and upholstery warehouse in Pitt Street on 7 December 1820 - just 16 months after receiving the 100-acre grant.

His widow Anne sold to Sydney solicitor George Robert Nichols of King Street in 1837. Two years later Nichols sold to Brenan.⁵

BALMAIN ROAD: An important condition of the grant to Butler was that a public road was to be reserved through the land. Because the 100 acres straddled the ridge, there would have been no good route to Balmain if ownership prevented any such right of way. This reservation made legal the track from Parramatta Road, through what was to become Leichhardt, to Birch Grove House and the later Balmain residential development.

This condition had not been imposed on Ralph's 50 acres or on the other 50 acres, next to Ralph's and adjoining the Balmain



GARRY OWEN: c1840. A conjectural drawing which shows the house as it might have been. No evidence of any colonnade or pediment has been found but the main entry doorway architrave and cornice, and the interior Greek Revival details, suggest that something more than a post and beam verandah was intended. A timber post and striped corrugated iron verandah existed after the house was converted for patients in 1876.

Estate, which had been granted to Francis Lloyd in 1819. The public road could have been centred on the boundary dividing the two grants. (See Diagram I).

Everyday usage, however, determined by the lie of the land caused Balmain Road to take the course that it now does - through what was the Garry Owen Estate.

The name of Brennan's two amalgamated purchases has been spelt Garryowen and Garry Owen. For the purposes of this article the latter spelling will be used.

JOHN RYAN BRENNAN: The owner of Garry Owen was born in Ireland, the son of John Ryan, gentleman, and Maria (nee Ryan). After practising as an attorney the younger John sought a colonial post. He was successful in being posted to New South Wales and arrived in Sydney, in the *Jessie* with his second wife Anna Maria (nee Price), in June 1834. They had been married in Kilkenny in 1826.⁶

He was already known to Governor Bourke who made him Crown Solicitor. The Home Government, however, refused to sanction the appointment. Brennan, therefore, went into private practice and became the solicitor to the Bank of Australia. In February 1835 Bourke made him the Coroner for Sydney and, in the following year, the Principal Superintendent of Convicts.

This second post was only a temporary one but, despite the meagre salary, he felt confident enough to buy a farm and a cattle station near Parramatta.

The next Governor, Gipps, made him Third Police Magistrate for Sydney but allowed him to continue as Coroner. The combined salaries were, however, insufficient to give him a good living and he was forced to sell his Parramatta holding in 1839. He began to look for a home closer to Sydney Town.

He was to become seriously ill in 1841 but still managed to win prizes at the Floral and Horticultural Show for vegetables grown on his farm at Prospect.

After selling the Parramatta property, Brennan bought the land at present-day Lilyfield and set about building a fine house which he called Garry Owen House.

GARRY OWEN HOUSE: The architect of the house is unknown but it has been proposed that the Colonial Architect of the day, Mortimer William Lewis, may have been its creator. Garry Owen House exhibits many Greek Revival details that are consistent with that architect's other work.⁷

The exact date of building is also unknown but if work began in the year of purchase,* the house would have been completed before the savage depression of 1842 made such indulgences impossible.

Set upon an elevated part of the site and enjoying charming views along the shores of Parramatta River and Long Cove, Garry Owen House was entered from Balmain Road through "stately wrought iron gates (unequaled in the Colony), supported on handsome pillars, each one block of stone, with pedestal and cap".⁸ (See Diagram II).

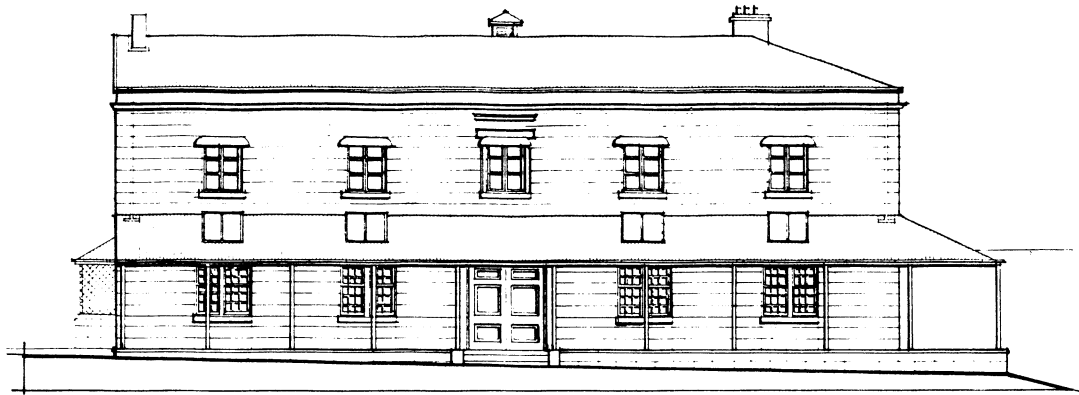
The entrance is still in use today and is opposite The Boulevarde but the gates and pillars are no longer there.

The avenue to the house, lined with trees and shrubs of "mature growth and luxuriance", formed a "beautiful serpentine approach" of about one-eighth of a mile long. The grounds were "lightly wooded" and gardens were planted on each side of the house. Part of the avenue still survives.

The house itself is a five-bay design of unusually spacious accommodation. Two pairs of well proportioned French doors to each room open on to the extensive verandah which originally ran around the three main elevations of the house. Walls are coated with stucco and marked out to imitate high quality stone-work. The hipped roof (later altered) was covered with timber shingles.

The entrance doorway, with elegant fanlight, is framed with architraves and a strong cornice and still exhibits the original doors. Little is known of the order of the verandah colonnade but it would have been impressive. It seems likely that a raised pediment emphasised the main entrance.

* The previous owner, G R Nichols might have built the house between 1837-39, but this is unlikely. The *Sydney Empire*, 7 April 1856, relates the name Garry Owen to Brennan's birth place in County Limerick, Ireland.



GARRY OWEN IN 1985. Facing north and looking across Iron Cove, the house was converted for hospital use in the mid-1870s when the main roof was re-pitched. There have been many alterations since then, the most significant of which was the raising of the verandah roof and the removal of the eastern verandah before 1903.

(C di Lanna & B Pressley)

The entrance, a generous 12 feet wide, extends 40 feet into the house. On the right is the drawing room (30 feet by 21) which was seen as a "fine lofty apartment, highly decorated and finished". This room is entered through a well-detailed pair of doors which slide back into a cavity in the thick wall.

Opposite the dining room (30 feet by 21), also with sliding doors (later altered) was a breakfast room (20 feet by 18) and a butler's pantry, large kitchen, storeroom and scullery. The staircase to the servants quarters led from these latter rooms.

When the two sets of sliding doors were thrown open during the times when the house was the "scene of much hospitality" the whole width of the house, including the hall, offered a "noble reception room of palatial proportions" which was claimed to be "certainly the largest in the Colonies".

This interior was made even more spectacular by the opening of the double room beyond the drawing room. When not in use as the "magnificent ballroom" (40 feet by 24), a folding partition (later altered) allowed it to be used as a library and another use not now known.

The ballroom was entered from the stair hall after passing under a "massive arch", semi-elliptical in shape and finished in egg-and-dart moulding. Two fine cedar Doric columns "support" the arch.

At the end of the stair hall was originally a "beautifully designed and very valuable stained (glass) window" (later removed).

Throughout, the house was finished with the most elegant cedar joinery, so much of which still survives. The full-length French door-cases are exceptionally fine examples of the joiner's art.

Through the archway, the "curious stone self-supporting grand staircase" sweeps up to the floor above. Each step of this square-plan geometric stair is cantilevered out from the wall, as are the stone slabs of the landing, and the underside is finished to a smoothly flowing surface as though it had been modelled in fine clay.

The stair is lit by a dome "forming a very beautiful cupola with radiating lights of fire stained and enamelled glass".

Above the landing are two well placed niches, no doubt for statuary. It is likely that the upper stair hall flowed out on to a balcony above the main entrance. On the other hand, this space could have been one of the eight bedrooms. These were "all good, well lighted and ventilated apartments". Four of them had coffered (ie raised) ceilings.⁹

Very little is known of Anna Maria Brenan, or of any issue from her, but her influence may be glimpsed in an 1846 inventory of the house. In return for the surrender of her rights to her husband's 2560 acres near the Manning River, she received from him the ownership of the Garry Owen Estate including the horses, cattle, goods, chattels, household furniture and utensils. These included:

PARLOUR

fourteen chairs
one sofa
one side board
one dining table
one pier table
one carpet and rug
one fender and irons
one lamp

DRAWING ROOM (1)

twenty chairs
two couches
one loo table
two sofa tables
two card ditto
DRAWING ROOM (2)
one mat and rug
one fender and irons
one flower stand
one lustre

BEDROOMS

five bed stands
ten tables
eighteen chairs
four looking glasses
eight basin stands
carpeting
ten clothes horses
two wardrobes
five chest drawers
one bed steps

GLASS

forty-eight tumblers
eighteen glasses
twelve decanters
two jugs
twenty crofts
twenty-four jelly & custard glasses
twenty-four finger ditto
ten dish bowls
house linen
one plated tea
one coffee pot
one plated sugar basin
one plated cream
one plated kettle
one plated bottle stand
one plated basket
three pair candle sticks
one plated cruet stand
two plated salvers
one set dessert knives
KITCHEN
three tables
two dressers
kitchen utensils
three hall tables
four chairs & mats.¹⁰

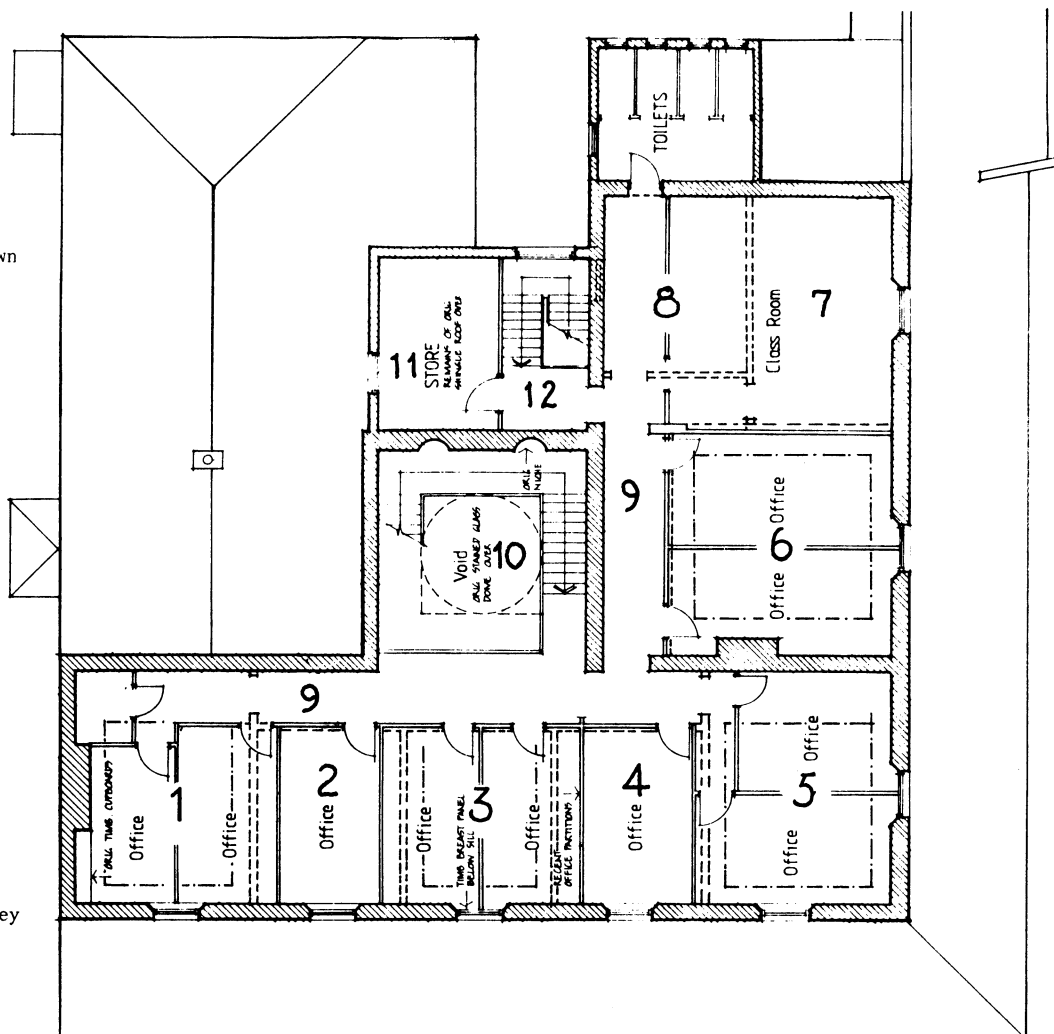
GARRY OWEN IN 1985

Original layout shown
in broken line.
Coffered ceilings shown
in chain-dot line.

- 1-8 Bedrooms
- 9 Corridor
- 10 Stair Hall
- 11 Servant's Bedroom
- 12 Back Stair

FIRST FLOOR PLAN

C di Lanna & B Pressley



of the land and to agree with the outlook from the house.

By his willingness to sacrifice so much of his waterfront, however, Brenan indicated his need for ready money.

A public wharf had been built on Iron Cove and Wharf Road ran down to it from Balmain Road, separating Garry Owen from Austenham. Brenan's section 1 was at the corner of these two roads.

Section 2 and 3 were bounded by Wharf Road and a new street, Plunket Crescent, which followed the shape of the land and enclosed the "rich alluvial flat" on the waterfront which contained what was to be called the "steam engine allotment". (See Diagram IV).

On the other side of Plunket Crescent was the area reserved by Brenan for the enjoyment of the remnant of his waterfront. Along the sheltered side of the point, set to catch the summer breezes was the summer house and, down on the water was the bathing house. Access to the pleasant spot from Garry Owen House would be along Plunket Crescent.

Another road was planned to curve across the hillside to meet Balmain Road almost where the present ornamental gates of the Rozelle Hospital are situated. The new road, to be called Fitzgerald Street, gave access to sections 4, 5 and 6. A watercourse flowed through section 6 and to facilitate access to lots in that section and to divide it from section 5, Dock Street was planned.

The derivation of the names for these streets is unknown.

The Western Hamlet sale was spectacularly unsuccessful. Only five-and-a-half acres, of section 1 were sold in 1855 and 1856. Because this land fronted Wharf Road none of the streets planned for the Hamlet were ever anything more than paper roadways. A probable exception to this is the track servicing the steam engine allotment which approximated the course of Plunket Crescent.¹⁵

In a desperate attempt to stave off financial collapse, Brenan repeatedly mortgaged the unsold land, including Garry Owen House and all its ancillaries over the years from 1855 to 1864.¹⁶

These imprudent transactions got him more deeply into debt as he replaced one mortgage with another. When a £5 000 repayment fell due in 1864, on the house and the surrounding 85½ acres, Brenan lost everything. His main creditor, the Sydney merchant, Frederick Fanning, put the house and the 45½ acre Domain up for auction in the following year.¹⁷

DEATH OF BREANAN: After losing Garry Owen, Brenan moved to Maitland for a time but returned to Sydney and later died at Petersham on 5 June 1868, aged about 70. He was survived by two sons of his first wife, Cecelia (nee Mahon).¹⁸

The sons, Justin Joseph and John O'Neill, have left their names on nearby streets. John O'Neill Brenan became Sydney's first water police magistrate in June 1851 and sheriff in 1854.

THE CALLAN PARK ESTATE: The new owner of Garry Owen House and the Domain was John Gordon, a Sydney businessman who paid £700 for it in 1865. He renamed the property Callan Park and the residence, Callan Park House. (The derivation of the name is unknown.¹⁹ (See Diagram IV).

In the same year he bought the 17½-acre steam engine allotment and in 1873 the remaining 40 acres, between the Domain and the boundary of the Balmain Estate. With the exception of the five-and-a-half acres at the corner of Balmain and Wharf Roads, sold in 1854, Gordon had all the Brennan land on the northern side of Balmain Road.²⁰

Unlike Brennan, Gordon was not interested in the Estate for gracious living and saw his new acquisition as an investment. He wisely saw the grand house as a selling proposition and accordingly cut off 22 acres "divided into convenient well grassed lawn and paddocks, lightly timbered. The whole having a park appearance" and put it on the market.²¹

Gordon commissioned Surveyor McDonald to subdivide the remaining 81 acres. He, of course, was bound to use Balmain and Wharf Roads and he also kept the idea of Plunket Crescent (which he called Plunket Street) and Bay Street from McEvoy's 1854 subdivision.

On the Balmain side he extended Moodie Street in from Balmain West, to meet a new road called Brennan Street which he planned from Balmain Road down to Iron Cove. Probably intending to commemorate the previous owner, the surveyor added another "n" to his name. Brennan Street was to be linked with Plunket Street by Water Street.

Unlike McEvoy, McDonald chose to ignore the topography and to plan the streets with rectangular lot shapes in mind. The many lots were mostly of about one acre with some two acre lots on the Wharf Road side of the Estate.

Because Gordon intended to move to Victoria, he gave Richardson and Wrench instructions to auction the land on 19 December 1873.

Coincidentally, the sale was scheduled at about the same time as the New South Wales Government's voting of £75 000 for a new lunatic asylum. The sale also coincided with the interest and foresight of two eminent and humane Government officers - Frederick Norton Manning and James Barnet.²²

FREDERICK NORTON MANNING: The first of the two to influence the future of Callan Park was born in 1839 at Rothersthorpe, Northamptonshire, England, the son of farmer John Manning and his wife Eliza (nee Norton). He studied at St George's Hospital, London (1860) and the University of St Andrews, Scotland (1862). Joining the navy, he saw active service in New Zealand.²³

On a visit to Sydney in 1867, Dr. Manning was invited by Henry Parkes to become medical superintendent at the Tarban Creek Lunatic Asylum. Before accepting, Manning toured overseas institutions and studied methods of patient care. On his return to Sydney he submitted a report which was to revolutionize the care of the mentally ill in New South Wales.

He was appointed to Tarban Creek on 15 October 1868 and in January of the following year was successful in changing its name to the Hospital for the Insane, Gladesville. More importantly, he transformed the institution to a place where the patients received treatment for their illness rather than confinement in a "cemetery for diseased intellects".

On 1 July 1876 Manning was appointed Inspector of the Insane for all mental institutions with the exception of the Parramatta asylum for criminals. One of his greatest

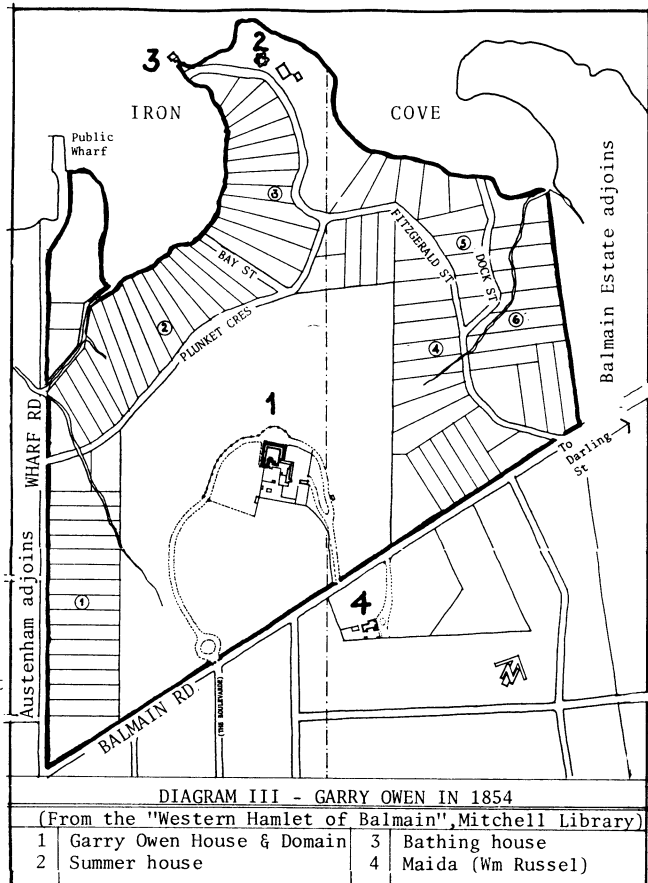


DIAGRAM III - GARRY OWEN IN 1854
(From the "Western Hamlet of Balmain", Mitchell Library)

1	Garry Owen House & Domain	3	Bathing house
2	Summer house	4	Maida (Wm Russel)

struggles was to try to break down indifference and deep-rooted prejudices by encouraging visitors to the asylums and organizing public discussions on the causes and treatment of insanity.

Conditions in the hospitals under his care, though greatly improved by him, continued to be overcrowded. Fortunately, he agitated successfully for the establishment of new asylums at Goulburn and at Callan Park.

COLONIAL ARCHITECT JAMES BARNET: Although it was Manning's drive and knowledge that made the Government aware of the need for a new mental hospital for the Sydney area, it was James Barnet who chose the site and, of vital importance, made Henry Parkes aware of its suitability.

Barnet had been the Colonial Architect since 1862 and, as such, had control of the design and erection of all public buildings in the Colony with the exception of school and railway buildings. When this "most meritorious officer" retired in 1890, £6 000 000 worth of public architecture had passed through his hands.²⁴

Barnet's involvement in selecting the Callan Park Estate as the site of the future hospital was a matter of chance. He was attracted by Richardson and Wrench's advertisement because he intended to buy one of the lots for his own use.²⁵

When inspecting the site for purchase, he became convinced of its suitability for the hospital. He had been aware, in his official capacity, of Manning's request for a good site: Callan Park's elevation, exposure to winter sun and summer breezes; its proximity to the City and its isolation caused by the nature of its boundaries; and the long frontage to Iron Cove, all made it eminently suitable.

Of the many lots for sale, deposits had been laid on only 24 of them but unless urgent action could be taken, then all might have been lost. On the day before the sale, Barnet

The pavilion or Block Plan is more calculated to fulfil all the requirements necessary for the care and treatment of a large number of the insane in one asylum than any other.

The pavilion plan is avowedly the best in a sanitary point of view. The ventilation is comparatively easy, and the facilities for future enlargement are great, and that it can be made to serve for the peculiar requirements of the insane, is proved by the asylums of Auxerre, St Anne and Ville Evrard in France.^{7 8}

On the choice of materials, Manning was also extremely helpful. He did not much mind which form of masonry would be used except that:

The material to be selected for an asylum construction may fairly be that which is most readily procurable, so long as it is durable and not porous. The driving rain which is most common in New South Wales tends to make all buildings constructed of porous material, damp and unhealthy. Brick or stone equally serve the purpose, but the latter is capable of more architectural effect, and as asylums should be made as pleasing as possible in appearance, it should certainly be selected where there is little or no difference in the cost.^{2 3}

Further, windows should be of large size but the architectural style should be left to the architect, as should the detailed planning.

Underlying Manning's recommendations was a belief which manifested itself throughout his career. He asserted that asylums should be regarded as hospitals "where care and skill are employed in the treatment of those to be most pitied on the earth; not, as is now too often the case, as a prison in which beings, little better than wild beasts, are shut off from the gaze of mankind".^{3 0}

Of course not everyone placed the same urgency upon the care of the mentally ill and much time was to pass before his proposals were put into action. Specifically, in regard to the Gladesville hospital, a reading of his reports reveals recurring themes: *relieve overcrowding among the patients; increase facilities for occupational therapy and recreation; and improve squalid staff quarters.*

It was only when these problems could be no longer ignored that Parliament voted funds for the new Sydney institution in 1873. Callan Park might therefore be said to be "the unwanted child of necessity rather than the result of careful forward planning to meet ever-growing demands for hospital accommodation".^{3 1}

RESIDENT ACTION AGAINST THE NEW HOSPITAL:

After the Parkes Government announced the building of a new asylum at Callan Park, local residents mounted a campaign to have the decision changed. They feared that the presence of an asylum for the insane would: *prove "a great worry, injury and annoyance"; endanger their peace of mind; and subject them to constant annoyance and horror.* Because the suburb of Balmain was rapidly growing towards Callan Park, it was claimed that within a few years the proposed asylum would be crowded out by a large number of houses.^{3 2}

That petition, in Manning's opinion, was evidence of the "absurd horror and dread of the insane which is very common among those but little acquainted with them". He asserted that the fears of danger to nearby residents was "totally unfounded". Nor was there any truth in the statement that the site was unsuitable.

On the contrary, it was handy to Sydney, was readily accessible by land or water, had facilities for water supply and good drainage and had fine river views.^{3 3}

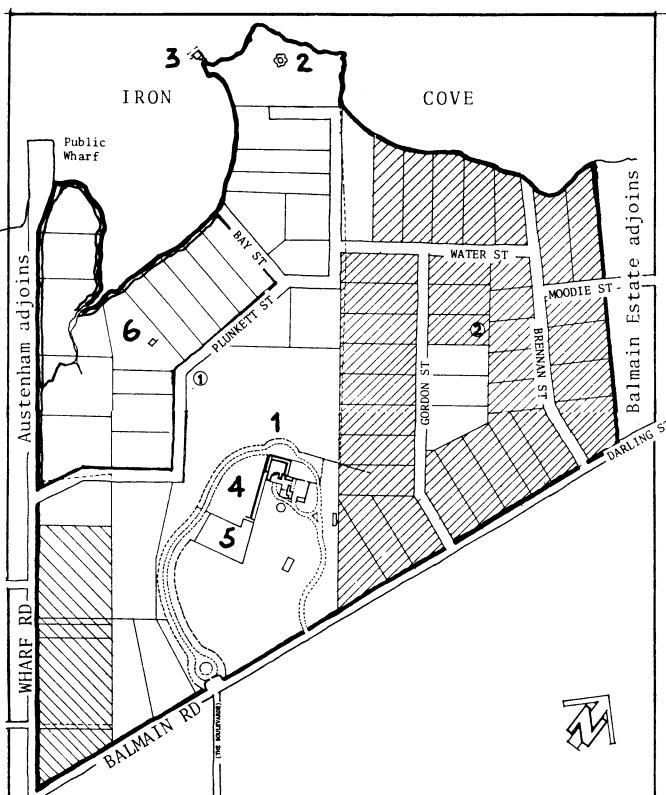


DIAGRAM IV - GARRY OWEN IN 1873

(From "Plan of the Callan Park Estate", Mitchell Library)

1	Garry Owen House	4	Flower garden
2	Summer house	5	Kitchen garden
3	Bathing house	6	Steam engine allotment

① Section numbers circled

- Land bought by John Keep in 1865.
- Lots auctioned on 19 December 1873 and repurchased by NSW Government for Hospital.

reported to Henry Parkes, then Colonial Secretary, on the value of the site for a hospital.

Parkes' hands were tied because Manning, who must approve the site, was out of town. Undaunted Barnet succeeded in convincing Parkes that the land should be bought regardless of the particular purpose to which it could be put. The opportunity proved too good to pass up and Parkes secured the site for the Government.

The deposits were returned to the prospective purchasers and the 104½ acres were bought for £12 500. This sum was shared by John Gordon and Samuel Deane Gordon, a merchant, pastoralist and politician.^{2 6}

MANNING AND BARNET PLAN THE NEW HOSPITAL:

There followed an extremely fruitful partnership between Manning and Barnet. Manning had lamented in his report on overseas institutions of the lack of a "skilful architect" to note down many of the details observed. He saw the association between the physician and the architect as being "very requisite". He cited mistakes made by past architects represented by the "but too stubborn facts in brick and mortar which architects when working alone, have in many cases erected, even of late years, as hospitals for the insane".^{2 7}

If Manning was lucky in the availability of an architectural office of the calibre of Barnet's, then the reverse was also true. The architect was to receive much valuable instruction on just what was wanted in the design of the new hospital.

Manning had seen many institutions, but the plan that he chose for Callan Park was the pavilion type, based upon the principles of hospital construction advocated by Florence Nightingale:

The altered roof line has distorted the basic form of the house. It seems that the roof was re-pitched to shed rainwater to the eaves gutters and to provide better ventilation to the roof space. Originally the gutters were concealed behind a parapet. Most of the detail around the upper windows was removed to make way for the metal hoods. Remnants of the central window architraves are visible, however. The house is structurally sound and its use by the Nurses' Training School keeps it occupied and cared for.



(C di Lanna & B Pressley)

In Manning's annual report of 1874, he expressed his great satisfaction of purchase of the Callan Park Estate:

*I trust that before very long a hospital on the most modern principles, thoroughly substantial in structure, possessing every requisite for the successful treatment of insanity, and every means of economising labour and expense, will be erected; but I would deprecate all expenditure in mere architecture or ornamentation. Such a house of refuge from sorrow and disease cannot be too quiet and unpretending in its externals and a staring structure of gaudy Gothic or Lombardo Venetian is a painful burlesque on the pain and suffering within its walls, and on the care and fretting of those whom business bring to its gates.*³⁴

The shrewd architectural judgement of James Barnet, was to provide Callan Park, and the nation, with a group of highly significant buildings where "gaudy Gothic" or "Lombardo Venetian" had no place.

The key to the Callan Park premises was handed over to James Barnet's clerk of works, William Coles, by John Gordon on 19 July 1874.³⁵

Having purchased the estate of Callan Park, the Government sadly showed no great hurry to erect the necessary buildings. Although funds were voted in 1873, Manning noted in his report for the following year that "no decided steps have yet been taken to provide the much needed institution." This story of inactivity persisted for a number of years while he continued to express grave concern about overcrowded conditions at Gladesville.³⁶

By 1877 there were nearly 600 patients undergoing treatment at that hospital "cramped in a space only fit to contain 450", a condition which was "both distressing and dangerous, the overcrowding having reached a point at which management is a matter of the greatest difficulty".³⁷

A deputation to the Colonial Secretary, on 22 March 1876, led by William Russell who lived in Maida across the road from Callan Park, complained that the ground immediately surrounding the Callan Park House was then being enclosed with a fence only seven feet high. Such a fence, the deputation contended, would not be sufficient to prevent the escape of lunatics.³⁸

There were also remarks about the grounds outside the fence, which the deputation claimed were merely surrounded by a three-rail fence. Russell said the residents in the neighbourhood had borne for the last twenty years with the nuisance arising from the abattoirs, boiling-down works and piggeries in the district. The residents, Russell protested, look upon the establishment of a lunatic asylum in their midst as a death blow to the neighbourhood.

The Colonial Secretary replied that the Government could not be expected to comply with the wishes of the deputation where complaints were groundless. He said stronger reasons would be needed to induce the Government to abandon the Callan Park site.

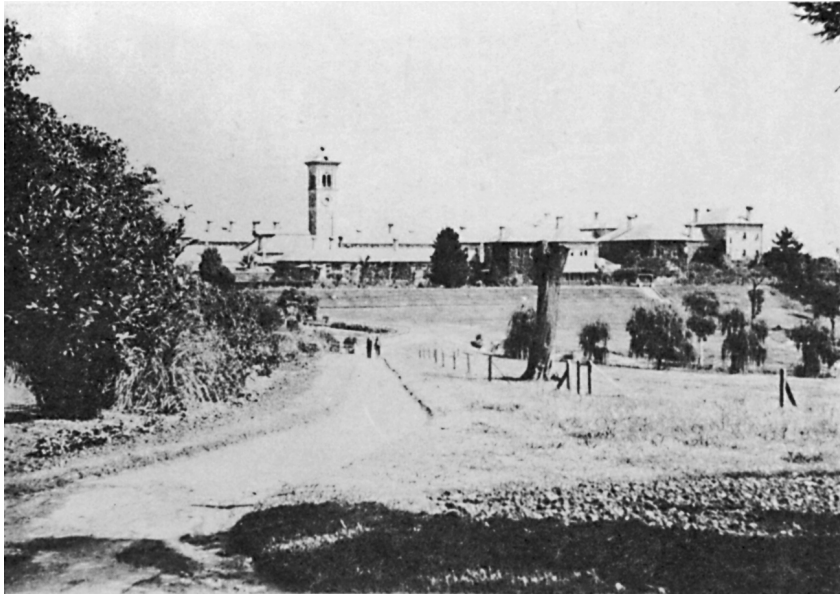
GARRY OWEN HOUSE AND THE TEMPORARY WARDS:

By May 1876, Callan Park House had been made a branch of Gladesville Hospital under the direction of Manning. He noted some relief had been afforded to Gladesville Hospital during 1876, by fitting out and furnishing "the old Mansion at Callan Park" so as to accommodate forty-four male patients, who were classified as "quiet and convalescent".³⁹

Faced with overcrowding at Gladesville Hospital Manning, in 1877, again urged most strongly that:

*authority should be granted for the commencement of the new Asylum at Callan Park, towards [which] a sum of £75 000 has been available since 1874, and the plans of which [have] now been ready for some months.*⁴⁰

Drawings were submitted, by James Barnet, in June 1877, for temporary buildings, gates, lodges and fences to accommodate 100 new patients at Callan Park. Tenders were called in September of that year, for the erection of the temporary weather-board blocks. Of the nine tenders, H. Wilson was successful, "being the lowest and [most] reasonable", with a proposed construction period of ten months at an estimated cost of £6 551. However, Wilson later withdrew his tender on account of an error in making his estimate. Fresh tenders were called for and this time J. Reynolds was chosen on an estimate of £7 635 and a forecast completion date of fifteen months from the date of tender.⁴¹



CALLAN PARK HOSPITAL FOR THE INSANE
IN ABOUT 1900

The Kirkbride Block was built in a single campaign between 1880-85. The English country house landscape design contrives to reveal the buildings in glimpses as they are approached along the driveway.

Although no longer in use, the route of the driveway can still be seen among the trees.

Designed for a clock which it never received, the asymmetrically placed Victorian Italianate water-tower is a landmark in the district.

(Mitchell Library)

On 12 December 1879 the Colonial Architect, James Barnet, reported to the Under-Secretary for Public Works that Reynolds had completed the temporary buildings.

The successful tenderer for the erection of gates and lodges was Frederick Lemm, Balmain, on an estimate of £2 750.⁴²

During the construction of the temporary asylum steps were taken in June 1878 to provide for the legal detention of the patients already transferred to Callan Park. Manning was directed by the Colonial Secretary to transmit a copy of an opinion obtained from the Attorney General, W J Foster, on the subject, the letter read:

It is necessary that 'Callan Park' be proclaimed as a Lunatic Asylum as advised by the Attorney General.

*The proceedings taken by the Superintendent of the Asylum without authority are certainly irregular; and it may be difficult entirely to cure the irregularities.*⁴³

The irregularities were got around and the Hospital for the Insane, Callan Park, was constituted a separate institution from Gladesville by proclamation in the *Government Gazette* on 1 August 1878. The new temporary buildings were first occupied in September 1879, having been cleaned and arranged, the yards levelled, laid out and planted by the attendants and patients.⁴⁴

Up to 12 September 1878, under Medical Superintendent Richard Battersby Scholes, the number of patients at Callan Park was 44: only Callan Park House and its outbuildings having been occupied. The opening of the new temporary buildings gave accommodation for 48 patients transferred from Gladesville. These together with one from Parramatta Hospital, and 16 admitted for the first time from the Sydney Water Police Court made up the numbers to 114.

The general appearance of the grounds was improved by the removal of all old stumps and dead wood which were used as fuel for the Hospital. The labour of the inmates was utilised wherever possible.

During 1879, the water supply had been increased by connection to the Sydney water system, but owing to insufficient pressure it flowed only during the night. In the same year a great convenience was gained when town gas was connected. Donations of animals for

the Hospital grounds included an emu from John Keep, a kangaroo from Mr Burkitt, and a pony from Mr Coles.⁴⁵

Despite Manning's foresight in the layout of the new Hospital, he did not much care for the retention of buildings that had acted as a stopgap until the new buildings were ready. In his mind Callan Park House should go when the temporary buildings were demolished. The old house and the wooden buildings, however, were to remain in use for patients for many years afterward.⁴⁶

When the temporary buildings were being got ready Barnet was busy with the design of the permanent Hospital.

DR THOMAS S. KIRKBRIDE: Embodied in Manning's advice to Barnet were two main streams of thought: the writings of the eminent American, Dr Thomas S Kirkbride; and the experience gained in the design of the new hospitals at Chartham and Whittingham in England.

Dr Kirkbride and his architect, Samuel Sloane, had published their ideas on the design of mental hospitals and, through Manning, these came to Barnet's attention. These can be summarised briefly: location to be rural in atmosphere but not more than two miles from town; at least 100 acres of ground; 50 acres close to the buildings to be pleasure grounds; men and women should be entirely separate; separation to be achieved by neutral ground fenced with an unobtrusive open palisade and cultivated as a park for various kinds of animals; pleasure grounds and gardens to be enclosed by a wall about ten feet high so constructed as to give privacy and desirably not visible to the patients; the buildings should have a plain but good and agreeable style of architecture; all extravagant decoration to be avoided but "such an amount of it as required by good taste and likely to be really beneficial to the patients, is admissible; and, extremely important, the surroundings of the patients greatly influence their condition".⁴⁷

All these elements, together with Kirkbride's recommendations for ceiling heights "12 feet in the wings and 16 feet in the central building" were to be included in Barnet's design for Callan Park.

Kirkbride further recommended that:

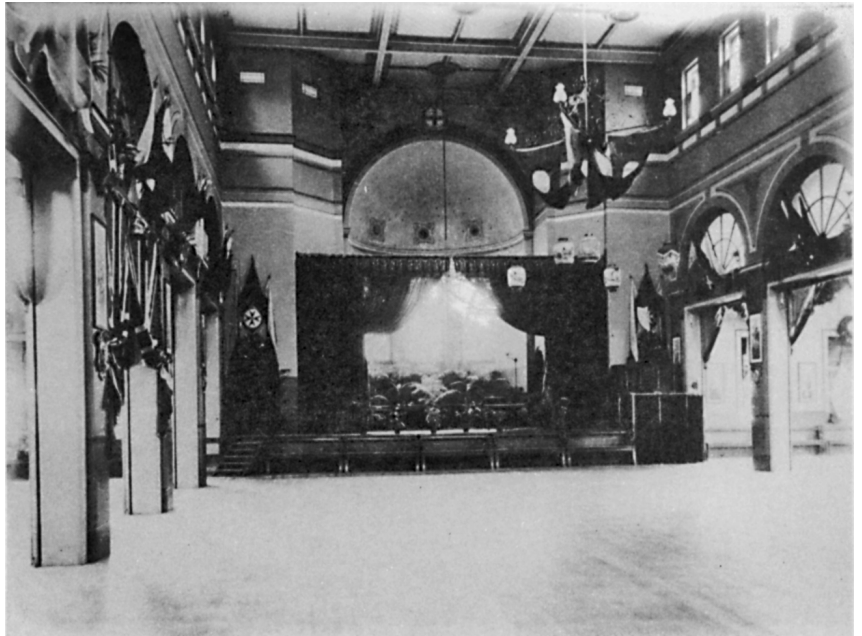
THE CHAPEL/RECREATION ROOM

Based upon the amenities building at the Whittingham Asylum, Lancashire, this remarkable space connects the Male and Female Dining Rooms.

Roller shutters closed off the archways when necessary.

The church-like nature of the space can be seen in the stained glass windows of the apse which is set behind the stage.

The original ceiling and upper-wall colour scheme still exists above the auditorium suspended ceiling installed in the 1960s.



(Mitchell Library)

The elevations should not contain much ornamented detail, carved stone and projecting string courses should not be used. A good general effect should, however, not be lost sight of, and it should be obtained by the grouping of the various blocks around a central water and clock tower and the blocks may be flanked by the turrets containing the subsidiary water tanks.⁴⁸

CHARTHAM HOSPITAL, KENT: Kirkbride's recommendations on planning were observed by Manning in the English mental hospitals at Whittingham in Lancashire, Wadsley in South Yorkshire and Chartham in Kent. He made a thorough study of Chartham and obtained complete plans for it from the architects, Giles and Gough. It was built in 1876 and was therefore contemporary with the new design for Callan Park. Chartham had 114 acres bought for £5 586 and the completed hospital cost £140 000.⁴⁹

Although Callan Park was designed to house only two-thirds of the capacity of Chartham, it was to cost much more. It took a great deal longer to complete also.

Despite Barnet's personal attention, the drawings were not completed until 1877. No action, however, was taken until 1879. Six years had gone by since the purchase of the land and not a stone had been laid.⁵⁰

The Colonial Architect's Office was seriously understaffed and there were many projects to which political priority had to be given. Barnet, for his part, was very anxious to get underway, even if only to fulfil a vow that he had made many years before. On a visit to the old Tarban Creek Asylum, he had seen "such sights as he hoped never to see again, and they affected him so much that he was unable to sleep for three weeks afterwards... he resolved, if ever he got a chance, he would do what he could to make better provision for the poor people".⁵¹

THE PERMANENT BUILDINGS BEGIN: Barnet got his chance at the end of 1879 when a contract was awarded to the builders, Low and Kerr, for about £250 000. Up to that time, the contract was one of the largest and costliest ever undertaken. The first stone was laid on 22 April 1880. In January 1885, four years and nine months later, the vast complex of buildings was completed.⁵²

In the planning of the hospital the male and female divisions are clearly defined. These are symmetrically disposed on either side of the main central axis which runs east-west and contained the five functions of administration, general stores, kitchen, recreation/chapel/dining, and the medical officers quarters.⁵³

The administration block is the first building encountered and is of two storeys with an extended classical portico with rusticated columns. The portico is single-storey only and this helps to reduce the scale of the two-storey block behind.

Next were the two buildings for the general stores and the kitchen. (These were later demolished).

Next on the axis is a remarkable building that was conceived to contain the three uses of dining, recreation and chapel. The central space (90 feet by 40 by 36 high) was an excellent interior with a stage at the western end. That it could be used for religious purposes is attested to by the elegant apse at the rear of the stage. Its very fine stained glass windows filter the western sun to give a warm glow to the whole space.

On either side of the central space are the male and female dining rooms (each 90 feet by 30 by 23 high). The walls separating the three spaces are pierced with broad arched openings which allow the rooms to be thrown into one. The openings could be closed off by roller shutters, when required.

The fifth building (now the third) on the axis is as remarkable for its exterior as the recreation building is for its interior. Originally designed as the medical officers' quarters, it has single-storey side pavilions, then double-storey sections leading to the central three-storey block. This block has a fine bow-front, expressed in the three storeys but modulated by string courses at the storey heights. The bow reflects the apse in the recreation building, on the same axis, and is a prominent central pivot to the whole western elevation of the complex.

The different sections of the medical officers' building are tied together with an extremely well-detailed verandah with two porticoed entrances above flights of stone steps sweeping down to the grounds.

By means of this central axis, the whole



THE MEDICAL OFFICERS' QUARTERS

This grand building continues the theme used throughout the Kirkbride Block, ie to reduce the scale of the institution by simple means.

The apparent bulk of this large building is lessened by breaking up the roof shapes and by massing the parts so that they recede from the central projection.

The sweeping verandahs also reduce the scale and provide the necessary climate control.

Now the Library, the building still serves as a pivot for the entire western elevation of the Kirkbride Block.

(Mitchell Library)

complex could be penetrated without coming in contact with the patients.

On the main front, on the right hand side of the administration block, was the medical superintendent's block and to the left, the dispensary. Purposely not identical in shape, they nevertheless echo the architecture of the administration block. Sensibly, they do not have porticos and so do not compete with the central block for attention. Long low buildings extend from these outer blocks to act as walls to enclose the service courts behind.

The long north-south axis is taken up with the wards. On the southern end of the axis originally the three male wards act as visually powerful pavilions, three storeys high. These were graded "quiet and convalescent", "noisy and violent" and "intermediate".

The pavilions are joined to the central axial spine by two two-storey wards which act as connecting arms. These were the "recent and acute" ward and the "sick" ward.

To prevent the display of overpowering scale as a result of the placement of these very large volumes, the ward blocks are massed in such a way that changing roof lines, stepped plans, and right angles all mix with diagonal projections, and go together to give a constantly changing object of view. The subtle planning avoided repetition of building forms wherever possible.

This grouping was repeated on the north end of the long axis where the same number and grading of female wards were situated.

SENSITIVE DESIGN CREATES ENCLOSURE: As well as the care expended upon the massing of the forms, two more very important features helped to break down the scale of what was then a very big group of buildings: the almost continuous verandahs, and the enclosure of the "airing yards". As in the case of the medical officers' quarters, the largeness of the buildings was reduced by the elegant verandahs. These are not to be found in Chartham because the English climate did not dictate their use. In Callan Park, however, the hot sun is excluded by the verandahs but the winter sun is welcome and makes outdoor activity or rest

pleasant. Also, they satisfy a visual function. A low verandah across the face of a large building makes it easier for the eye to accept it. The building becomes less daunting which was one of Kirkbride's, and, of course, Manning's, basic tenets.

In regard to the enclosures: three sides of the yards are a combination of the buildings and high walls. By running a continuous verandah around the three sides the desired effect already discussed, is achieved. The patient is apparently enclosed by a comforting verandah.

The welfare of the patients is also in evidence in the design of the fourth side of the enclosure. Instead of a high wall, or even a verandah, the fourth side is apparently enclosed by nothing more than air. Using the fall of the ground and by providing a level surface for the yard, the architect provided a platform raised above the level of the grounds. The fourth side of the yard was a grassy bank terminating in a ditch. In the bottom of the ditch was a wall, high enough to contain the patients but low enough, by virtue of the ditch, so as not to impinge on the air enclosing the fourth side.

This humane device has its origins in the picturesque garden movement of 18th century England. Where a fine house overlooked a garden, so contrived as to be more natural than nature itself, mundane things like fences were forbidden to be seen. Instead, when an enclosure was required to keep cattle or the unwanted out, the fence was hidden at the bottom of a ditch. This English country house device was called a "ha-ha" and since the Kirkbride Block is not much more than a vast Palladian country house, set in its own landscape, what more appropriate means of providing enclosure could be found. At the same time as keeping them in, the patients are offered view of the outside world with views to the Blue Mountains.⁵⁴

The layout also made much of the foreground: eight of the ten wards looked out to the Cove. As well as the Kirkbride Block wards, three single-storey wards were built further down the slope for female convalescents and for those used to "a better station in life." The male equivalents had the old Garryowen homestead, and a new block next to it of similar design to the female convalescent buildings.

ORIGINAL NUMBER OF PATIENTS: The six pavilion wards (3 male and 3 female), and the four "connecting" wards housed the bulk of the patients. In the two gate lodges and the gardener's cottage, two male convalescents were housed in each.

The planned accommodation therefore was:

Quiet and convalescent ward	75
Intermediate ward	65
Excited and noisy ward	35
Recent and Acute ward	55
Sick ward	52
Male	282
Female	282
Total	564

Convalescents in cottages and Garryowen	96
Convalescents in gardener's cottage and gate lodges	6
Total number of Patients	666 ⁵⁵

The new complex attracted the attention of the *Illustrated Sydney News*, in September 1879, which said that:

It is one of the melancholy duties of society to provide adequately for those afflicted with that worst of all human ills - a diseased brain; and it is one of the cheering signs of modern enlightenment and benevolence that this duty is performed in a thoroughly earnest spirit.

*The new Asylum will...be a durable monument to the sympathy and compassionate regard of the people of New South Wales for their afflicted brethren.*⁵⁶

BARNET LAYS THE MEMORIAL STONE: On 23 April 1883, a memorial stone was laid at Callan Park. At the invitation of the contractors, Low and Kerr, a number of gentlemen assembled at the site, with the new buildings in the course of erection, to witness the laying of one of the corner stones of the water tower. Barnet was invited to perform the ceremony. The stone was lowered into position about 3.30pm and in a cavity beneath it was placed a bottle containing copies of the daily newspapers, some current coins of the day, and a scroll showing the dates of the laying of the first stone and of the present ceremony, together with the names of the contractors, architect, Governor of the Colony, and the Ministry of the day.

At the ceremony:

*Mr Barnet said that of course a building such as that was not entirely the work of one man. Dr Manning, in his visit to Europe and America, had gained a great deal of experience with respect to such institutions, and they, with Mr Coles [Barnet's clerk of works], had laid their heads together, and between them managed to work out the design.*⁵⁷

THE UNDERGROUND WATER TANKS: Barnet went on to draw attention to the fact that four-fifths of the stone for the complex had been obtained from the actual building site. He thought no other building in the world, at that time, had been built that way. The stone was quarried during excavations for the two underground water tanks, each of which was to hold a million gallons of water. This would provide up to six months supply in case of any failure in the unreliable town supply.

The tanks were cut into the solid sandstone and were 152 feet by 52 by 27 feet deep. Arched brick walls supported the roof of the tanks. The roof formed the floor of the service courts.

Except for the finer quality stone needed for quoins, lintels, sills and detailed mouldings, all other stonework used material quarried from the tanks.

THE HOSPITAL SERVICES: As well as supplying the Hospital drinking, cooking and bathing water, the tanks also acted as a reservoir for watering the grounds, for fire fighting purposes and a back-up in case of drought.

Rainwater which fell on the vast roofs was collected and drained to the tanks. Even the hundreds of verandah columns were downpipes passing water into this system.

The tanks were connected to a well in the engine room in the boiler-house where a Tangye steam pump powered by a Cornish Boiler pumped during the night hours into holding tanks in the magnificent water tower.

THE WATER TOWER: The water tower stands 100 feet high and gives pressure to the reticulating system by allowing the holding tanks to be well above the highest outlet. The lower tank (18 feet by 13) is 34 feet above ground and weighs 67 tons; its capacity is 14 987 gallons. The higher tank, holding 14 250 gallons, weighs 63½ tons and is 74 feet from the ground; its dimensions are 12 feet by 20.⁵⁸

The first tank supplied every day usage while the second tank was for any fire emergency.

It was reported that the sanitary arrangements were so complete "as to inspire painful comparison, in the mind of the visitor, between the immense ingenuity brought to bear therein, and the deplorable state of the inmates".⁵⁹

Water from the tower was to be used until the mid-1960s but the holding tanks since then have been left intact, though high and dry.

As well as serving a very important practical service, the tower is a vital part of the architectural design. The placement of the tower in the northern court allowed the architect to create a landmark which would soar above the large buildings. The elegantly designed tower displays its Italianate origins in excellent stonework.

Although detailing was provided for a tower-clock, one was never installed.

The northern courts also had the laundry and drying rooms.

In the southern service court the water-tower is counterbalanced by the boiler-house chimney. Three massive boilers raised steam for the whole Hospital. Workshops in the southern court have since been replaced by a modern kitchen.

Three sides of the service courts had the same excellent verandahs as the other more important buildings. The verandah on the rear wall of the southern court has unfortunately been demolished to make way for the new kitchen.

SOME BUILDING STATISTICS: The total length of the verandahs was originally one mile-and-a-quarter and the amount of asphalt required to pave them was over 240 tons. The quantities of other material used in the work were as follows:

imported glazed bricks	200,000
ordinary bricks(hidden from sight)	3,650,000
cement (casks)	7,400
lime (tons)	780
slates for roofing (4½ acres)	34,300
sand (tons)	7,400 ⁶⁰

The new Asylum grounds enclosed by the garden walls were more than 11-acres and of this the buildings covered an area of 9½ acres. There were 33 distinct buildings, which originally contained a total of 544 rooms. There were altogether 20 staircases, 1 895 windows, 672 doors, and about 2 850 ventilators; 60 baths and over 200 washbasins were provided.⁶¹



THE PAVILION WARDS, MALE DIVISION, AND WESTERN ELEVATION OF KIRKBRIDE BLOCK

Each ward had courts enclosed on three sides by the buildings and by dividing walls. The effect of the enclosure was minimised by the continuous verandah.

On the fourth side, the enclosure was made by a "ha-ha", a landscaping element derived from the English country house garden.

The grassy bank of the court slopes down into a ditch in which stands a wall, high enough to enclose but sufficiently low so as not to impede the view over the open landscape.

The brush fence in the foreground encloses the front garden of Garry Owen. After the opening of the Kirkbride Block in 1884, Garry Owen housed male convalescents.

(Mitchell Library)

The statistics above indicated that it was the largest asylum building project ever undertaken by the Colonial Architect's Office. It was built in one long continuous construction period between 1879 and 1885. James Barnet delegated the works to his second-in-charge, William Coles. He controlled generally the planning and construction of lunatic asylums in New South Wales.⁶²

During the construction of the new buildings at Callan Park in the early 1880s, the progress of the works was superintended by Coles with A T Telfer, clerk of the Works.

Under Coles' direction the draughtsmen, headed by Alfred Cook, converted his rough sketches into architectural drawings.

In addition to Cook's staff, Coles had the assistance of architect Louis Robertson who not only prepared working drawings and details but also wrote the specification for major contract works. Robertson had been one of Blackett's pupils and had been in government service since 1860 when he joined the architectural staff of the Railway Construction Branch. Later in 1868 Robertson was permanently appointed as a draughtsman in the Colonial Architect's Department. After spending ten years working on the design of Callan Park, he retired in 1897. By that time Robertson had become Principal Assistant Architect.

THE KIRKBRIDE BLOCK NAMED: The new Callan Park Hospital exhibited the Victorian Free Classical influences that pervaded most of the work of that period. The main group of buildings was named the Kirkbride Block to commemorate Dr Thomas Kirkbride, whose concept of purpose built, self-contained mental hospitals offering progressive patient care had become internationally known.

On 24 October 1885, the *Sydney Illustrated News* said of Callan Park:

It consists of a magnificent pile of buildings, forming a conspicuous object of the locality and visible for many miles around. It is amongst the most important and extensive of the many late institutions of the country, as it has been perhaps the most costly... The Callan Park Asylum is at once a monument to the liberality of a country willing to contribute so large a cost for such a purpose, to the skilful brain that

*designed it, and to the contractors that built it. The arrangement of the buildings, from every point of view, exceeds any other of a similar kind in these colonies, and almost in the old country. As most colonial Government buildings is, it is very solid, the rooms are lofty, beautifully ventilated and warmed and fairly pleasant.*⁶³

Shortly after the buildings were ready, Manning began to move patients into the new hospital so that in December 1884 there were 273 patients receiving treatment. In the following year, he introduced a policy of admitting patients from Sydney and the suburbs. There were by 1888 some 998 patients admitted, some 35 in excess of available accommodation. Two years later the number had risen to 1078. Although that number fell to 812 by 1892, Callan Park had already assumed importance as the principal hospital in the Colony caring for the mentally ill. Here, some hope of recovery could be held.⁶⁴

CALLAN PARK IN LATER YEARS: At the turn of the century, Callan Park was ranked as one of the finest institutions in the Commonwealth for the housing and treatment of persons suffering from mental disorders. It was described as having extensive water frontages and picturesque surroundings. The grounds had been laid out by the Curator of the Botanical Gardens, Charles Moore, who also selected the plantings.⁶⁵

The *Sydney Mail*, of 12 August 1903, described first impressions on approaching the Kirkbride Block:

*A fine avenue of Moreton Bay figs and Pinus insignis and a well macadamised roadway, fringed with bright flowers, relieved with rich green verdure, affords on one side a convenient approach to the main hall and offices, the medical superintendent's and assistant superintendent's residences while a carriage drive serves for the convenience of tradesfolk and others.*⁶⁶

The article went on to describe Callan Park as one of the monuments to a great man, Frederic Norton Manning, who had dedicated thirty years of his life to the task of caring for lunatics held in New South Wales government institutions. He died on 18 June 1903, as a result of a stomach ulcer.⁶⁷

He was remembered for many things but above all, for bringing back the plans from England on which the fine sandstone buildings were designed. He was buried in the cemetery at Gladesville Hospital. His partner in the design of Callan Park, James Barnet, died on 16 December 1904.⁶⁸

Many changes took place in the early part of this century at Callan Park. There was pride in the new hospitals like Callan Park, and a feeling that they were able to provide good curative services with satisfactory back-up hospital services for those needing longer term care. By 1923 overcrowding was becoming a major problem and the demands for mental hospital beds seemed insatiable.⁶⁹

The depression of the 1930s added to the overcrowding and in 1932 the excess patients numbered 1500.⁷⁰

New buildings added in that decade were: The Quiet and Industrious Ward 10 (1932), Ward F (1933), Refractory Wards (1933), Chief Attendant's Cottage (1934), Army Ward C (1937), and Female Admission Wards 12 and 13 (1939).

THE 1948 INQUIRY: An inquiry by the Public Service Board into conditions at Callan Park Mental Hospital was held in 1948. This document provides a detailed report of the physical conditions that existed in particular at Callan Park, with specific criticisms that had appeared in *The Sun* newspaper. One of the criticisms was that the buildings were obsolete, and in a state of disrepair.^{70a}

In summary the report has to be seen in its historical context related to the post-war period of staff and financial stringency. The report was a document that defended the problems that existed and did not propose any significant immediate changes. As to serious overcrowding that existed at Callan Park, the problem was temporarily relieved by the additional buildings: Ward G (1944); Male Admission Ward 16 (1948) and Industrial Therapy building (1949).⁷¹

In 1950 most mental hospitals were closed institutions. In the next two decades, however, hospitals in New South Wales gradually began to unlock all but a few ward areas. Patients were encouraged to have free movement within the wards and the grounds in all circumstances unless there were very specific indications to the contrary.⁷²

The buildings up to 1950 had reflected the value system of a custodial treatment model and in most cases had few therapeutic features. As Linn wrote:

*Beauty is a potent therapeutic instrument just as ugliness is the reverse. Strange forbidding exteriors, long bleak corridors, that echo footsteps and the metallic jangle of attendants' trays, the challenging sentry of the hospital gates, unscalable walls and barred windows, combine to drive the patient more deeply into his psychotic retreat and repel the surrounding community from reaching out a rescuing hand.*⁷³

The realisation that architecture influenced patient care was not new and had been emphasised by Kirkbride:

*the surroundings of patients greatly influence their conditions and feelings.*⁷⁴

The changing philosophies towards patient care, however, emphasised a more personal, humanitarian and open program of treatment and endeavoured to minimise the adverse effects of poor physical conditions and institutionalisation. This changing approach led to new types of architectural design.⁷⁵

Emphasis was now on an open environment, pleasing to the eye, with smaller bed areas, with personal living space and individualised belongings, furniture and furnishings. Accessory rooms such as group room, activity

room and lounge areas were major features of the overall ward design. Seclusion rooms were eliminated and observation areas for patients with acute disturbances emphasised close nursing care rather than physical security. Endeavours were made to emphasise a homelike atmosphere and minimise the amorphous ambiguity of the older style large dormitory areas.

As well as incorporating new concepts in new ward areas there was to be significant remodelling of old wards to incorporate these modern concepts. The work was sometimes unsympathetic to the buildings, however.

THE 1955 STOLLER REPORT: In 1955, a report called *Mental Health Needs of Australia* was published. One of the findings was that the existing psychiatric services in all mental hospitals throughout the Commonwealth, conditions had been most serious in the early 1950s. Severe overcrowding, poor maintenance and short staffing were universal. These factors confined all hospitals to a purely custodial role. There had been virtually no new buildings in any state for many years and the old institutions represented major problems in renovation.⁷⁶

This report was made by A Stoller and K Arscott who were commissioned by the Federal Government. It became known as the *Stoller Report*. As a direct result of the *Stoller Report*, the Commonwealth Government passed the *State Grants (Mental Institutions) Act* in 1955. This resulted in a capital works subsidy of £1 for every £2 spent by the States.

The Government felt, as a result of the report, that it should give priority to the spending of funds on urgent building projects.

The benefits which came to Callan Park can be seen by the new buildings of 1959: the women's Ward 17, men's Ward 18 and Wards 21 and 22 (now Southern Metropolitan Regional Office Building). Also the report gave impetus to the setting up of a research and special investigation service unit called the Cerebral Surgery and Research Unit. The Unit was housed in a renovated portion of the Kirkbride Block. The original architecture was retained but has been altered unsympathetically. It is now used as part of the Nurses Training School.

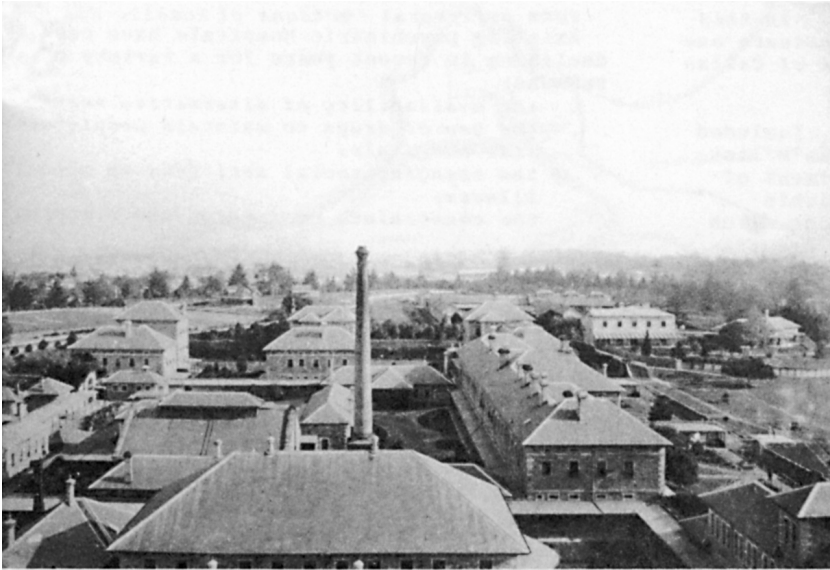
THE 1961 ROYAL COMMISSION: In 1961, the McClemons Royal Commission added 613 pages to the history of Callan Park. An article in the *Sydney Morning Herald*, in 1960, described disturbing conditions at Callan Park, and led to the calling of Royal Commission:

The headlines in the *Herald* read:

*CALLAN PARK: AN ATROCIOUS ANACHRONISM
Callan Park - the only Callan Park the public knows - is very beautiful just now. Vast lawns with green of spring still on them are shaded by gracious trees, and broken here and there by garden beds bright with annuals. The visitor is met with the heavy scent of flowering stocks.*⁷⁷

What started off as free publicity for a carnival organised inside the grounds of Callan Park, on 29 October 1960, became the worst criticism of the hospital setup. The *Herald* continued:

The park is a social lie, a facade put there to still any qualms in taxpayers' and electors' minds. Stone walls may not make a prison, but they certainly breed corruption. For 1 200 of them the world has shrunk to a place of high walls, locked doors and barred windows ...It is lived, in some of the older areas, on the broken board floors of overcrowded wards, with four feet of air space between beds ...It is lived (except in a few modern wards) in an all pervading stench



THE KIRKBRIDE BLOCK ROOFSCAPE

The many different roof shapes demonstrate the desire to avoid unimaginative repetition of building form. The low height continuous verandahs tie the whole complex together. Although the tower, from which this view is taken, exhibits the Victorian Italianate style, the other buildings are Victorian Free Classical in style.

Excavation of the underground water tanks yielded 80% of the stone used for building.

Garry Owen House is the building with the striped verandah. Behind and to the left of the house, are the temporary wards built in 1879.

(Mitchell Library)

which clings at the back of visitors throat... One fairly robust member of Parliament who toured the worst of these wards recently, the "infamous male ward seven", had to hurry outside... It is a blend, the doctors say, of urine, spilt food, soap and dirt which has soaked into the cracked boards of the century old floor...

One's first reaction to an inspection of Callan Park is that it is an atrocious anachronism, a squalid relic of Victorian times, something that should be bulldozed into the earth from which it arose.⁷⁸

One of Barnet's temporary weatherboard buildings built in 1879, behind Garryowen House (now the Nurses Training School), was in fact the "infamous male ward seven". As a result of the Royal Commission, it was demolished in the early 1960s, along with the lowering of the boundary wall built in 1912.

The lowered wall allowed all to see in but, more importantly, those inside to see out.

The findings of the Royal Commission on Callan Park were tabled in a lengthy report by Justice McClemens.

The contemporary literature discussed in the report included *Institutional Neurosis*, "Action for Mental Health", *Psychiatric Architecture*, "Psychiatric Services and Architecture", and "Trends in the Mental Hospital Population and their Effect on Future Planning".⁷⁹

Also the historical context of Callan Park's service was reviewed in terms of current problems. The *Annual Report of the Inspector General for the Callan Park Hospital: 1877* was enclosed as an addendum.

With this background the Commissioner considered the isolation of the Callan Park Hospital from the community, the general hospitals, the universities and the lack of modern psychiatric planning to be the major problems. Another contributing factor was the indifference of the community to the plight of the mentally ill. He felt that until the community itself became better educated and informed, progress would be slow.⁸⁰

The report, mentioned the Kirkbride wards as being "the worst parts of Callan Park." Callan Park was designed, it said "as a comparatively small institution but, as can be seen from the *Annual Report of the Inspector of the Insane for 1877* even before it was

finished a tendency to make it larger had commenced and has persisted up to 1960".

Also despite Dr Kirkbride's building recommendations, it had taken 100 years for "the value of his treatment philosophy to be fully appreciated."⁸¹

The report went on to mention that only very recently society had become sufficiently disillusioned with technology and regarded the moral principles of the past as being sounder than people would have believed in the 1920s or 1930s.

*In 1875, for instance (still the era of "moral treatment") mental patients were given more freedom than they were given in 1940. The trend for the first quarter of the 20th century had been to build the Kirkbride type of building, but to isolate it from the surrounding community, to restrict the patient's freedom and to discard its most important feature - its small size. Kirkbride had maintained that no hospital should be so large that the superintendent could not know every patient individually - 250 was considered the maximum number of patients who could be treated under this system.*⁸²

The report held the view that the Kirkbride block, for all its virtues, had become outdated simply because of new engineering and architectural advances. It said "hospitals built between World War I and II were 'human warehouses' - the dominant theme being the unimaginative use of indestructible reinforced concrete. Both inside and outside the most prevalent design theme of these buildings is their similarity to prisons."⁸³

Lack of co-ordination was claimed as a problem at Callan Park. There was mention of a breakdown in liaison between medical opinion and the architects. Dr Maddison, Department of Psychiatry, University of Sydney seriously criticised Wards 18 and 19 as being unnecessarily over-elaborate:

They perpetuate the completely anachronistically custodial attitude in terms of bars on windows, in terms of an enormously high railing around the ward. They do not, to my way of thinking, make anywhere near ample use of the very adequate space which they have provided for them. I think one could get for the purpose, much better accommodation much more cheaply with more adequate

planning. They are quite out of line with modern mental hospital building. In this respect they are helping to perpetuate one of the most undesirable features of Callan Park.⁸⁴

SURVEY OF ALL STRUCTURES IN 1961: Included in the Royal Commission Report, was a list made by the New South Wales Department of Public Health on all structures within Callan Park excepting those sections which dealt with the storage, handling, preparation of food and drugs. In the documents presented, it noted that the first report of overcrowding was stated to have occurred in 1890. It was recorded that approximately 1 750 patients were housed in eighteen male and seven female wards in 1961.⁸⁵

CALLAN PARK IN RECENT YEARS: After some of the recommendations of the Royal Commission had been implemented, Callan Park continued to cope with routine and changes.

In the early 1970s the eyes of the conservationists were turned to the Hospital as fears for its future began to surface. In 1974 a report carried out by J S Kerr for the National Trust made certain recommendations to "stress the importance of Callan Park Hospital and grounds in its, and to its, environment".⁸⁶

The investigation was, however, an urgent one and time permitted only a study of the most important parts of the Hospital.

The next great step in the history of Callan Park was its amalgamation, in 1976, with the adjoining Broughton Hall Psychiatric Clinic to form the Rozelle Hospital.

It seems curious, at least, that the name Rozelle was chosen when the Hospital lies over the boundary in Lilyfield. The name evidently depended on the nearest Post Office which is at Rozelle.

This amalgamation joined together two splendid environments containing: well-designed buildings which exhibit the changing styles of architecture built over a period of 136 years; landscaped spaces and views; and, that most intangible and difficult to provide quality, tranquillity.

Ominously for that tranquillity, another report was called for in 1983.

THE 1983 RICHMOND REPORT: The changes that had been made in patient care had caused the population to dwindle. This meant that many buildings, services and much land were being under utilized.

Implicit in the *Richmond Report*, is the notion that the level of institutional care should be reduced and rationalised. The effect of this on the Rozelle Hospital and other fifth schedule hospitals, will eventually release land and capital resources which can, if appropriate, be put to alternative uses. Proceeds will be used to fund health services. The report further recommended that:

some scope probably already exists to dispose of properties on the periphery of some institutions and the detailed proposals in this Report will ultimately in the future release larger sites which could be put to alternative uses. There are various environmental planning and "heritage" constraints on this process but these should be resolved progressively and a mechanism established to ensure that as the institutions are scaled down as alternative uses are found for sites (including, where appropriate, disposal).

Initially, in light of this Report's proposals, studies should commence in conjunction with the Department of Environment and Planning and the Heritage Council on

the feasibility of alternative uses for some peripheral sections of Rozelle Hospital.⁸⁷ Existing psychiatric hospitals have been declining in recent years for a variety of reasons:

- . the availability of alternative services;*
- . the use of drugs to maintain people outside hospitals;*
- . the changing social attitudes to mental illness;*
- . the constraints on funding and staffing.⁸⁸*

THE RICHMOND PROPOSAL: is that all disability places could be closed at Rozelle by 1986 and that the number of available psychiatric beds in Rozelle and Gladesville should be reduced, taking away 405 beds by 1986-87.

Even prior to the *Richmond Report* half of the Kirkbride Block was vacant or under used. Obsolete mental wards at Rozelle Hospital, such as Wards 21 and 22, have been converted into offices for the Southern Metropolitan Regional Office; Ward 23, used by the Ambulance Training School; and Wards E and D are now used by Wawina School.

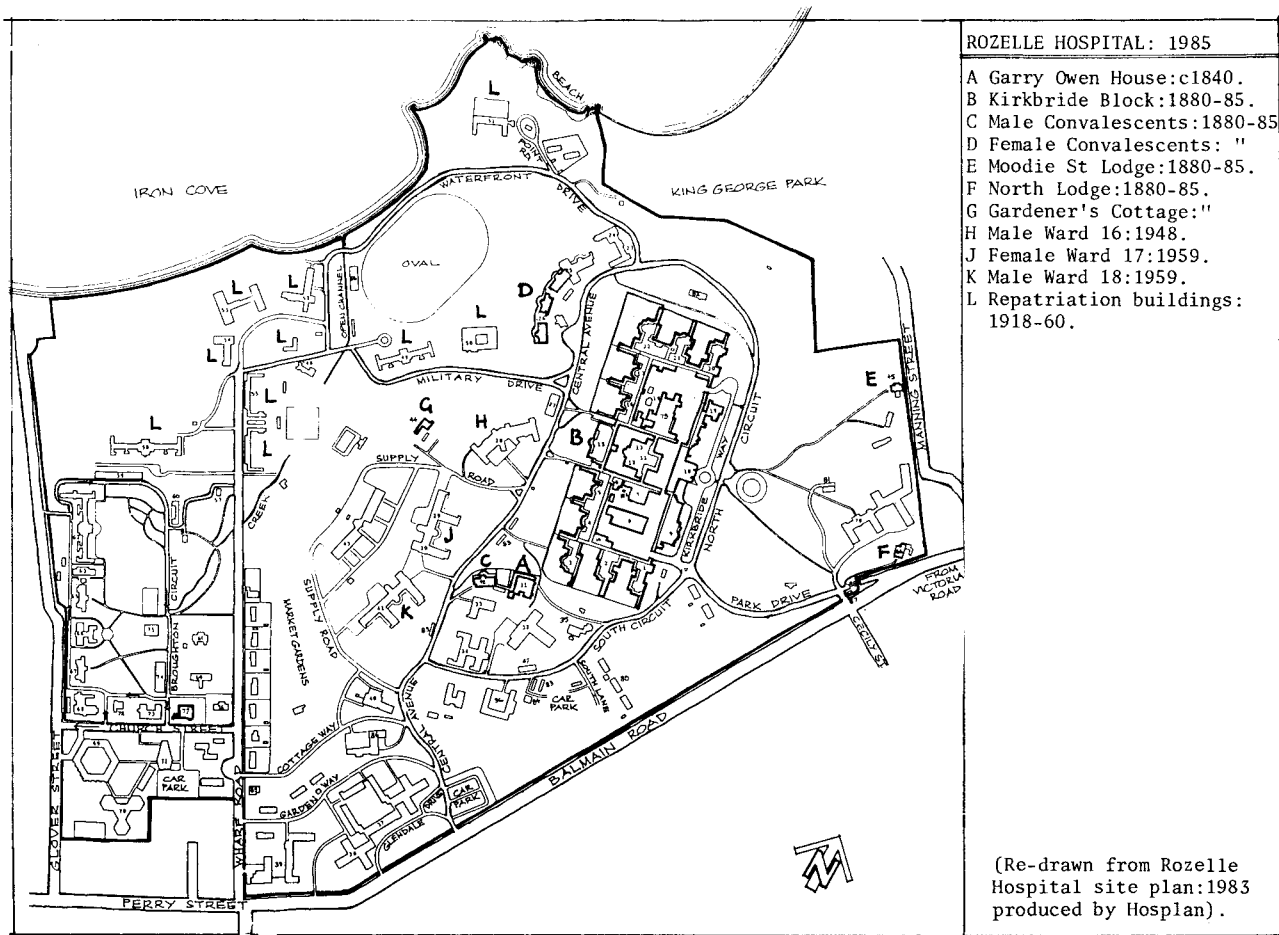
CONSERVATION ACTION FOLLOWING THE RICHMOND REPORT: The *Richmond Report* tends to prejudice the future conservation of the place by recommending that heritage authorities look at "some peripheral sections" of the Hospital only. It is the contention of this article that the whole of the Hospital (ie the place) should be studied to assess its value to the heritage of Australia.

Since the amalgamation, Callan Park and Broughton Hall have gained from each other's environments. Both have different historical backgrounds that are parallel to each other. Therefore, they can be assessed as being culturally significant individually as well as a whole.

The following points of significance are essential in assessing the heritage of the place.

CALLAN PARK: Firstly, Callan Park Mental Hospital is a complex remarkable for the survival of physical and documentary evidence of nearly 110 years of continuous government institutional use. The site contains:

- (a) a Victorian Greek Revival residence (c1840), formerly Garry Owen House, slightly altered but substantially intact. It housed the first 44 patients transferred from Gladesville Mental Asylum in 1876. It has been extended and adapted to various uses.
- (b) a fine group of Victorian Free Classical sandstone buildings with slate roofs (1880-1884) virtually built and landscaped in a single campaign. This complex, the Kirkbride Block, is substantially intact, showing accommodation pavilions and service structures. It has a considerable degree of unity in its materials, form, scale and texture.
- (c) an extremely well-detailed Victorian Italianate water tower which also acts as a landscape element.
- (d) accretions and later buildings many of which reflect changing attitudes over a long period of time to psychiatric care, hygiene, safety and architectural design.
- (e) a substantially intact setting on a ridge overlooking Iron Cove, adding variety and a picturesque skyline to a wide area of visually monotonous suburban development. The Kirkbride Block "is still surrounded by most of its original plantings and this relationship to its landscape and the waters of the harbour create a series of both intimate and extended views" out from and into Callan Park. "The grounds



- ROZELLE HOSPITAL: 1985**
- A Garry Owen House:c1840.
 - B Kirkbride Block:1880-85.
 - C Male Convalescents:1880-85
 - D Female Convalescents: "
 - E Moodie St Lodge:1880-85.
 - F North Lodge:1880-85.
 - G Gardener's Cottage:"
 - H Male Ward 16:1948.
 - J Female Ward 17:1959.
 - K Male Ward 18:1959.
 - L Repatriation buildings: 1918-60.

(Re-drawn from Rozelle Hospital site plan:1983 produced by Hosplan).

were laid out and plantings selected by Charles Moore, Curator of the Botanical Gardens".⁸⁹

As such it demonstrates the evolution of architectural and landscape attitudes to institutional care similar to other establishments in the State, where the buildings are set in a park-like setting. It is one of the largest surviving mental institutions, amongst those like Gladesville, Parramatta, Rydalmere and Kenmore and is the closest to Sydney. Of them all, Callan Park was the first to be designed as a whole in landscaped grounds where a more humane attitude to mental care could be practised.

BROUGHTON HALL: Secondly, Broughton Hall Psychiatric Clinic is important for its early role as a hospital catering for military psychiatric casualties from World War I.⁹⁰

Its most significant role, however, was to be the first to take in "voluntary" mental patients on a large scale. It was a pioneer enterprise in that field from its opening in 1921.

The site contains:

- (a) a Georgian Simplified Classical residence (1842), Broughton House, built by the original owner of the adjoining Garryowen.
- (b) a fine group of hospital accommodation and administration buildings (1920s and 1930s) arranged around the perimeter of the site to give a sense of enclosure.
- (c) accretions and new constructions which reflect changing attitudes to psychiatric care, hygiene, safety and architectural design.
- (d) a significant remnant of the original late nineteenth century landscaped garden.
- (e) an eclectic garden, the work of the first medical superintendent of the Clinic, Dr Sydney Evan Jones (1921-1948).

The earliest building on the site, Broughton House, is of most significance because of its association with the name of the place. The name was changed to Broughton Hall in the 1880s. The Clinic adopted the name and included it in its title as the "Broughton Hall Psychiatric Clinic".

The house has a strong historical link with the adjoining Garry Owen House because the same owner built both houses.

Because of this historical link and because the precincts of Callan Park and Broughton Hall are contiguous and visually related, they are culturally significant as a whole as well as individually. This is reinforced by their shared open spaces, common frontage on Iron Cove and similar views into and out from the area.

The assessment of graded zones of cultural significance for the Rozelle Hospital as a whole is seen as part of a future conservation plan. The above points of significance are put forward as the basis of that conservation plan.

SUMMARY: The history of the Rozelle Hospital is the sum total of the origins and development of both Callan Park Hospital and Broughton Hall Psychiatric Clinic. The planning of the hospitals was derived from the medical and social attitudes of the times and is demonstrated in the catalogue of architectural styles of the building groups. With the exception of Garry Owen House and Broughton House, they were all designed by the New South Wales Government Architect and so are precincts of official architecture.

Credit must be given to Colonial Architect James Barnet for his design of the uniformly conceived, and extremely well-executed, Kirkbride Block and ancillaries at Callan Park. The plan of the asylum buildings was adapted

from the lunatic asylum at Chartham in England. The plans were brought back from England in 1875 by Dr. Frederic Norton Manning, first Inspector General of the Insane. The buildings, individually and as a group, are extremely significant and worthy of conservation. The fine proportions, exterior spatial quality and detailing of the group with the vertical emphasis given by the water tower form a masterly composition overlooking Iron Cove. The buildings are enhanced by their setting and, in turn, enhance the setting.

Some of the buildings in the grounds are of mediocre standards, and are unco-ordinated and haphazardly sited in relationship to the overall hospital landscape. On the other hand, many are well designed and are unobtrusively sited in the large grounds. Despite the lack of foresight and planning which permitted this haphazard siting, there is a great deal of open space and the grounds are preserved to a large extent in a park-like condition. In the Callan Park grounds the Kirkbride Wards had airing courts that were outward-looking gardens from which a sense of enclosure had been eliminated by the use of Ha-Has. The ward arrangement is an example of the formal nature of Victorian schemes of patient classification. Introduction of animals into the grounds were also a part of that scheme which kept the patients enclosed but provided a pleasant outlook. In Broughton Hall, however, Dr. Evan Jones encouraged patients to wander through the gardens as an exercise in occupational therapy. This desirable aim tried to relate the patients to the landscape to give the feeling of a natural, as opposed to an institutional, environment.

As a result of more recent changes (1960s), the animals have not been replaced and the high brick walls (1912) along Balmain Road have been lowered. The lowering of the walls has enhanced the local residential environment by opening up the grounds to the surrounding streetscape and exposing to view the combination of homogeneous materials, fine masonry detailing and the picturesque roofline of the Callan Park buildings. These qualities remain important to the place.

The most notable value of the Hospital is its visual importance to Iron Cove and those areas of Drummoyne and Five Dock which overlook Iron Cove.

The land on which the Callan Park and Broughton Hall buildings are located is extremely valuable urban land and if portions were zoned residential their sale would be highly profitable. The *Richmond Report* (1983) has declared that perimeter areas are redundant to hospital needs and may be disposed of. Taking the evidence put forward in this article, it can be seen that any new residential development could encroach upon the curtilage of the main Callan Park buildings - a group of nationally significant buildings and could act as a barrier between the Callan Park site and the Broughton Hall grounds.

It is recommended therefore, with this in mind, that before any Hospital land is declared redundant a conservation plan must be prepared along the same lines as the recent Rydalmere Hospital Conservation Plan.

It is recommended that the conservation brief include not only all buildings in the Rozelle Hospital but also a detailed survey of all landscaped features such as trees, gardens, shrubs and structures.

The points of cultural significance for the two areas mentioned above make a strong case for the addition of that portion of the Callan Park grounds not listed by the National Trust as well as the Broughton Hall site. This means that the whole of the Rozelle Hospital grounds and buildings will become the "Rozelle Hospital Conservation Area".

The danger signal that can be recognised clearly in regard to Rozelle Hospital is future governmental policy towards the disposal of underused resources and property. If irreversible changes were to be made to the buildings and grounds without the benefit of a well-constructed conservation plan, the results would be disastrous to the cultural significance of the "Rozelle Hospital Conservation Area."

Sufficient of Garry Owen House and Broughton House remain to show future Australians how the two Hospitals began. The Hospital buildings show how the attitudes of the past were realized in terms of architecture. Those attitudes and associational values are also eminently well represented in the landscaping.

Together the buildings and the landscaping give Rozelle Hospital a "sense of place" and it is that sense of place which is worthy of conservation.

ADDENDUM

THE REPATRIATION SECTION: By an agreement made on 10 April 1935, between the Repatriation Commission and the Minister of Health for the State of New South Wales, seven wards, including a sick-bay ward and dental unit, known collectively as the Repatriation Block were set apart in the grounds of Callan Park exclusively for the reception, care, accommodation and treatment of ex-servicemen suffering from mental disorders and accepted as a charge on the Repatriation Commission.

The seven Repatriation wards were: Ward A, originally part of the engineer's house, (since demolished); Ward B (c1918); Ward C (c1918) in the Broughton Hall grounds; Wards D and E (1933); Ward F (1933); and Ward G (1944). In 1960 Ward H was built and a new Ward A.

In addition, there were two occupational therapy buildings, a recreational building and a combined theatre, assembly hall.

The 1961 Royal Commission's finding into the Repatriation Section was that in general the standard of the Repatriation area was much more satisfactory than the Civil area of the hospital. This was pointed out by the McCaffrey Committee which said:

The standard of accommodation varies throughout the hospital. The Repatriation section is generally satisfactory. These wards are smaller than the wards in the main section of the hospital, [which] are more modern and have been better maintained. They are not overcrowded.⁹¹

Generally, the buildings in the Repatriation Section are of brick wall construction with tiled roofs.

The Repatriation Section is mainly to the north west boundary of Callan Park, where Wharf Road terminates in the Hospital grounds. The land here fronts Iron Cove and was part of the seven-acre swamp reclaimed in 1893. Prior to the land being sold to the Government, the land around the swamp was Brennan's steam engine allotment.

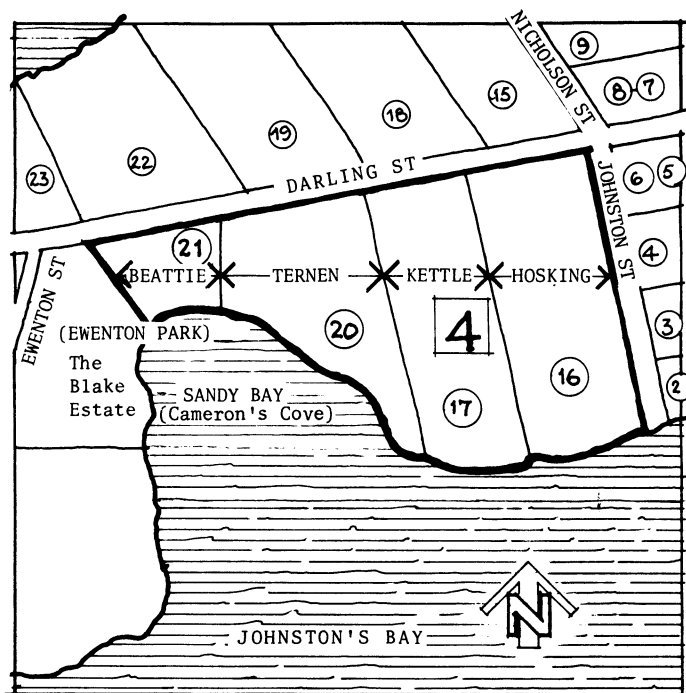
After the reclamation of the swamp land, the Hospital made use of the flat site. It was turned into a vegetable garden in the early part of the 1900s. A pathway led to this area and also gave access to a boathouse, down below Ward F. A wharf was constructed near the boathouse. This was an important link as the river was used extensively for transport in the early days.

(please turn to pages 61-63)

FROM JOHNSTON STREET TO CAMERON'S COVE

4 Hosking, Kettle, Ternen and Beattie

IN THE FOURTH ARTICLE ON THE SUBURBANISATION OF BALMAIN, PETER REYNOLDS SHOWS THAT, ALTHOUGH BUILDINGS HAVE BEEN RENOVATED, NEW BUILDINGS ERECTED AND SITES RE-DEVELOPED, THE MOST DRAMATIC CHANGES TOOK PLACE ON THE WATERFRONT.



PRECINCT 4 - FROM JOHNSTON STREET TO CAMERON'S COVE. Ewinton Park is part of the Cameron's Cove town-house development. Cameron's Cove also includes the restoration of Ewinton, the derelict mansion overlooking the Bay.

In writing local history, factors other than family history, land-use and the study of buildings can be significant in the picture of cause and effect.

One important factor is the economic history of New South Wales. Economic changes can yield vital information to help determine why a suburban precinct developed as it did. The rise and fall in the fortunes of landowners will naturally be reflected in all the property that they own whether they actually lived on a particular property or not.

Looking to the precinct bounded by Johnston Street, Darling Street, the new Cameron's Cove development and the waters of Johnston's Bay, of the four original purchasers of land there; Hosking sold most of his lot 16 before the bite of the 1842 depression was felt; Kettle sold lot 17 in two parts well before the depression; Ternen settled his family on lot 20 and rode out the depression; and Beattie, like Kettle, sold lot 21 before the depression.

Re-sales of land during the depression, of course, show the extreme change in the value of land as recorded in the sale prices. The champagne lunches offered by the auctioneers, at the vendors' expense, often failed to ward off the vendors' approaching insolvency.

Butlin says that the severe drought, the "rosy expectations" and "rash investment plans" of the 1830s were a prelude to the disasters of the 1840s. The optimism of the 1830s was met by 1840s collapse of the expansion of sheep farming, the contraction of credit, public and private economizing, the slump in land sales, and falling prices and incomes "leading to insolvency and unemployment on a serious scale for the first time in the country's history".¹

More recent writing by Dyster shows that although Butlin is overly enthusiastic about the effects of the wool trade as a cause of the depression, and that he should attach more importance to the kind of investor, the other factors shown are substantially valid.²

* * * * *

JOHN HOSKING: In the case of an investor such as Hosking, there was so much land on which good profit could be made. New South Wales, in the late 1830s, was still a growing Colony and much land was finding its way into the possession of the few. Optimism helped give landholdings an extremely inflated value. High value was a good thing for one's social standing but when the time came, at the beginning of the 1840s, for the value to be realized in cash, another tune was to be played - getting out of debt by any means possible.

In Hosking's case, insolvency was something of a shelter. In an attempt to salvage the commercial affairs of the day, legislation was enacted to allow insolvent debtors, with a real prospect of ultimately settling their debts, to retain and use their property.

Though not the only member of the business fraternity to take "Burton's purge" in "White-wash Hall", as the insolvency act was popularly known, the extent of Hosking's indebtedness and his survival are worth study. His money troubles are particularly interesting in the context of this local area study.³

John Hosking was born in London in 1806, the third son of John Hosking a master in the Methodist day school, and Ann Elizabeth (nee Mann). John senior brought his family to Sydney on 29 January 1809 following an invitation from the Reverend Samuel Marsden to take charge of the Orphan School.⁴

During their stay in the Colony, the family took an active part in the Methodist Society and the organization which later became the Benevolent Society. In July 1819 the Hosking family, then including six children, returned to England in the *Surry*. On his arrival in London, John senior continued the commercial activities he had begun in New South Wales.

Two of the sons, however, returned to Sydney. John junior arrived in the *Sir George Osborne* in December 1825 and set up as a merchant in the Town. Peter Mann Hosking, a surgeon, came out in the *Sovereign* in February 1831 and joined the Sydney Dispensary.

John's fortunes took a turn for the better when he married Martha Foxlowe, the daughter of the "Botany Bay Rothschild", Samuel Terry, on 16 June 1829. By this marriage and his own enterprise, Hosking became a member of the inner-circle of powerful Sydney entrepreneurs.

At first he was to be found as a general trader at his stores in Pitt Street but later expanded to the Albion Wharf in Sussex Street.⁵

HUGHES AND HOSKING: In another very significant business step, he joined John Terry Hughes in the firm which traded as Hughes and Hosking. Although the firm became very prosperous - if one equates wealth with inflated asset values - Hosking, on his own account, bought up considerable property in Sydney and had large country holdings such as the Macquarie Fields estate, Gilimatong station in the Monaro and the Foxlowe estate on the Molonglo. He was a member of the Southern Cattle Association and held stock in the Bank of New South Wales and the Sydney Banking Co, of which he was a director in 1841.⁶

Like his father he took an active part in the Methodist Church and was a shareholder in the Sydney College.

FIRST MAYOR OF SYDNEY: In November 1842 Hosking was elected for the Bourke Ward in the first municipal election for Sydney. He was chosen to be the City's first mayor "by a large majority". Also, at that time, he became a Sydney magistrate.⁷

Beneath this aura of prosperity and civic-mindedness, however, all was not well. The Sydney press became divided about his honesty and business acumen.

At the time of his being elected to office, one section of the press lauded him as an "Australian by birth, a merchant of long-standing amongst us, of independent principles, of integrity and good sense". Simultaneously, a rival newspaper delivered "a mischievous and insulting attack" upon the "respectable individual chosen to fill the office of mayor".⁸

Despite these heavy guns firing around his head, Hosking gave the mayoral dinner on 21 December 1852 "in that spirit of good sense, moderation and urbanity which his friends expected". At the same time he made it known that he would stand for election to the new Legislative Council.⁹

HOSKING'S FINANCIAL COLLAPSE: The judgement of the press in regard to his being an Australian by birth was definitely in error but arguments concerning his integrity and ruthlessness, must be seen in the context of the rapidly plunging Sydney economy.

Leaving arguments of character aside and looking at the cold facts, Hosking was out to make his fortune, as any other merchant, but his inflated holdings could not withstand the demands of the times.

Parallel with Hosking's personal fortunes, were the affairs of Hughes and Hosking which were also built on false values. When the firm could not meet their commitments, insolvency was the only course open to the principals. When Hughes and Hosking crashed, it brought the Bank of Australia down with them. The firm owed the Bank more than £155 000. The Bank's collapse on 2 March 1843 was the leading failure on the Australian mainland.¹⁰

The year of 1843 was a trying time for Hos-

king. At the beginning of the year he withdrew his nomination for the Legislative Council. On 25 September his estate was sequestered. In November he resigned as Mayor and although his supporters managed to induce him to withdraw his resignation, a majority of the Council forced him to resign again.

His second resignation was accepted and a fine of £50 was imposed upon him for resigning before an election could be held.¹¹

The year culminated in his filing his schedule in the Insolvency Court. On 7 December 1843 entered next to his name was the statement: "debts £59 586, assets £59 066; deficit £519.12

This failure was paltry compared to his liability in Hughes and Hosking. The assets of the company, the involvement of the partners, and the affairs of the Bank of Australia were inextricably bound together and matters were not resolved until 1851.¹³

After losing so much of his property, Hosking retired from public life. His wife Martha died on 30 June 1877 at Mount Pleasant, Penrith. She had given birth to three daughters. John Hosking died at Penrith on 9 September 1882.¹⁴

* * * * *
HOSKING AND LOT 16: Hosking's rise and fall can be seen in the purchase and sale of his land at Balmain in the precinct from Johnston Street to Ewerton Park.

At the auction of the first subdivided lots on 24 October 1836, Dennis Kenny, a Sydney innkeeper, bid successfully for lot 16 at £218. 15.3. The former colour-sergeant of the 17th Regiment of Foot made the purchase of the five-acre block on Hosking's behalf. The reasons for this action are not known but a simple answer may be deduced: Hosking was probably out of town.¹⁵

At the beginning of 1841 Hosking could see that he must realize on this investment before any glut of land made such property of trifling value. He commissioned the surveyor of the original Balmain residential lots, John Armstrong, to create a subdivision that would appeal to a variety of tastes and pockets.

Darling Street had already been laid out. It had variously been called the "High Street" and "Great Ferry Road" but its beginning at Darling Harbour saw it re-named Darling Street during the 1840s.

Johnston Street was also laid out, as wide as Darling Street, and like its opposite number, Nicholson Street, was a main cross access. Because Johnston Street had been created to run down to Johnston's Bay, it derived its name from that Bay.






UNION STREET CREATED: Armstrong, then, had two important streets to begin with. The adjoining Darling Lodge Estate on the west was already being sold and that subdivision provided no streets that would be of benefit to Hosking.

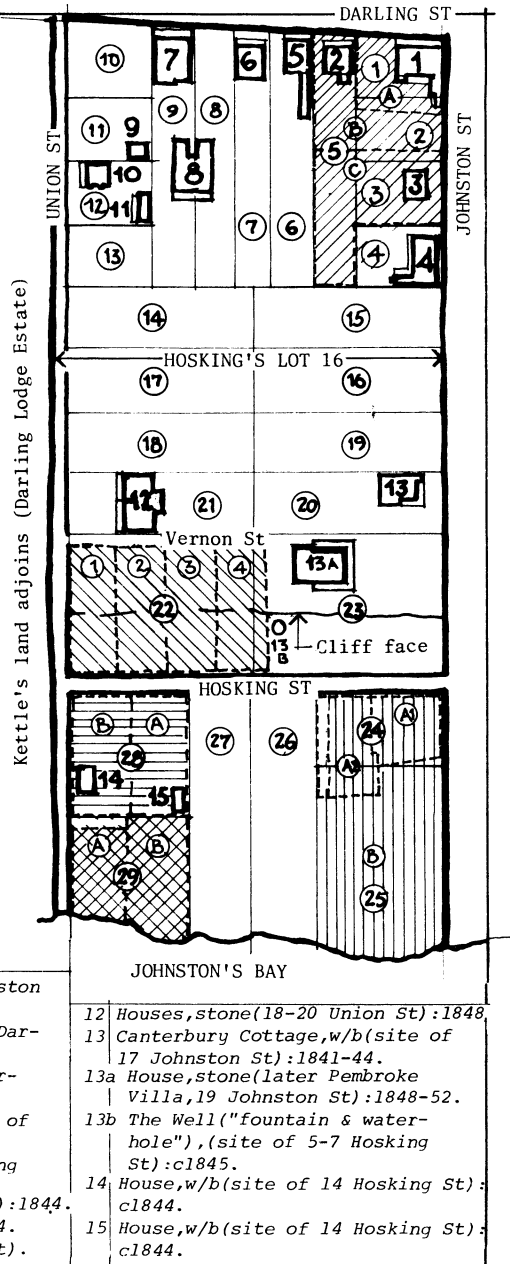
Armstrong, therefore, created Union Street entirely out of Hosking's land. The choice of name for the new street is difficult to derive but a guess that it was a reference to the Union Bank is probably not too wide of the mark.

HOSKING STREET PLANNED: The saleable area of the five acres was reduced further by the creation of the cross access road, Hosking Street. Set at the foot of a steep cliff to link Johnston Street with Union Street, Hosking Street commemorates the name of the first purchaser of the block.

In March 1841 Hosking commissioned the redoubtable Mr Stubbs to bring the land to the hammer. Famous for the seductiveness of his land-sale advertisements, Stubbs burst forth in *The Australian* of 11 March 1843 under the head-

TABLE I HOSKING'S SUBDIVISION: 1841					
LOT	VENDOR	YEAR	PURCHASER	OCCUPATION	REMARKS
1	Trustees	1844	Howard,W	Boatbldr	£41
2,3	Hosking	1841	Pashley,J	"	£219 (21)
4	"	1841	Canness,G	Sailmkr	£81.5.0
5	"	1841	Cracknell,J	Cabinetmkr	£72
6	"	1841	Stewart,W	Butcher	£72
7	"	1841	Fitzpatrick,A	Joiner	£76
8,9	"	1841	Bayliss,J	Wheelwrt	£160 (re-auctioned)
8,9	Trustees	1844	Stewart,J	Landhldr	£49
10	Hosking	1860	Cameron,EW	Esquire	£200
11	"	1841	Cheeseman,J	Butcher	£20.16.8
12	"	1841	Perry,F	Carpenter	£-
13,14	"	1882	Ratray,G	Esquire	£300 m'tge
15	"	1841	Phillips,J	-	£- (re-auctioned)
15	Trustees	1844	Baptist,JT	Market gardener	£59 (26)
16,17	Hosking	1841	Bayliss,S	Wheelwrt	£187.10.0 (re-auctioned)
16	Trustees	1844	O'Connor,M	Grocer	£34 (19)
17	"	1846	Robertson,J	Gent	£10
18	Hosking	1841	Dickenson,W	Tailor	£50
19	Trustees	1844	O'Connor,M	Grocer	£34 (16)
20	Hosking	1841	Taylor,R	Gent	£81.5.0
21	"	1841	Pashley,J	Boatbldr	£219 (2,3)
22,23	Trustees	1847	Taylor,R	Gent	£40
24,25	"	1849	Taylor,R	"	£35
26	"	1844	Baptist,JT	Market gardener	£59 (15)
27	Hosking	1841	Hayes,R	Builder	£169.5.0
28	"	1841	Hewett,RJ	Spermaceti refiner	£122.1.8
29	"	1860	Bailey,R	Gent	£350.

DIAGRAM 1 - HOSKING'S LAND: c1850	
EARLY SUBDIVISIONS	
	W Howard: c1850
	R Taylor: 1845
	R Taylor: 1849
	G Hewett: 1845
	R Bailey: 1860.
③	Lot numbers circled
1	House, stone (site of 58 Darling St): c1850.
2	House, brick, (60 Darling St): c1850.
3	Unknown (site 7a Johnston St).
4	Balmain Stores, stone (11 Johnston St): 1841-43.
5	Watkinson's Bakery, stone (62 Darling St): 1845.
6	House, stone (site of 64-66 Darling St): 1841-44.
7	Frederick Cottage, stone (site of 70-72 Darling St): c1845.
8	Darling Villa, stone (68 Darling St): 1847.
9	House, w/b (site of 2 Union St): 1844.
10	House, w/b (4 Union St): 1841-44.
11	Unknown house (site 6 Union St).
12	Houses, stone (18-20 Union St): 1848.
13	Canterbury Cottage, w/b (site of 17 Johnston St): 1841-44.
13a	House, stone (later Pembroke Villa, 19 Johnston St): 1848-52.
13b	The Well ("fountain & water-hole"), (site of 5-7 Hosking St): c1845.
14	House, w/b (site of 14 Hosking St): c1844.
15	House, w/b (site of 14 Hosking St): c1844.



ing *Credenda*. This certainly was a time to lend credence to the frantic attempts that were beginning to be made to overcome a saturated market.¹⁶

He drew the public's attention to the beneficial activities of the London Loan Co then in full operation. Plenty of money was available on mortgage and to add to this bounty, the Australian Trust Co, with a capital of £1 000 000, had the "patriotic object" of lending more.

This allowed Stubbs to say that "if a man wants to borrow a little money, he will be able to mortgage his land for more than he now can realize upon the sale of it".¹⁷

There was plenty of land to sell, and plenty of money to borrow, but the real problem was finding ready money to meet the interest bill.

The lots fronting Darling Street were offered by Stubbs as large enough on which to erect "small tenements in the way of rent roll". Another social class was catered for in his description of the Union Street lots. He saw them as being fit for "suiting the wishes of small mechanics". Most of the Union Street lots were as large as those in Johnston Street.

The constricted width of Union Street, however, caused the auctioneer to aim the lots in that street at the humbler class.¹⁸

The "very superior" allotments along Johnston Street were to be the purview of the "pretensions of the higher class of operatives and tradesmen". Lots fronting Johnston's Bay were recommended as the most valuable. Stubbs urged that the deep water would facilitate loading and unloading cargo. Captains purchasing the lots would be "in the enviable situation of being enabled to establish their residences thereon, superintend the discharge of their valuable imports one minute, and be in their counting houses the next".¹⁹

In Mr Stubbs' memory was the thriving ship-building centre of Deptford on the edge of London. He saw this being recreated in Balmain when he poetically drew attention to the industry of Messrs Howard, Looke and Bell whose boatyards nearby were turning what had been "the other day only a 'dream waste' and is now the interesting little Deptford of New South Wales".²⁰

His expected enthusiasm for the quality of the air, the sublime views and the pictur-

esque beauty of the scene as "the eye breaks towards the allotments". That the land was in close proximity to handsome edifices such as Captain Nicholson's Durham House, and that local society contained "some of the most gentlemanly families", were also attractive selling points.²¹

Sharp at noon on 29 March 1841, the champagne was poured and Mr Stubbs' hammer fell. Of the 29 lots offered, only 13 were sold realizing about £985.0.0. (See Table I).

After Hosking filed his insolvency schedule, in 1843, Stubbs was directed by the trustees to sell the remaining 16 lots. The auction was to take place on 8 July 1844 and in the pre-sale advertisement Mr Stubbs was much more restrained than in the heady days of early 1841. This time he confined himself to statements like:

*It must be known to everyone, that no part of the Harbour of Port Jackson commands such extraordinary beauty of locality as Balmain. Since the former sale of property in this corner, an immense town has sprung up - the ferry is plying every ten minutes - shops have appeared in the High Street and upon the whole, Balmain still retains all its former character for health, economy and situation, with the additional recommendation of a most respectable neighbourhood, and NO TAXES.*²²

Even Stubbs' fantasy of an "immense town" could not get enough pockets emptied to satisfy Hosking's creditors. The last lots were not sold until the year of his death. (See Table I).

HOWARD'S LAND: The prime site on the corner of Darling and Johnston Streets, lot 1, was bought by Balmain's senior boatbuilder, William Howard, as an investment. A fellow boatbuilder, James Pashley, bought lots 2 and 3 in Johnston Street but sold them to Howard in July 1850. John Cracknell, a Sydney cabinet maker, bought lot 5 fronting Darling Street and he also sold to Howard at the beginning of 1846. All these lots adjoined each other.

These purchases gave Howard a good sized piece of land which had a frontage to Darling Street of 103 feet six inches and 150 feet to Johnston Street.^{22a}

The commercial value of the site was not to be realized until many years later.

Initially Howard built a stone cottage (site of 58 Darling St) right up against both frontages, but facing Darling Street, in about 1850. On lot 5, also in about 1850, he built a brick cottage (later altered, 60 Darling St) close to and facing Darling Street.

Around in Johnston Street, lot 2 was used as rear access for the brick cottage. On lot 3 Howard built another cottage (now demolished, site of 7a Johnston St). Howard collected rents from these properties and they passed to his children through his will.

THE BALMAIN STORES: George Canness, the Balmain sailmaker, bought lot 4 in Johnston Street and built a stone cottage (later altered, 11 Johnston St) between June 1841 and March 1843. He sold the house to the Sydney grocer and general merchant, Sizar Elliott, in March 1843. Elliott began a ships' grocery and chandlery there and called it the Balmain Stores.²³

He carried on the main business in his store in Charlotte Street, The Rocks, in 1847 but had moved to Lower George Street by 1850 when he described himself as a shipping grocer and wine merchant. He got into financial difficulties in 1848 but was able to satisfy his creditors. At the same time he settled the Balmain Stores on his wife, Sarah.²⁴

For many years, Sizar Elliott was a supporter of the Wesleyan faith and was a trustee of

the first Chapel in Princes Street, Sydney.²⁵

WATKINSON'S BAKERY: Lot 6, in Darling Street was bought by William Stewart, a Sydney butcher, but he sold to John Watkinson in April 1845. By October of that year Watkinson had built a stone cottage (later enlarged, 62 Darling St) with a building fitted out as a bakery.²⁶

Watkinson died on 24 June 1852, however, and his widow, Margaret married her husband's brother, James. He was also a baker and carried on the business for many years.

OTHER DARLING STREET HOUSES: Ambrose Fitzpatrick, a joiner of Sydney, bought lot 7, next door. He built a stone cottage (later altered, 64-66 Darling St) between 1841 and 1844.²⁷

In the mid-1850s he borrowed to build another cottage (64a Darling St) at the rear with a narrow right of way in from Darling Street.

A Sydney wheelwright, Joseph Bayliss, bought lots 8 and 9 in Darling Street but did not complete the sale contract and the block was one of the lots re-auctioned by Stubbs on 8 July 1844. John Stewart, a Sydney landholder, was the highest bidder but he sold in January 1845 to Lieutenant Nicholas Horsley of the 96th Infantry Regiment.

Horsley subdivided the land into two parcels: part A fronting Darling Street and part B set back behind A and entered via a right of way in from the main street. The stone Frederick Cottage (later Hawthorne Cottage, later demolished, site of 70-72 Darling St) was built by either Horsley or his predecessor, Stewart.

REVEREND J C S HANDT: The cottage was bought from Horsley by the Reverend Johann Christian Simon Handt in March 1845. He was born in Saxony, Germany, in 1794. He began working-life as a tailor but was later ordained at Auggen, Baden, in 1827. After missionary work in Africa he went to England in 1830 where the Church Missionary Society appointed him as a missionary to the Australian aborigines.²⁸

He arrived in Sydney as chaplain of the convict transport *Eleanor* 1831. He went on missionary work in New South Wales and Queensland, where he is said to have introduced the pineapple, but returned to Sydney in 1843. At about the time of buying Frederick Cottage, the Reverend J D Lang put him in charge of the small group of Presbyterians at Balmain, probably in the little wooden church on the corner of Darling and Cooper Streets (site of Link Printing).

In 1846 he was in Berrima (Sutton Forest) for the Presbyterian cause but the goldrush found him in Victoria, also serving Presbyterian worshippers. He was later to break with the Presbyterians and return to the Church of England at Geelong where he died on 7 July 1863.

Before leaving for Victoria, Handt sold his cottage to Dr George Robinson Elliott of Balmain, one of the founders of the Elliott Bros Chemical Works.

MORE DARLING STREET DEVELOPMENTS: In April 1848 Elliott also bought Darling Villa (later altered, 68 Darling St) on part B which had been built by Horsley in 1847. The doctor also sold the villa and Frederick Cottage to Joshua Frey Josephson in August 1854 and he leased the houses, along with his large holdings in the Sydney area, for many years.

The commercial site, lot 10, on the corner of Darling and Union Streets was released to the Bank of Australia, as part of the settlement of Hosking's affairs, in 1848. The Bank returned it to Hosking in 1850. Ten years



WATKINSON'S BAKERY: 1845

The stone residence, now altered, may have been of one storey only when John Watkinson built the original bakery at the rear.

The property is now the Olde Balmain Bakery Indian Restaurant, 62 Darling Street.

Martha Morrison's cottage, built in c1850, but now altered, is at left. Ambrose Fitzpatrick's house, 1841-44, is at right behind the shop-fronts.

later Hosking was permitted to sell the land to Ewen Wallace Cameron of Balmain. Cameron did not develop the land.

SOME UNION STREET BEGINNINGS: Around the corner in Union Street, lot 11 was bought by John Cheeseman, a Sydney butcher. He had built a weatherboard cottage (later altered, 2 Union St) by 1844.²⁹

Lot 12 was bought by Francis Perry, carpenter, who also built a weatherboard cottage (4 Union St) between 1841 and 1844.³⁰

On the southern portion of the same lot, he built the stone house (6 Union St) before 1855, the year of his death.

The Union Street lots 13 and 14 formed an L-shaped block and were not released by Hosking until 1882, when they were bought by George Ratray of Sydney, and therefore development came late.

CAPTAIN TINLEY IN JOHNSTON STREET: Backing on to lot 14 and facing Johnston Street, lot 15 was bought by the Surry Hills market gardener, John Thomas Baptist, in November 1844. John Phillips of the same place had been the highest bidder at Stubbs' 1841 auction but he resold to Frederick Robinson. When that sale could not be settled, Hosking's trustees put the land under Stubbs' hammer at the 1844 auction when Baptist successfully bid for it.

Baptist re-sold to a Sydney plasterer, William Richardson, in January 1845 and he built a substantial weatherboard house (13 Johnston St) there.

In March 1854 Richardson sold to the house to Captain Thomas Tinley. He had been a tenant of Frederick Cottage in 1852. The Captain had brought the schooner *Thomas Crisp* from London in 1841 and was the master of ships such as the *Marian Watson* and the brig *Martha* on the Hobart run. He also took the barque *Orwell* to the South Seas for sandalwood and the *Star of China* to New Zealand between 1842 and 1845.³¹

Tinley expanded from being a shipmaster to a shipowner and his vessels the *Mountain Maid*, *Ocean Queen* and *William Alfred* plied the Australia - New Zealand run.³²

On 28 September 1860 Tinley set sail in the *William Alfred* to trade a cargo of goods in Wellington. Four days before setting out, he

made his will naming wife Eliza and son Thomas Matthew beneficiaries. The Captain, however, never reached New Zealand.³³

Tinley's friend, the Reverend Watkins, a missionary in New Zealand, wrote in his journal on 24 November 1860: "There are fears for Captain Tinley. Ten weeks away and no word of him. I cannot realize the fact that he can be lost. I hope it is not so. Poor Mrs T, poor Tom". Three days before Christmas 1860, he noted sadly: "No news of Capt T. I am afraid the sea has swallowed him up".³⁴

Captain Tinley was presumed to have been lost at sea and probate granted on his estate in February 1861. "Mrs T" and "poor Tom" lived on at Dunsley Cottage for many years.

PINE VILLA: The back-to-back lots 16 and 17 were bought by wheelwright Samuel Bayliss in 1841. When Bayliss could not complete the sale contract, the land went to the 1844 auction. This time, lot 16 and the adjoining lot 19, both facing Johnston Street, were bought by a Sydney grocer, Matthew O'Connor. In March 1846 he sold to George Affleck of Balmain who, in turn, sold to publican James Entwistle later in August of that year.

On the combined lots 16 and 19, in about 1852, Entwistle built Pine Villa (later demolished, site of 15 Johnston St), a large stone house with a verandah on three sides. The comfortable residence had charming views to the City over the Harbour.

CAPTAIN JONES IN UNION STREET: John Robertson of Balmain bought the failed Bayliss' lot 17, in Union Street, at the 1844 auction but sold to Captain William Jones in November 1846. In December of that year Jones also bought the adjoining lot 18 which Hosking had sold to a Sydney tailor, William Dickenson, in 1841.

The Captain built a small weatherboard cottage (later demolished, site of vacant lot 17 & 18, Union St) close to the boundary of lot 14, in about 1848. Like Tinley, Captain Jones died on a trading voyage to the South Seas in 1847. His widow, Mary Ann, continued to live in the cottage until she married Ralph Lowther Chape, a Balmain baker, in 1849.³⁵

When the couple moved to Darling Street "nearby", the cottage was leased out but the rest of the land was never developed.

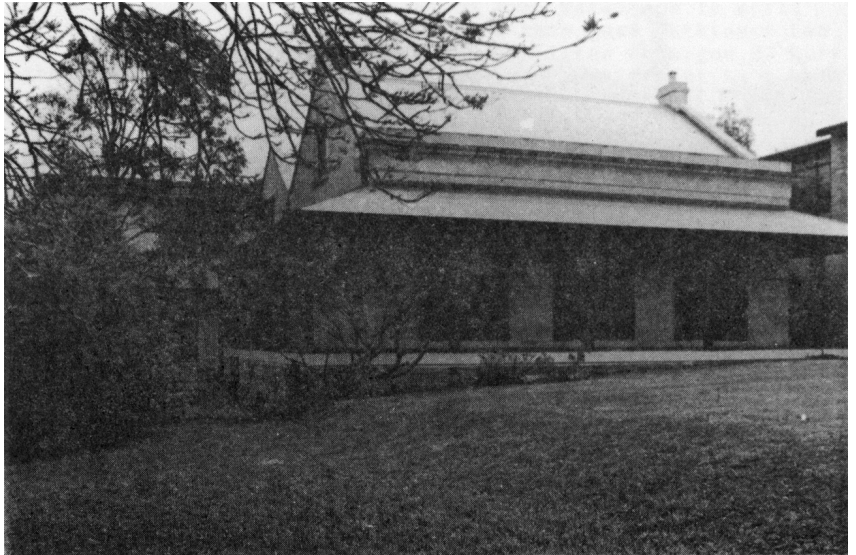
PEMBROKE VILLA: 1848-52

Built by Robert Taylor, who lived next door in Canterbury Cottage, the stone house seems to have been built in two stages.

The portion at the rear was probably built first.

It was called Pembroke Villa in the 1880s but the name is used throughout this article for convenience.

After serving as a rooming house in recent years, Pembroke Villa (19 Johnston St) has been expertly renovated.



PASHLEY'S COTTAGES: Next to these lots in Union Street, lot 21 was bought by James Pashley, the boatbuilder. He built the twin stone cottages (now one house, 20 Union St) between 1844 and 1848 when he sold to Thomas Glover, a Sydney joiner. Glover leased the cottages for many years.

CANTERBURY COTTAGE: Backing on to Pashley's cottages and fronting Johnston Street, lot 20 was bought by Robert Taylor of Sydney who built Canterbury Cottage (later demolished, site of 17 Johnston St) between 1841 and 1844. Taylor lost the cottage through default in 1856 but continued to live there as a tenant.

In January 1862 the house was bought by Captain Charles Harrold, who probably enlarged it.

Harrold sailed the Sydney-Launceston-Hobart run as master of the *Jane Cumming*, the *Rover's Bride* and the brig *Calypso* carrying cedar and other cargo. He married Robert Taylor's widow Jane, in 1864 and they lived at Canterbury Cottage.³⁶

PEMBROKE VILLA: Taylor also bought the back-to-back lots 22 and 23 in May 1847. The steep Hosking Street cliff bisected the land along its length but this natural feature did not prevent Taylor from re-arranging the boundaries to make more lots to sell. He borrowed to build a fine stone house (19 Johnston St) on the Johnston Street portion of the land between 1848 and 1852.

In November 1852 he sold to Thomas Perkins, a Sydney merchant. Perkins had a shop in George Street where he sold carpets, rugs and "baby linen" in great variety.³⁷

Perkins named the house Pembroke Villa and lived there until 1864 when he moved to his new house Mineevia on Ballast Point (now Caltex).³⁸

VERNON STREET CREATED: The rear entrance to Pembroke Villa was along a lane, ten feet wide, called Vernon Street. Although the derivation of the name is not known, Vernon Street was created by Robert Taylor in 1845 to give access to the four lots which he cut up behind Pembroke Villa.

A shoemaker, Joseph Cross bought lot 1 at the corner of Union Street and Vernon Street

in November 1847. He sold to Thomas Hamilton Clarke, a Picton chemist, in May 1878. Clarke built a large house (1 Vernon St) between 1878 and 1879 when he sold to James English the Balmain dairyman. English's dairy was on the other side of Union Street at the top of the hill behind the present-day Commercial Hotel. English lived in 1 Vernon St from about 1883.³⁹

In June 1847 lots 2 and 3 in Vernon Street were bought by schoolteacher Thomas Hudson Davis who had married Elizabeth, the sister of Robert Taylor.⁴⁰

Davis sold to John Bateman Wathen, a Sydney merchant, in February 1848 but he sold to Joe Dransfield, also a Sydney merchant, in April 1854. Dransfield sold to the Sydney piano-forte importer, W H Paling in June 1866 and he sold to English in November 1874. English built 3 Vernon St in about 1880.

Lot 3 was sold by Paling to Mary Cumming, a Newcastle widow, in June 1873. She built a weatherboard cottage (5 Vernon St) before October 1882 when she sold to English.

James English, however, had borrowed more than he could repay. His death on 8 October 1889 left his widow, Margaret, with the task of settling the debts. She continued to live at 1 Vernon St, until about 1895 but the burden proved too much and she lost the property which was auctioned on 25 April 1898.⁴¹

A Balmain engineer, Thomas Holliday, bought lot 4 in Vernon Street from Taylor in December 1845. Although Taylor's four lots were evenly divided up on paper, the Hosking Street cliff cut the land in two. For the blocks to be entered from Vernon Street, the dwellings had to be built right on the edge of the cliff. This allowed a reasonably level yard and very good views across to Pymont.⁴²

Holliday went one better than his neighbours by cantilevering his balcony out over the cliff from a stone house (7 Vernon St) which he built in 1851. Two years later he leased the house to stonemason Lewis Cawsey for ten years at 12 shillings per week.

At the foot of the cliff, and fronting Hosking Street, Holliday, on his death in 1858, left the bottom half of the land to his daughter Jane and her husband Thomas Archer. The building date of the two weatherboard cottages (later demolished, site of 9 Hosking St) is not known, although they were there in 1886.



STONE COTTAGES IN DATCHETT STREET

The first Wesleyan Chapel in Balmain was built on the site of the stone cottages 8-10 Datchett St in 1845. In 1844 William Coles built a slab hut where no. 6 now stands. When the Methodist Church (now demolished, site of 125 Darling St) opened in 1862, the little Chapel became redundant. The three stone cottages were built between 1870-72.

THE WATERFRONT, JOHNSTON STREET TO UNION STREET:

Below Hosking Street at the corner of Johnston Street, Taylor bought lot 24 and the deep-water lot 25. Taylor re-subdivided the lots into two parts and sold part A to Manoel Joachim Soares, merchant, Balmain, in May 1852. Soares was building a house (Foyle Cottage, later demolished, site of 14 Hosking St) in June 1852. He cut part A into two portions and sold part A1 with the cottage in November 1855 to Captain Henry O'Reilly of Sydney.

Soares was a Portugese merchant of London with offices in Oporto. The date of his arrival is unknown but his two sons, Alberto and Gualter, arrived in Sydney in the *Formosa* in 1852. Their purpose in coming was to report upon the feasibility of a scheme to connect Sydney, Melbourne and Adelaide with a central junction on the Murray to be called Alberto Town.⁴³

Nothing came of this venture but Alberto became an Anglican clergyman and used his engineering skills to design and build churches in the Queanbeyan district.

Alberto's father, meanwhile, sold part A2 back to Taylor in January 1856. Taylor amalgamated this part with a small area of part B to build a house (Chelsea Cottage, later demolished, site of 14 Hosking St) in that year. Although the house had a good frontage to Hosking Street, its main feature was the verandah built on the southern side for water views.

Taylor collected rent from the house but lost it in 1863 when he could not repay the mortgage. The cottage passed through various owners to Captain Thomas Birkenshaw, the Examiner for the Navigation Board, in December 1870.

Taylor mortgaged the remainder of part B in August 1856. Its waterfront was then leased to Perdriau and Co, the steam ferry proprietors, for their "store and dwelling houses". The land passed out of Taylor's hands when he could not pay his debts⁴⁴ (See Diagram I).

Lot 26, fronting the Bay and Hosking Street, was bought by J T Baptist in November 1841 at the same time as lot 15 up the hill in Johnston Street. In May 1850 he sold to Balmain carpenter William Davis who built a house there by 1851. Davis had built a second house on lot 26 by April 1855.

These dwellings were later called Esk Cottage and Oberon Cottage (later demolished, site of

14 Hosking St). The houses were bought by Captain Lewis Truscott in April 1857 who settled them on his bride, Elizabeth Irwin, on their marriage in 1857. The Truscotts lived in Esk Cottage and leased Oberon Cottage.⁴⁵

Richard Hayes, a Sydney builder and undertaker, bought lot 27 at the 1841 auction. He sold to boatbuilder James Yates of Sydney in September 1853 and Yates built a house (later demolished, site of 14 Hosking St), before May 1858 when he sold to the leading Sydney ship-builder, John Cuthbert.

CAPTAIN HARLEY AND SUNDAY: After various owners the house was bought by Captain John Dickie Harley in August 1867 and he re-named it Violet Cottage. Captain Harley married Mary McCord at 37 Palmer Street, Woollloomooloo, on 3 April 1857.⁴⁶

The Captain was engaged in the Sydney-Townsville-North Queensland trade; the American mail on ships such as the *Macgregor*; and several of the Australian Steam Navigation Co's steamers. He was also in the Clarence River trade.

He left the sea in the mid-1880s to take up a post in the Sydney Customs Department but Hosking Street was to be his home port for the rest of his life.

Harley was concerned with a child's brush with death on Sunday Island, in the South Seas, in 1872, and this led to a life-long connection with Balmain. A hostile tribe from a neighbouring island slaughtered the Sunday Islanders in a surprise attack. The chief and his queen were killed.

One of the few to survive was Matolu, the eight-year-old son of the chief. The little boy was later bought by a trader who asked Harley to deliver him to Levuka in Fiji.

When the trader came to collect his purchase, the boy could not be found. He had hidden away in a ship's locker. Harley felt that he must surrender the terrified boy but consulted the British representative on the island.

Matolu was asked to choose between the trader and Harley. The little chap clung to the Captain's legs and the decision was made.

Wearing only a loin-cloth, Matolu came to Balmain in Harley's ship, *The Duke of Edinburgh*, in 1874. It was New Years Day and a Sunday - another reason for calling the boy "Sunday". The Harleys took him over to the City where new clothes transformed him.

On a later trip to Fiji, the Captain took Sunday along. Sunday had by then learnt English and arithmetic and was "a most intelligent boy". He showed no inclination to stay at Fiji.

On return, Sunday lived at Violet Cottage, doing the "messages and work about the house". He rowed the Captain on his business about the Harbour. Everyone knew that Sunday was on the oars by the "wobble of his elbows" with which he finished each stroke.

As well as being educated at Nicholson Street Public School, he went to the Campbell Street Presbyterian Church Sunday School and the first prize that he won there was *The Martyred Missionary*.

Sunday was a loved member of the Harley family and Mrs Harley came to depend upon him after the loss of her husband. Captain Harley died at Violet Cottage, aged 78, on 19 January 1903.

Sunday joined in the Balmain aquatic sports winning many prizes in sailing and rowing races. Because of the protection of the Harleys, Sunday had no need to work. His intelligent mind was sharp with a retort. When a local sneered at Sunday's apparent idleness by saying, "You've got a king's life", he replied, "Why shouldn't I. I'm a king's son".

Never aggressive, but not slow to stand up for himself, Sunday was abused by a ferry passenger who taunted, "You're only a nigger", and slapped his face. When the boat arrived at the wharf, Sunday took off his coat and declared his attacker "on".

All those involved fled but the police happened to see Sunday's act of courage. Unfairly, he was fined ten shillings for riotous behaviour.

For 20 years, Harley brought Mrs Harley a cup of tea each morning at 6 00 am. On 10 April 1914 the morning cup did not arrive and Mrs Harley, thinking that Sunday had slept in, made the tea instead. Coming to his bedside, she found that he had died peacefully in his sleep.

Sunday Harley, as he was known, was a little more than 50 years of age. Mrs Harley lived on at Violet Cottage until she died on 4 June 1915 at 84.

MORE WATERFRONT DEVELOPMENTS: A spermaceti-oil refiner, Richard James Hewitt, bought lot 28 on the corner of Hosking and Union Streets, at the 1841 auction. In those days Hosking still had money to lend and he financed Hewitt's building of two small weatherboard cottages (later demolished, site of 14 Hosking St) by 1844.⁴⁷ (See Diagram I).

When Hewitt could not repay, Hosking's trustees added lot 28 to the land for the 1844 auction. Another oil refiner, George Hewitt, bought the land and subdivided it into two parts. He sold the cottage on part A to a third oil refiner, Thomas William Grogan, in February 1845. There is no evidence to show that any refining of the sperm-whale oil was actually done on the site but the location was obviously convenient for moorings.

Grogan lived in the cottage until his death on 4 November 1868. On 18 April 1872 his widow Elizabeth married Thomas Cox, a storekeeper at Narre Warren, Victoria, and went to live there. Another house was built there in about 1880 before Peter Hunter, the Balmain engineer, bought the property in August 1890.⁴⁸ (See Diagram IX).

Hewitt's second cottage, on Part B, was near the corner of Hosking and Union Streets. A new house Maryville (later demolished, site of 14 Hosking St) was later built there by John Docksey, coppersmith, after he bought the land in November 1874. He lived there until he sold out in 1881.⁴⁹

Lot 29 on the waterfront at the bottom of Union Street was one of the blocks that did not sell at the 1844 auction. It was finally bought from Hosking in January 1860 by Richard Bailey of Sydney. He divided it into two parts and created a ten-foot wide lane across part A to give access to part B.

To take part B first: this section was bought from Bailey by George Jocelyn Robertson of Balmain in May 1860 and it seems most likely that he built the house later to be called Glenarvon (26 Union St, later demolished, site of 14 Hosking St).

Peter Hunter bought Glenarvon in January 1880 and lived there until he died in 1909.

ALLAN'S WHARF: Part A of lot 29, on the Union Street frontage, was bought from Bailey by James Boscawen Duff of Balmain. It seems that the land remained vacant until bought by the Balmain shipbuilder, James Allan, in August 1878.

He probably built the house, Inchview (28 Union Street, later demolished, site of 14 Hosking St), in the following year. He enlarged the house between 1886 and 1896.

Below the house, he built a very large wharf and boatshed to cater for his shipbuilding. The wharf stretched across to the foot of Little Nicholson Street and linked up with property that he owned in that street.

JOHN ICKE KETTLE: Little Nicholson Street originated as the central roadway of the Darling Lodge Estate. This subdivision and the Datchett Estate were the two halves of the original lot 17 of the Balmain Estate.

The Sydney merchant John Icke Kettle bought lot 17 at the 1836 auction of the Balmain Estate for £156.10.3. The area contained a little more than four acres. His intentions are not exactly clear but he did sell the two portions before the onset of the depression.

The timing of the sales was critical, however, as a look at the dates will reveal.⁵⁰

THE DARLING LODGE ESTATE: The Sydney developer Harry Lambert Brabazon bought the Estate from Kettle in December 1840. Included in the sale was a building called Darling Lodge.⁵¹

There is now no evidence to help determine the style, materials and location of Darling Lodge, although the Estate on which it sat can be accurately found. The issue is made even more confusing by the wording of Mr Stubbs' sale announcement of 2 January 1841. After extolling the virtues of the surroundings, he concludes by saying that:

*the property has been highly improved and that upwards of 5700 has been expended in the erection of two neat dwelling houses with porticos, French blinds, and containing three rooms each.*⁵²

Whether the two cottages together constituted Darling Lodge or whether that name referred to the land only cannot be determined.

Thomas Bird, the Sydney architect and surveyor, was commissioned to plan the subdivision ready for sale. His plan allowed for 30 lots and a central road running down to the Bay. Economy dictated that a minimum of land would be given to the roadway. Union Street had not yet been created and was not referred to in the advertisement.⁵³

LITTLE NICHOLSON STREET CREATED: The central road, only nine feet wide, was called "Nicholson Street" at first. On the sale plan it was shown opposite the "very handsome mansion and residence of Captain Nicholson, RN". Its proximity to the house mistakenly earned it the name "Nicholson Street".⁵⁴

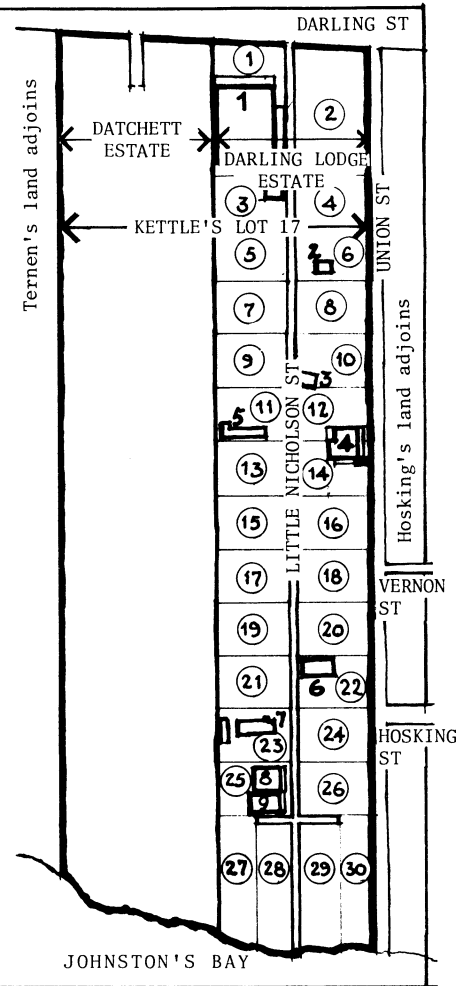
DIAGRAM II - DARLING LODGE ESTATE: c1850	
1	Glentworth House, stone (86 Darling St): 1841-44.
2	House, w/b (site of Play Centre & car park): c1844.
3	House, w/b (site of 15 Union St): c1844.
4	House, w/b (19 Union St): c1844.
5	House, w/b (site of Park): c1844.
6	House, w/b (site of 27 Union St): c1844.
7	Dalmour, w/b (2 Lit Nicholson St): 1841-44.
8	House, w/b (site of rear of 20-22 Datchett St): c1844.
9	Sligo Cottage, stone (site of 16 Hosking St): 1842.

② Lot numbers circled



TABLE II - DARLING LODGE SUBDIVISION: 1841

LOT	VENDOR	YEAR	PURCHASER	OCCUPATION	REMARKS
1-5	Brabazon	1841	Martin, J	-	£195.17.6
7, 9	"	1841	Woodall, I	Stevedore	£56.8.0
11-15	"	1841	Barrett, JF	Cabinetmkr	£261.6.0
17, 19	"	1841	Sawyer, W	Tailor	£49.10.0
21, 23	"	1841	Bass, HT	Shipwrt	£99.8.0 (24, 26)
25	"	1841	Gould, M	Widow	£30.0.0
2	"	1841	Macdonald, E	Gent	£125.7.6
4-8	"	1841	Marshall, J	Dealer	£170.0.0
10	"	1841	Milligan, J	Stonemsn	£32.18.0
12, 14	"	1841	Donohue, J	Baker,	£221.10.0
16, 18	"	1842	Johnson, J	Professor of Music	£-
20	"	1841	Gray, JF	Accountant	£124.5.0 (29)
22	"	1841	Greenwell, T	-	£28.10.0
24, 26	"	1841	Bass, HT	Shipwrt	£99.8.0 (21, 23)
27, 28	"	1841	Woodall, I	Stevedore	£181.0.0
29	"	1841	Gray, JF	Accountant	£124.5.0 (20)
30	"	1842	Davy, H	Auctioneer	£90.0.0



Many years later the name was changed to Little Nicholson Street to avoid confusing it with the "real" Nicholson Street.

On either side of the little street were 13 good-sized frontages. Two cross access lanes allowed four of the lots to face the Bay.

Although purposefully left out of the sale notice, the main disadvantages were that the depth of the land was very small and that the cliff cutting through Hosking's land continued across, making some lots very difficult on which to build.

Brabazon's main aim in selling was to make a quick sale while the market held and Mr Stubbs helped this along with his usual bombast when he recommended the land as:

*a first rate situation for mechanics, ship-owners, shipwrights or civilians and a fit place of residence during the whole year for invalids... (and, casting his net even wider,) to the commercial, monied, speculative, operative and trading classes of the community as well as heads of families.*⁵⁵

After a "capital champagne lunch", Stubbs proved to be as good as his word because almost every one of the above classes bought.

The public auction took place on 4 January 1841 and sale brought in £1 900. Considering that Kettle had paid about £33 per acre, in 1836, Brabazon's haste, and Stubbs' efficiency, were rewarded with good profit. These were, of course, pre-slump days.⁵⁶

IN DARLING STREET: On the eastern boundary of the Darling Lodge Estate, at the corner of Darling and Little Nicholson Street (and also

the soon-to-be-created Union Street), lot 2 was bought by Edward Thomas Wilson Young McDonald in December 1841.

The land then had various owners who did not develop it. The lot was bought by Frederick Leach, a Balmain baker, in September 1868. He built two small shops on the Darling Street frontage in 1876. He operated one as a small bakery and let the other as a green-grocery.

In that year he also built the Commercial Hotel on the corner of Darling and Little Nicholson Streets and was its first licensee (the two shops and hotel are now the site of the Commercial Hotel, 82-84 Darling St).

LITTLE NICHOLSON STREET, EAST SIDE: Lots 4, 6 and 8 (now the Play Centre and carpark in Lit Nicholson St) were bought by Joseph Marshall, a dealer of Woolloomooloo and by 1844 he had built a small weatherboard cottage (later demolished) and lived there. He sold to Margaret Noble, a Sydney spinster, who in turn sold to her mother, Ann Eliza Noble, and the land remained in the family for many years.⁵⁷

Brabazon sold lot 10 to James Milligan, a Pyrmont stonemason. By 1844, he had built a weatherboard cottage (later demolished, site of 15 Union St). He lost the property in 1845 when he could not repay his debts.⁵⁸

Lots 12 and 14 were bought by John Donohue who also built a weatherboard cottage (19 Union St) before 1844. John Cavill, the Balmain stonemason, bought these two lots in November 1853. Lot 10 adjoining came to him by

possessory title, as did the northern part of lot 16.⁵⁹

Cavill built the fine two-storey stone house (17 Union St) between 1855 and 1860 and lived there until 1871. He also built two other cottages (later demolished, site of 23 Union St) - No 21 between 1886 and 1896 and No 23 before 1886.⁶⁰

Lot 16, or more correctly that portion of lot 16 below Cavill's half, and lot 18 were bought by Professor James Johnston, of Sydney. Lot 20 adjoining was bought by the well-known Balmain resident and land developer, John Fraser Gray, while lot 22 was bought by Thomas Greenwell (occupation unknown). Greenwell built a weatherboard cottage (site of 27 Union St, later demolished) on lot 22 before 1844.⁶¹

The topography caused the lot boundaries to become blurred and the lower half of lot 16 and all of lots 20 and 22 were acquired by Martha, the wife of Captain William McDiarmid, in August 1863.⁶²

The McDiarmids moved in but later demolished Greenwell's cottage and built a new house (nucleus of 27 Union St). Martha McDiarmid later moved out of the house and went into business. She later married James Wallace. At the end of the 1860s, the house had become Ann Platt's Ladies School.⁶³

By 1879 Mrs Wallace had moved back and enlarged the house and built a "gymnasium" for the more active members of her family.

In February 1893 she settled the house upon her daughter, Barbara, the wife of William Knowles, a Balmain architect. The couple lived there and called the house Rhondda.

To make life more pleasant in Rhondda, Knowles bought the adjoining lot 24 from James Allan, the shipbuilder, in July 1884.

Lots 24 and 26 (with lots 21 and 23 on the other side of Lit Nicholson St) were bought by the Simmons Point shipbuilder, Henry Thompson Bass. He sold to William Sansom, a stevedore of Balmain, in December 1841. Bass went to Europe shortly after and Sansom died on 2 November 1847 without fully paying for the land.

The two lots were acquired by James Allan in June 1884 and it was in that year that he sold lot 24 to Knowles. Allan built a pair of cottages (later demolished, site of 16 Hosking St) on lot 26 before 1886 and let them.

At the foot of Little Nicholson Street, on the eastern side and fronting the Bay, lot 29 was bought by J F Gray. It was bounded on the north by the cross access lane to lot 30 which had been bought by auctioneer Henry Davy. Both lots (site of 16 Hosking St) were also acquired by James Allan and were part of his shipworks which stretched back to the eastern side of Union Street.

During Allan's ownership, the cross access to lot 30 was taken in to his land and it disappeared. Another lane linking Union and Little Nicholson Streets was created later, encroaching slightly on Knowles' lot 24. This new lane was the basis of the recent extension of Hosking Street.

LITTLE NICHOLSON STREET, WEST SIDE: Lots 27 and 28 were bought by Isaac Woodall, a Sydney stevedore. The two lots were bought by a Sydney shipwright, George Buckley, in February 1877. Buckley built Devon Cottage (later demolished, site of 16 Hosking St) in the following year. He lived there with his wife, Isabella, until 1890.⁶⁴

On the other side of the western cross access lane, lot 25 was bought by Martha Gould, a Sydney widow. She built the stone house, Sligo Cottage (later demolished, site of 16 Hosking St) on the southern half of the land in 1842. At the end of that year she married a Sydney

shipwright, George Edwards, but sold to the Reverend Handt in January 1846.^{64a}

Mrs Edwards sold the other half of lot 25 to a Balmain waterman, Thomas English, in March 1843 and he had built a weatherboard cottage (later demolished, now rear entrance to The Retreat, 20-22 Datchett St) by 1844. The house remained in the English family for many years.⁶⁵

Lot 23 next door was bought by Bass as stated before. He sold it to Charles Dalmour Nash in December 1841. Nash, a Balmain carpenter built Dalmour, a weatherboard cottage (2 Lit Nicholson St), by 1844. The property was to remain in the Nash family until 1926.⁶⁶

Bass had bought the adjoining lot 21 (site of 2a Lit Nicholson St) but the land was not developed.

William Sawyer, a tailor of Kent Street, bought lots 17 and 19 (site of Datchett St Park) in Little Nicholson Street but also did not develop the land.

Lots 11, 13 and 15 were bought by John Francis Barrett, the developer of the adjoining Datchett Estate. He sold to the Sydney auctioneer, William Henry Chapman, in February 1844. Chapman built a weatherboard cottage (later demolished, site of Park) and rented it to his sister Ann Eliza Noble. He left Sydney to settle on the Macleay River and later rented the cottage when Mrs Noble moved to Ipswich in Queensland. She died there on 10 March 1875.⁶⁷

Isaac Woodall bought lots 7 and 9 (site of Park and backyards of 8-10 Datchett St) but sold to Alfred Salway of Sydney in May 1846.

GLENTWORTH HOUSE: Salway also owned lots 1, 3 and 5 which he had acquired through the default of James Martin in June 1844. Martin had bought this good site, on the corner of Little Nicholson and Darling Streets, from Brabazon and he borrowed heavily to build a "good stone house, offices and stables" (86 Darling St and yards of 4b, 6 Datchett St) between 1841 and 1844.⁶⁸

When Salway bought the dwelling, which seems likely to have been of one storey only, he named it Glentworth House. He leased it to George Thorne, a Sydney merchant, for five years at £50 per annum. When the lease expired, Salway let the house to various tenants.⁶⁹

THE DATCHETT ESTATE: Salway also acquired a large portion of the Datchett Estate. The property was probably named after the village of Datchet, near Windsor in Buckinghamshire, England, and in the sale advertisements that original spelling was used. Because the spelling of the central road has been Datchett for many years, the later spelling will be used in this article.⁷⁰

This western half of Kettle's lot 17 was sold by him to John Francis Barrett, a Sydney cabinet maker, and later timber merchant, in February 1838. Barrett bought on terms which allowed him to complete the contract in August 1840. Again the transaction was made before the depression, but Barrett delayed re-selling and was caught by financial pressures.

His insolvency was announced on 6 September 1842 as "debts £130, assets £79; deficit £51. Under "Burton's purge", Barrett was allowed to sell his holdings to get out of debt.⁷¹

DATCHETT STREET CREATED: To get the most out of the land, Barrett laid out 70 very small lots evenly disposed on both sides of Datchett Street. In contrast to Brabazon's Darling Lodge Estate, Datchett Street was a sensible width but the frontages, averaging 20 feet, were very small.

TABLE III - DATCHETT ESTATE: 1843					
LOT	VENDOR	YEAR	PURCHASER	OCCUPATION	REMARKS
EAST					
0	Barrett	1844	Doyle, J	Carpntr	£20.0.0
1,2	"	1844	Hayd'n, JL	Gent	£15.0.0
7,8,11, 12,14,17 "		1843	Stewart, J	Yeoman	£24.0.0
18,21 "		1844	Wesleyan trustees		£12.0.0
22,25,26, 29,32 "		1846	Salwey, A	Esquire	£35.0.0
35,37,41 "		1844	Ewing, EB (later Mrs EB Ewing Bailey)	Widow	£150.0.0
48,49,50, 53,54,57, 58,61,62, 65,66,71, 72,73 "		1843	Neale, JT (incl lots on west side in price)	Butcher	£247.10.0
WEST					
3,4,5,6, 9,10,13, 15 "		1843	Austin, AH	M Mariner	£100.0.0
16,19,20, 23,24 "		1844	Baillie, JH	Gent	£16.5.0
27,28,33, 34 "		1844	Gray, A	Gent	£50.0.0
38,39,40, 46 "		1843	Holliwell, T	-	£29.0.0
47,well", 51,52,55, 56,59,60, 63,64,67, 68,69,70 "		1843	Neale, JT (incl lots on east side in price)	Butcher	£247.10.0
Datchett lots, numbered 1-73, are actually 70 lots. Aberrations are: un-numbered lot, Darling St is lot 0; lot 41 equals two normal lots; "well" lot has no number; numbers 30, 31, 36 and 42 were overlooked in the numbering.					

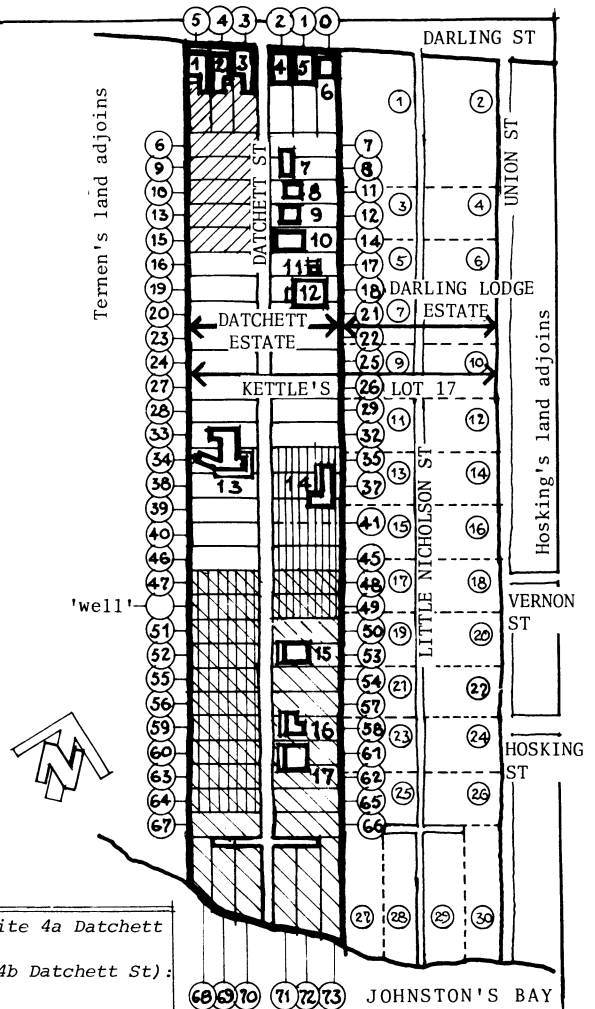


DIAGRAM III - DATCHETT ESTATE: c1850		
1,3	Twin houses, stone (92-94 Darling St): c1845.	9 House, stone (part site 4a Datchett St): c1852.
3	Shop, stone (90 Darling St): 1845-52.	10 House, w/b (site of 4b Datchett St): 1844
4,5	Twin shops, stone (88 Darling St): 1846-55.	11 House, slab (site of 6 Datchett St): 1844.
6	House, w/b (site of west extension of 86 Darling St): 1844.	12 Wesleyan Chapel, w/b, assumed plan, (site of 8-10 Datchett St): 1845.
7	House, stone (4 Datchett St): 1845-47.	13 House, w/b (19 Datchett St): 1850-60.
8	House (part site of 4a Datchett St): c1855.	14 Iver, w/b (12 Datchett St): 1840-43.
		15 House, slab (16 Datchett St): c1850.
		16 House, w/b (20 Datchett St): 1848-49.
		17 House, w/b (22 Datchett St): 1848-64.

Lot numbers circled
Darling Lodge Estate in broken line

A H Austin's purchase: 1843

J T Neale's purchase: 1843

E B Ewing Bailey's purchases: 1844, 53.

Fronting Darling Street, six of the lots were only 18 feet wide but, despite this, were commercially attractive. At the foot of the Estate six lots were given waterfrontages by cross access lanes connecting them to Datchett Street. (See Diagram III).

The many small lots and difficult terrain made the lot numbering very haphazard. Despite the highest lot number being 73 there were actually only 70 lots. To make the numbering even more confusing, the first lot on Darling Street was given no number at all, as was the lot which contained the well from which all purchasers had the right to draw water. The original lot numbers will be used even though they are not consecutive.

On 21 March 1843, William Henry Chapman brought 38 "convenient and well planned lots under his hammer. Two of the lots had "neat and convenient cottages" but the lot numbers given cannot be reconciled with surviving subdivision plans. (See Table III).

Chapman's language, though much less creative than his contemporary Stubbs, emphasised the "salubrious air" and the "beautiful and panoramic views"; that the lots on Johnston's Bay had "depth of water for vessels of large tonnage and (were) admirably adapted for stores shipwrights, boatbuilders and others".⁷²

In those depressed times, Mr Chapman's hammer did not fall very many times and he held another sale for "Cottages and land at Datchett" on 10 May 1843. The advantages urged upon the public were that it was "not ten minutes pull from Sydney" where:

the spacious and eligible allotments meet the views of all classes of buyers. To the capitalist, the cottages will be a safe investment and qualify for a vote for members of the Legislative Council.

To the mechanic, it offers a good opportunity to purchase an allotment of land with abundance of pure water; and being outside the boundaries of Sydney is not subject to taxation or the building act.⁷³

IN DARLING STREET AGAIN: Both classes responded to the advertisement over the next two or three years. The un-numbered lot on Darling Street next to Glentworth House was bought by the Balmain carpenter, James Doyle. He built a weatherboard cottage (later demolished, site of western extension of 86 Darling St) in 1844. This block will be referred to as lot 0 in this article. Doyle sold to Henry Dear, also a Balmain carpenter, in August 1852.⁷⁴

Now following the original lot numbering: John Long Hayd'n of Sydney bought lots 1 and

2 on the corner of Darling and Datchett Streets but sold to Robert Woods, a yeoman of Balmain, in March 1846. Woods built two stone shops (88 Darling St), probably two storeys, before September 1855 when he sold to the Sydney confectioner, Thomas Cripps.

His confectionary was in Pitt Street and it is not known to which purpose he put the Balmain shop in the early years but it was let to grocer Henry K Harper in 1870; William Henry Moat, also a grocer, in 1872 until 1880; and Edward T Smith from 1882 to 1891. He also built a weatherboard cottage (2 Datchett St, later demolished) at the rear of the shop before 1886.⁷⁵

DATCHETT STREET, EAST SIDE: Around the corner the consecutive lots 7,8,11,12,14 and 17 were bought by John Stewart, yeoman of Sussex Street. He sold lots 7 and 8 to William Hitchings, a Sydney stonemason, in March 1845. Hitchings built a stone cottage (4 Datchett St) by the time that he sold to John Clarke of Hunters Hill in May 1847.

Stewart sold lot 11 to William McKenna, a Balmain carpenter in December 1843. He sold to John Cornell, bootmaker, Sydney in September 1848. Cornell probably built a small cottage (later demolished for greenhouse for Glentworth, site of 4a Datchett St) in about 1855 and lived there.

Lot 12 was bought from Stewart by Augustus Hollebone, a tinplate worker, in November 1844. He probably built a stone cottage (later demolished for Glentworth greenhouse, also site of 4a Datchett St) there by 1852 when he sold to mariner Frederick Riley, Balmain.

On 1 July 1853 Hollebone opened Balmain's first post office. The location of the very important service, however, is not known but it would have been in Darling St near Nicholson and Johnston Streets.⁷⁶

Stewart sold lots 14 and 17 to William Coles, labourer, Balmain, at the end of 1844. He allowed William McCann to build a weatherboard cottage (later demolished, site of 4b Datchett St) on lot 14, in that year, and live there. The occupancy reverted to Coles, however, and he sold to a Balmain landowner, Alexander Brown, in June 1853. Brown sold to Balmain shipwright, John Miller, in September 1855.⁷⁷

Coles built a slab hut (later demolished, site of 6 Datchett St) on lot 17, as soon as he bought the land, and he lived there.⁷⁸

Lots 18 and 21 were bought by the trustees of the Wesleyan community in Balmain and they built a little wooden chapel (later demolished, site of 8-10 Datchett St) there in 1845. The first superintendent, William Colledge, was appointed there in 1846.⁷⁹

Alfred Salway also bought lots 22,25,26,29 and 32 (later gardens and outbuildings of Glentworth, site of Park) from Barrett but did not develop the land.

MRS BAILEY AND IVER: One of the "neat and convenient cottages" offered by Mr Chapman at his sale on 21 March 1843 was bought by a Balmain widow, Ellen Blackett Ewing. She bought lots 35,37 and 41 and a weatherboard cottage and kitchen (12 Datchett St).

Mrs Ewing married Edward Bailey at Balmain on 12 July 1845 and they lived in the house which she called Iver.⁸⁰

Mr Chapman, himself, bought the adjoining lot 45 on the south of Iver but sold it to his sister, Mrs Noble, in August 1848. Mrs Bailey also acquired this land and later extended the house.

She also bought land from the Sydney carcase butcher, John Thomas Neale. He had bought the entire lower portion of the Datchett Estate which contained lots 47 to 73. He sold to Mrs

Bailey lots 48 and 49 (site of 12a Datchett St) next to Iver in March 1853.

These purchases gave Mrs Bailey a frontage to Datchett St of about 140 feet. She lived in Iver until about 1875 when she moved to Gladesville where she died on 9 November 1876.

A list of the contents of Iver gives a picture of life in Datchett Street during the middle of the 19th Century:

*2 chests of drawers; 5 mattresses and 2 feather bedss; 8 pairs of blankets; 12 pairs of sheets; 3 dozen towels; 2 kitchen tables; 3 washstands with toilet sets; 6 bedroom chairs; 2 sofas with mattresses and pillows; 5 chests; 3 tea sets; 4 bedsteads and furniture; 12 pillows; 6 counterpanes; 1 dozen tablecloths; 12 pairs of pillowcases; 2 parlour tables; 2 toilet tables; 3 looking glasses; 6 horsehair chairs; 6 kitchen chairs; 1 chiffonier; 2 sideboards; 2 dinner sets; 1 pair of silver candlesticks; and knives, forks, spoons, decanters, glasses and various other domestic utensils.*⁸¹

OTHER DATCHETT STREET EAST SIDE HOUSES: Neale sold lots 50 and 53, next to Mrs Bailey, to James Taylor, a cooper of Erskine Street, in March 1849. He built a slab house (16 Datchett St) in 1850 on lot 53 and a weatherboard cottage (14 Datchett St), in about 1880, on lot 50. Taylor let the house although his daughter, Eliza Elliott, lived in the slab house during the 1890s and up to 1903.⁸²

Edward Finn, a Sydney cabinet maker, bought lot 54 from Neale in October 1848. He built a weatherboard cottage (18 Datchett St) between 1848 and 1864 and lived there until his death on 31 August 1878. The house passed to his son George, an ironmoulder and shipwright, of Sydney, who lived there until 1919.⁸³

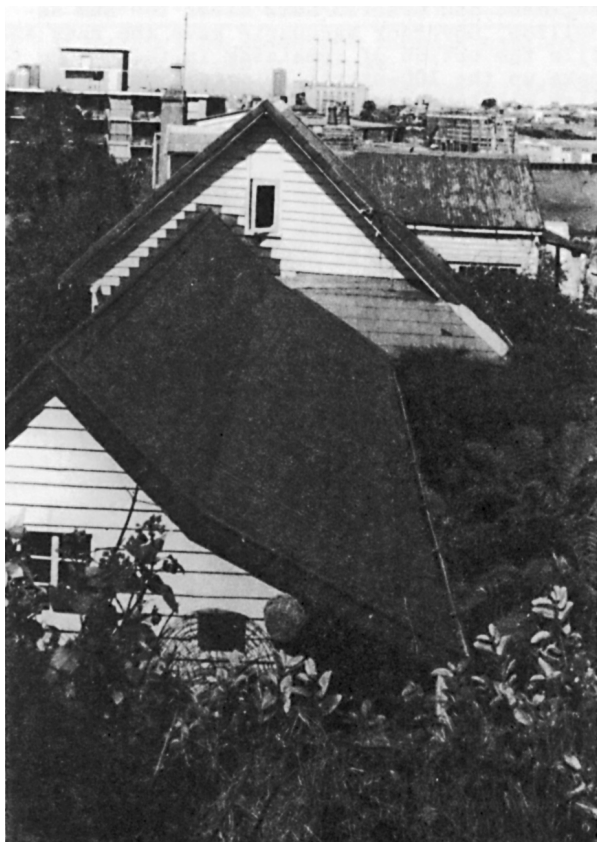
THE RETREAT: William McKenna, a house and ship joiner, bought lots 57 and 58 from Neale in September 1848. He had built a weatherboard cottage (20 Datchett St) by the time that he sold to Thomas English of Little Nicholson Street in May 1849.

English bought lots 61,62 and 65 from Neale in July 1848. He built a weatherboard cottage (22 Datchett St) between 1848 and 1864. He amalgamated this land with his Little Nicholson Street block at the back and called it The Retreat.

English died on 17 October 1875 and he left the houses to his widow, Jane, who lived at No 22 until she died on 16 June 1901. Eliza, her daughter, was a dressmaker in one of the houses in the 1870s. Another daughter, Jane junior, had a small school there, probably in No 20. A son William, was a public school-teacher and the other son, Percy, was a grocer. They both lived for a time in Datchett Street as did another daughter, Ettie. Another of the children, Clara, was admitted to a hospital on 18 July 1876.⁸⁴

THE DATCHETT STREET WATERFRONT: Joseph Hunt of Granmore Cottage, nearby, bought lot 66 from Neale in July 1848 but sold to boat-builder James Brown of Balmain in December 1852. Brown probably built a weatherboard (site of 24 Datchett St) in about 1856 at the corner of Datchett Street and the cross access lane. Shipwright William Bruce lived there from September 1862 when he bought from Brown. He vacated the house when he sold to butcher Thomas Wickham in October 1875. Wickham lived there until he sold to James Hayes, boatbuilder, in August 1896.

James Hayes was the son of the Weston Street boatbuilder, Francis Hayes. James moved from Weston Street in about 1880 and paid rent in more than one cottage in Datchett Street.⁸⁵



IVER: 1840-43

Enlarged more than once, the original part of the house existed when it was bought by Mrs Ewing at the 1843 land sale.

She became Mrs Bailey in 1845. Mrs Bailey bought more land on the south side of the house and ten lots on the other side of Datchett Street in 1853.

Iver is a simple weatherboard cottage set in a delightful garden (12 Datchett St).

Tourmaline Court (16 Hosking St) is at top left and the Pymont Power Station is on the skyline.

Below the lane on the waterfront, Neale sold lots 71 to 73 to a Uranna grazier, Charles O'Neill, in December 1850. There is no record of the use of this land but it very likely was leased by James Hayes for his shipbuilding.

DATCHETT STREET, WEST SIDE: On the opposite side Neale sold the waterfront lots 68 to 70 to John Emmanuel Robinson, a Balmain shipwright, in August 1851. Also included in the sale was lot 67 above the cross lane. Robinson built a weatherboard cottage (43 Datchett St, later demolished, site of MSB Depot) with verandahs facing the street and the Bay.

From this time the lane disappeared because Robinson owned all the land that it was planned to service. He lived in the cottage and probably used the waterfront for boatbuilding until he died on 13 August 1876.

The widow, Sarah Ann, sold to Samuel Ackman of Sydney in May 1877 and he sold to Joseph Henry Springhall, a Balmain sea-captain in

November 1881. Springhall probably built another weatherboard (41 Datchett St, later demolished, site of MSB Depot) on lot 67 and lived there but leased the other cottage and waterfront to shipwrights such as James and Frank Hayes junior.

Mrs Bailey of Iver bought lots 47, the "well" lot, 51, 52, 55, 56, 59, 60, 63 and 64 from Neale in March 1853. There were five cottages on the land before 1886 but the dates and type of construction cannot be determined with any accuracy.

Some details of ownership and occupancy are known, however: James Holt, baker of Balmain, bought the house on lot 64 (39 Datchett St, later demolished, site of MSB Depot) and lived there in the 1870s. He sold to Emma Wiggin-ton in November 1888. She later became Mrs Emma Hill and sold the cottage to Morris Christian Hansen, a Balmain labourer, in April 1900. He only lived in the house for one or two years and illness prevented his paying the full price.

William Brennan, a Balmain shipwright, owned the house on lot 63 (37 Datchett St, later demolished, site of MSB Depot) from October 1874 when he bought from the Balmain widow Mary Theresa Carroll. She had married the Balmain publican Humphrey Hall on 30 June 1874. Brennan lived there until he died in 1896. His widow, Mary Ann, lived on there for a while but the land stayed in the family until 1920.⁸⁶

The two houses (33-35 Datchett St, later demolished, site of MSB Depot) on lots 59 and 60 were rented out by the Bailey family. Mrs Bailey's son, Edward, a shipwright lived in No 35 during the 1870s and 1880s.⁸⁷

A similar case existed for the house (31 Datchett St, later demolished, site of MSB Depot) on lots 47, the "well" lot, 51, 52, and 56. Mrs Bailey's son by her first marriage, Archibald Ewing, lived there also during the early 1870s. These lots remained in the family until 1920.⁸⁸

Thomas Holliwell bought lots 38, 39, 40 and 46 (site of 21 Datchett St) from Barrett. He died on 6 April 1850 and his son Theophilus sold to Neale in December 1862 but the land was not developed. When Neale died on 16 September 1897, the land passed to his widow, Hannah Maria.

HENRY CURRY'S HOUSES: Barrett sold lots 27, 28, 33 and 34 to Alexander Gray of Balmain in July 1847. He sold to Balmain shipwright Henry Curry in January 1850. Curry built a weatherboard house (19 Datchett St) on lots 33 and 34 between 1850 and 1860. In the next decade Curry speculated still further and built the twin two-storey houses (15-17 Datchett St) on lots 27 and 28.

He could not pay his mortgage, however, and the three houses passed to John Booth, the Balmain timber merchant.

WILLIAM MARSHALL'S DEVELOPMENT: John Hunter Baillie of Sydney bought lots 16, 19, 20, 23 and 24 from Barrett. Lot 15 became part of this holding by possessory title. Baillie sold to the well-established Balmain engineer, William Marshall, in October 1853.

Marshall subdivided the land into parts A, B and C. He built an "iron house" (13 Datchett St) on part B and sold it and part C as well to a Balmain engraver and jeweller, William James Pyne, in May 1865.

Marshall sold part A to John Watson, also an engineer of Balmain, with a weatherboard cottage (11 Datchett St) in September 1859. Watson lived there for ten years.

In April 1868 Pyne sold part B and the iron house to Magnus Harpur, a Balmain shipwright, who lived there until 1872. Pyne conveyed

part C in June 1870 to the Balmain publican, Michael Hyland, in return for an annuity of seven shillings per week as well as his board and lodging, laundry, and medicines and medical attendance.⁸⁹

Hyland probably built the three cottages (5-9 Datchett St) on part C in about 1870. When he died on 13 June 1879, the property passed to his daughter, Catherine, the wife of James Cunningham, a steam tug operator of Balmain who leased the houses to various tenants.

OTHER DATCHETT STREET WEST SIDE DEVELOPMENTS:

Captain Alfred Hill Austin of Sydney bought lots 3,4,5,6,9,10,13 and 15 from Barrett. He became the harbour master at Newcastle and by means not disclosed in the records, lots 9,10 and 13 fronting Datchett Street became the property of the Ward family who built the weatherboard cottage (3 Datchett St) in 1913. There had been two cottages on the site before 1886 but their origin and removal are unknown⁹⁰

John Cavill, the stonemason, acquired lot 6 in June 1855 and probably built the small cottage (1 Datchett St, later demolished, site of backyards of 90-94 Darling St) there.

BACK INTO DARLING STREET: William Fann, tailor, Balmain, bought the corner lot 3 from Austin in December 1845. He built the stone shop (90 Darling St) there between 1845 and 1852. In that year his estate sold to Patrick Hogan and Owen Caraher, tallow chandlers of Sydney. They sold to John Cornell, a Balmain boot and shoe maker in January 1854. Cornell has been mentioned in connection with the Datchett lot 11.

He sold to Cavill in October 1860. Cavill probably added the upper storey of brick and leased the building to John Henry Mills who operated the Mills Boot Store from 1870 to about 1891.⁹¹

Cavill had earlier bought lots 4 and 5 from Austin in September 1845 and built the two stone cottages (92-94 Darling St) shortly afterwards.

WILLIAM TERNEN: Next to the western boundary of the Datchett Estate, the three-and-a-half-acre lot 20 was bought by William Ternen, at the 1836 auction of the Balmain Estate, for £170. He was a Sydney innkeeper who had arrived aboard the *Scarborough* in the ill-fated Second Fleet. The voyage out had seen the *Guardian*, one of the other convict transports, almost sunk by an iceberg off the Cape of Good Hope. She was repaired at the Cape and limped into Port Jackson with the others in 1790.⁹²

The many convicts carried in the Second Fleet suffered dreadfully from the unhealthy conditions and the brutality of the ships' company. Before entering Port Jackson, many dead bodies, and those on the point of death, were heaved overboard. This precaution, however, did not prevent a damning official inquiry from being held and conditions in later voyages improved a little as a result.

As well as the cargo of convicts, the Second Fleet brought out the New South Wales Corps to take up duty in the Colony. Young William Ternen was less than ten years old and appears to have been either an "army child" or a drummer boy in the Corps.⁹³

In reward for service, he was granted 25 acres on the west side of Iron Cove Creek (now Haberfield) on 13 December 1794. His rank was shown variously as "drummer" and "corporal" but the grant was soon cancelled and it seems that his young age was the cause. To compensate for this loss he was given 25 acres at Mulgrave Place (now Windsor) on 1 June 1797. He was then a corporal.⁹⁴

When the Corps was reformed into the 102nd Regiment and ordered Home after the Rum Rebellion, Governor Macquarie gave the rank and file the option of remaining in the Colony to make up the 100-strong Veteran Corps. William elected to remain and so became Veteran Ternen. The 48th Regiment arrived in 1817 and Ternen was permitted to enlist in that Corps.⁹⁵

On 1 February 1807 he married the 17-year old Margaret Hughes at St Philip's Church. She had come out on the convict transport, *Royal Admiral*, on 22 November 1800. Their children were Frances T (b 1807), Elizabeth T (1810), Margaret T junior (1812), Ann T (1814), William T junior (1818), Mary Ann T (1823), Thomas T (1827) and James Alexander T (1830).⁹⁶

THE ROBBERY: William senior seems to have been a trader as well as being a military man. In July 1821 a well-planned robbery of his Kent Street house was executed. A cunning thief hid in the house before lock-up time and when William and his family retired for the night, the miscreant let in his accomplices. To thwart any interference from the sleepers, they locked the children's door and tied the parents' bed-curtains together. To give the alarm, they placed a spade and an iron pot in the bedroom doorway.⁹⁷

The list of the loot indicates that William might have been selling spirits although the thieves took money, food and clothing as well. Coolly, after leaving the house, the robbers lit a candle and used the outside wall to chalk up how the spoils were to be divided.

Awakened by some noise or other, Ternen disentangled himself from the bed-curtains and tripped over the spade and pot. The plunderers, so warned, fled and Ternen could do nothing more than post a reward of £10 for the recovery of his property. The outcome of the reward is not known.

THE STOLEN BOAT: Ternen supplemented his army pay by hiring out boats from the Darling Harbour waterfront. On 2 June 1824 he hired a boat to a person named Oldfield for one day for the regular fare of "two dumps". Ternen saw the boat pull away from the shore with Oldfield and three others: Child, Laurie and Laurie's son. Nothing was to be seen of the boat for some time.⁹⁸

Worried about his property, Ternen asked his friend Captain Griffiths of the brig *Glory* to keep a weather eye out for the boat. Unknown to its owner, the boat had been used to ferry fresh water to the *Fame*, skipper Captain Asprey, then being cleared for Newcastle. When the water had been stowed, however, Laurie refused to send the boat back in the care of his son and both son and boat and the others sailed in the *Fame*.

Also unknown to Ternen was that Richard Stewart, alias Green, was a party to the plot and, being a convict, intended to escape. Captain Asprey also seems to have been implicated because he later erased Ternen's name from the boat.

A further damning piece of evidence against Asprey is that despite the official clearance for the *Fame* to go to Newcastle, she headed south for Port Dalrymple, Tasmania, but on the way sought shelter in Twofold Bay. While there, Laurie decided to go fishing in Ternen's boat.

As luck would have it, Captain Griffiths brought the *Glory* into Twofold Bay and caught Laurie red-handed. Recognising Ternen's boat, Griffiths impounded it and took Laurie and the *Fame* and Ternen's boat to Port Dalrymple where he, co-incidentally, was bound.

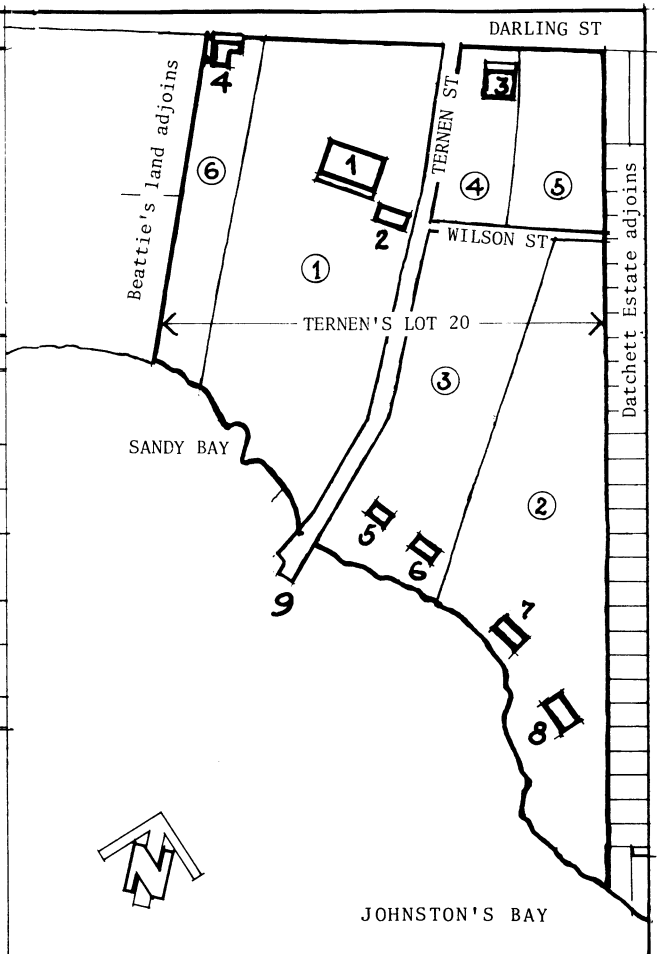
Ternen got his boat back and Laurie and the others suffered the full rigour of the law.

DIAGRAM IV - WILLIAM TERNEN'S MOUNT HOLLOWAY:c1850

- 1 St Patrick's Inn, stone (later Burnbank Hotel, site of 102-114 Darling St): 1836-44.
- 2 Cottage, stone (site of 102-114 Darling St): 1836-44.
- 3 House, w/b (100 Darling St): 1836-44.
- 4 House, w/b (site of 114 Darling St): 1836-44.
- 5 House, w/b (site of MSB Depot): 1836-44.
- 6 House, w/b (site of MSB Depot): 1836-44.
- 7 House, w/b (site of MSB Depot): 1836-44.
- 8 House, w/b (site of MSB Depot): 1836-44.
- 9 Ternen's Wharf (steamboat ferry, site of MSB Depot): 1836-44.

TABLE IV - WILLIAM TERNEN'S SETTLEMENT: 1845

PART	VENDOR	YEAR	PURCHASER	OCCUPATION	REMARKS
1	Ternen	1845	Ternen, William jnr	m engineer	incl St Patrick's Inn
2	"	1845	Ternen, Frances	(m. George Peat, shipwrt)	
3	"	1845	Ternen, Elizabeth	(m. George Wilson, carpnter)	
4	"	1845	Ternen, Margaret jnr	(m(1) Robert Holloway, - (2) William Thompson, Bombay)	
5	"	1845	Ternen, Ann	(m. Peter Green, esquire)	
6	"	1845	Ternen, Mary Ann	(m. William Marshall, m engineer)	
⑥	part numbers circled				



THE ST ANDREW INN: As well as hiring boats, Ternen was the licensee of the St Andrew Inn in Kent Street in the early 1830s. He also had a waterfront property on the north side of Erskine Street but was living with his family in Kent Street in 1836.⁹⁹

On 7 August 1837 he entered a partnership with Robert Blake, under sheriff of the Colony, to buy eight acres of the Balmain Estate. This land, later called the Blake Estate, is bounded by Darling and Adolphus Streets, and a line from Adolphus Street to the termination of Grafton Street, and the waters of the little cove, then called Sandy Bay. Ternen later conveyed his half-share to Blake.¹⁰⁰

MOUNT HOLLOWAY AND THE ST PATRICK'S INN: Just around Sandy Bay from Blake's land, Ternen called his 1836 purchase of lot 20 "Mount Holloway". On Mount Holloway he built the St Patrick's Inn (later Burnbank Hotel, later demolished, site of 102-114 Darling St) between 1836 and 1844. The small stone Inn was set well back from Darling Street to allow a "green" (later Dock Green) in front. His son, William junior was installed as "mine host".¹⁰¹

During those years, William senior also built a good weatherboard cottage and garden (100 Darling St), four small cottages of timber (later demolished, site of MSB Depot) down on Sandy Bay and another weatherboard cottage (later demolished, site of 114 Darling St) next to the boundary of the Granmore Estate to the west.

TERNEN STREET CREATED: Sandy Bay (later Granmore Bay, then Steam Ferry Bay) was that part of Johnston's Bay to which Ternen's land faced.¹⁰²

Running down to the Bay and bisecting Mount Holloway was the "Road to the Steam Ferry" which came to be known as Ternen Street. The steep and narrow track ended at a substantial wharf.¹⁰³

The first purchasers of land in Balmain had sought the Governor's permission to extend properties beyond high water by reclamation and by erecting jetties. Ternen, with others had applied for this improvement on 5 July 1837 and the approval, which included the right to build storehouses and other structures, was given on the last day of that year.¹⁰⁴

Ternen's Wharf became an important stopping place for the "steamboat" of the Balmain Ferry and Tug Co. The proximity of the wharf no doubt would have been an asset to the trade of the Inn.¹⁰⁵

WILLIAM JUNIOR'S PART 1: William Ternen died on 3 January 1845, aged 63, at Mount Holloway and by his will divided the estate into six parts. Naturally the St Patrick's Inn on part 1 passed to William junior and with it went an acre of land including the "green" fronting Darling Street. Also included was the waterfront on the western side of Ternen Street.¹⁰⁶

William junior married Lavinia Louisa Nooth (or North) on 27 February 1843 and they made the Inn their home. William was also a marine engineer and was a committee member of the Balmain Regatta.¹⁰⁷

THE BURNBANK HOTEL: After 1850, William leased the Inn to Thomas Walduck Smith who changed the name to the Burnbank Hotel. Although large meetings concerning the Regatta were held at Mrs Aiton's Unity Hall Hotel, on the

THE BURNBANK HOTEL: 1836-44

First called the St Patrick's Inn, the old stone pub stood on what was later called the Dock Green. William Ternen jnr was the first licensee and, sited up the hill from Ternen's Wharf, it became a well-known meeting place. Allowed to fall into ruin, the Burnbank was pulled down to make way for new houses (102-114 Darling St) at the end of the 1920s.



corner of Darling and Nicholson Streets, the little Burnbank catered for the smaller gatherings. Meetings were held there to discuss important local matters such as the running of the steam ferries in January 1853.¹⁰⁸

When self-government for New South Wales became a reality in 1856, the Burnbank was the meeting-place for local electors to discuss the standing of their candidates.¹⁰⁹

Smith renewed his licence in 1858 but left the Burnbank in 1861. Other licensees to follow were Henry Summerfield (1862), James Cain (1863) and Joseph Simmons (1864-65)¹¹⁰

The next licensee was Lavinia Ternen. Her husband, William, had died in 1862 and in 1866 she took over the running of the Hotel. Later, in 1872, she married her deceased husband's brother-in-law William Marshall, the successful Balmain marine engineer. He was the widower of Mary Ann Ternen whom he had married on 22 March 1847.¹¹¹

Mary Ann and William Marshall had lived in the weatherboard cottage (100 Darling St) at the corner of Ternen Street since their marriage on 22 March 1847. When Mary Ann died on 7 March 1871, she died in that cottage.¹¹²

On her marriage to Marshall, Lavinia gave up the Burnbank and the couple moved to a new home (67 Darling St). William Marshall died there on 28 May 1882.¹¹³

MARGARET JUNIOR'S PART 4: Although William Marshall and his first wife, Mary Ann, had lived at No 100, the cottage and land had been left to Mary Ann's older sister, Margaret, in her father's will. Margaret's part 4 was bounded by Darling and Ternen Streets and the back lane, Wilson Street, and by part 5 on the east.

Margaret married first to Robert Holloway in 1835 in Sydney and it seems that they went to India. She later married William Thompson, of "the Bombay establishment". Sadly, she died there from snakebite in 1843, aged only 30.¹¹⁴

Part 4 passed to Mary Ann and on her death to her husband William Marshall. The Marshall family lived in the cottage until 1906.

ANN'S PART 5: Ann Ternen's land was bounded by Darling Street, part 4 on the west, Wilson Street at the back and by the Datchett Estate on the east. Ann married Peter Green

at St James' Church on 23 May 1836. Her husband was instrumental in getting the Wesleyan Chapel at Maitland West built in 1840.¹¹⁵

In 1868 the couple sold part 5 to Marshall. By that time the land contained the spacious terrace of two houses (96-98 Darling St) which was let to tenants.

ELIZABETH'S PART 3 AND WILSON STREET: Below Wilson Street, on the corner of Ternen Street, Elizabeth Ternen inherited part 3 which ran down to the Bay on the eastern side of Ternen Street. The land was bounded on the east by part 2 and had two of the four waterfront cottages (later demolished, site of MSB Depot) built by her father. By 1868 it also contained a "rock cottage" facing Ternen Street.¹¹⁶

Elizabeth married George Wilson, a carpenter of Castlereagh Street. The name, Wilson Street, is derived from that marriage which took place at St Philip's on 31 May 1827. George went to England on the SS *Ellora* at the beginning of 1866 but died at sea on 9 May of that year. Elizabeth sold to William Marshall in September 1874.¹¹⁷

FRANCES' PART 2: Next to Elizabeth's land and bounded by the Bay, the Datchett Estate and Wilson Street was Frances' inheritance. It had the two other cottages (later demolished, site of MSB Depot) on the Bay.

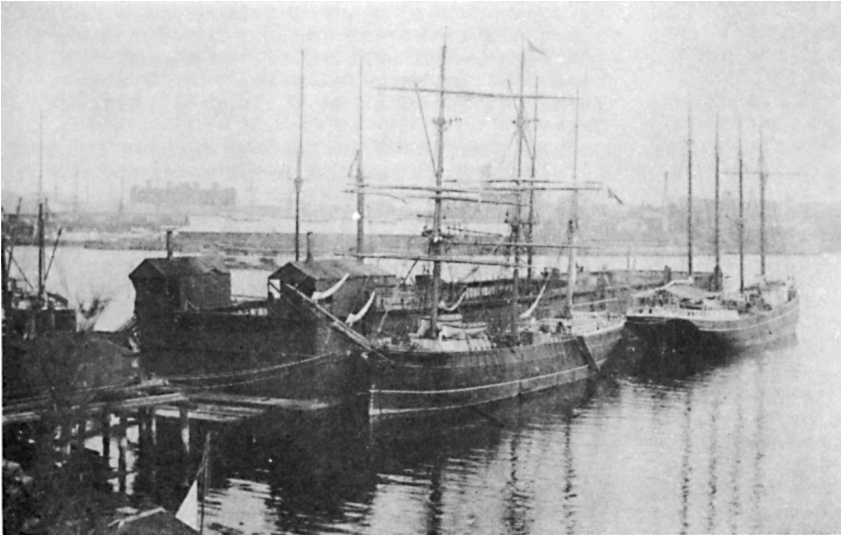
Frances married George Peat, a shipwright of Kent Street, at St Philip's on 2 July 1828. They later lived on their property, Fairview, on the Hawkesbury. George began the Peat's Ferry across the river in 1844, an alternative to the much older Wiseman's Ferry. Frances died at Sydney on 9 August 1866 and the land remained in the Peat family.¹¹⁸

THE VICTORIA JUBILEE FLOATING DOCK: Although Lavinia Ternen was the licensee of the Burnbank Hotel after her husband William Ternen's death, the building and land was bought by William Marshall, later to be her second husband, in May 1866.

After Marshall's death in 1882, his estate sold the property to James Anderson, a Sydney merchant, in September 1885. He set out to construct the "largest floating dock in the southern hemisphere". At first Anderson leased the waterfront to John Graham who had a floating dock there. Graham's Dock was

THE VICTORIA JUBILEE FLOATING DOCK:
1887

The Dock was built entirely of timber at John Booth's Steam Saw Mills on the waterfront below Booth Street. Moored at the bottom of Ternens Street, the Dock was claimed to be the largest in the southern hemisphere. It was capable of docking the largest sailing ships and most of the largest steamers. Ternens Wharf is at left and Pymont is in the background.



(Wane Collection)

of timber, 100 feet long by 23 wide and 7 feet 3 inches draft. It was suitable for vessels up to 120 tons. The small Dock floated just off Ternens Wharf and changed the name of the little Bay to Graham's Cove (formerly Steam Ferry Bay).¹¹⁹

To put his boast into effect, Anderson commissioned John Booth's Steam Saw Mills, at the foot of Booth Street, to build a new Floating Dry Dock to his own design.¹²⁰

The new Dock was 315 feet long inside by 57 wide and 25 deep: it contained between 900 and 1 200 tons of timber and its displacement was 13 000 tons. The vast space could take the largest sailing ships afloat and all but the largest ocean-going steamers. The gate was built with immense timbers, 24 inches square. The outside of the Dock was planked with turpentine 3¼ inches thick below waterline and oregon planking of a similar thickness above.

The keel of the Floating Dock was laid on 14 July 1886 and was completed in June 1887. Preparations to launch it took on a most festive atmosphere. Every vantage point around Booth's was crowded with about 1 500 Balmainites, old and young, to see Mrs Anderson launch the Dock in the traditional manner. The champagne bottle did not burst on her first throw, however, and this ill-omen was proved when the massive Dock slid only 70 feet before jamming on the slipway.

A second and a third attempt was made to launch it but it was not until a fortnight later that the Victoria Jubilee Floating Dock hit the water. It was the Queen's fiftieth year on the Throne.

That later launching also proved that the largest Floating Dock in the bottom half of the world could not be unslipped without enormous difficulty. The crowd of 2 000 saw the Dock glide down the slipway again, only to be met by the incoming tide which tilted it so that its immense weight was thrown back on the end still on the slip, jamming it tightly again.

Consternation was great and many Balmain citizens, dressed up for this gala event, sloshed around in water and mud to lend the benefit of their advice or consolation. Determination was rewarded by success and as "the Victoria Jubilee showed her vast lines floating in the water, enthusiastic cheers

went up from the crowd".^{120a}

The Victoria Jubilee was towed around to Graham's Cove and moored alongside the older floating dock.

In 1886, the year before the launching of the Victoria Jubilee, the older dock was operated under the name of the Anderson and Goodall Floating Dock and Engineering Works!²¹ In that year the old Burnbank Hotel had become James Pogmore's Parcel Delivery Office.

At about this time, the grassy space facing Darling Street began to be called the Dock Green.¹²²

MARY ANN'S PART 6: Mary Ann Ternens inheritance included the weatherboard cottage (later demolished, site of 114 Darling St) next to the old Burnbank. This strip of land followed alongside the Hotel land down to the water. On her death the land passed to her children by William Marshall.

Part 6 and Elizabeth Ternens Wilson's part 3 were also acquired by James Anderson who amalgamated them with his Victoria Jubilee land.

JOHN BEATTIE: Mary Ann's part 6 was bounded on the west by the Granmore Estate which also fronted Graham's Cove. When the name Granmore was used to denominate the land, the same name was used for the Bay.

Overlooking Granmore Bay was the two-and-a-half-acre lot 21 bought by John Beattie, senior, at the 1836 auction of the Balmain Estate. Beattie, a storekeeper of Erskine Street paid £81 for the elevated land. He was an entrepreneur who owned Balmain's first dwelling, Waterview House, in 1844. The house was located at the corner of Broadstairs Street (Colgate Av) and Caroline Street and Beattie used it as the Masonic Arms hotel.¹²³

Beattie was unable to develop lot 21, however, and he sold to Hercules Watt and William Soole in the middle of 1840. Watt of Phillip Street was a buyer of hides and bark for his tannery and Soole was a leather and grindery merchant who specialized in saddlery and footwear.¹²⁴

THE GRANMORE ESTATE: They named Beattie's lot 21, the Granmore Estate, and cut it up into 14 lots with a central roadway down to the Bay (later Killeen St) and a cross access lane

(later Broadside St).

Because the subdivision was made in pre-depression days, the lots were good-sized. Eight of them fronted Darling Street and all had water views. Mr Stubbs auctioned the lots on 11 August 1840.

ALONG DARLING STREET: Robert Blake bought lot 1 (site of entry road to MSB Depot) and amalgamated it with his Estate. (See Table V).

Lot 2 was bought by James Milligan, a Pyrmont stonemason and he built a small weatherboard cottage and shop (later demolished, site of 142-142a Darling St).¹²⁵ (See Diagram V).

John Brooks, a cabinet maker of Soldier's Point, bought lots 3 and 4. He sold lot 3 to John Beattie junior, a Balmain shoemaker, in May 1843. When he went bankrupt at the end of 1844, his creditors sold to Robert Porter, a Sydney grocer. Porter engaged Mr Stubbs to delight Sydney buyers with this "pretty allotment" which "would answer exceedingly well for a site for a grocer's establishment". The auction was held on 21 September 1846 and the land was bought by Jane, the wife of Captain f Robert Milne. The land (site of 140 Darling St) appears not to have been developed.¹²⁶

By the time that Brooks sold lot 4 to J F Gray in 1843, it had a weatherboard cottage (later demolished, site of 138 Darling St) on it.¹²⁷

ELGIN COTTAGE: On the corner of Darling Street and the central road (Killeen St), Gray also bought lot 5 on which he built the stone house, Elgin Cottage (later demolished, site of 136 Darling St) between 1840 and 1842. Gray named the house after his birthplace, Elgin, in Scotland and lived there with his wife, Mary Ann, until 1846 when he bought Waterview House (the Masonic Arms).¹²⁸

He sold Elgin Cottage to his brother Alexander, a law clerk of Sydney, in December 1847. He lived there until he sold to a Parramatta schoolmaster, Henry Mills, in January 1852.

JOSEPH HUNT AND GRANMORE COTTAGE: Henry Davy auctioneer bought lot 6 but sold to Joseph Hunt of Sydney in December 1841. On the lower portion of the land, Hunt built a stone house, Granmore Cottage (later altered, 2 Broadside St) by 1844.¹²⁹

Also by 1844 Hunt built a weatherboard cottage (later demolished, part of site of 136 Darling St) close up to the main road which he rented. The Hunt family later built two "shops and dwellings" (later demolished, site of 134 Darling St) also close up to the road, before 1886. At the bottom of the right of way between the two Darling Street buildings, was another cottage (later demolished, site of rear of 134 Darling St) also built by the Hunts before 1886.¹³⁰

Joseph Hunt arrived in Sydney, via Hobart, from London on the ship *Ellen* on 21 October 1834. He married Sarah Clarke Simpson at St Andrew's Church, Sydney, on 21 February 1839. Their children, born at Balmain, were Joseph Searle H (b 1841), Richard Wentworth H (1843), Ebenezer H (1844), John Hedding H (1846), Alfred H (1849), Fanny Ashton H (1851), Jessie Simpson H (1853), William Henry H (1855), George Edward H (1855), Alexander (1857), Francis (1860), and Florence Sarah (1863).¹³¹

Hunt and his brother-in-law, Henry Carter Perdriau, with Alexander Buchan, formed the Balmain Ferry Co in 1853. Perdriau had been the pioneer steam ferry master in Balmain, beginning in 1840 but the depression prevented him from conducting regular services until 1844.

Hunt was a public-spirited man, being secretary of the Australian Union Benefit Society

in 1839. In January 1842 he was the collector and agent for the *Sydney Morning Herald* in the Balmain district. His civic-mindedness came to the fore when he called a public meeting at the Captain Cook Hotel (Captain Nicholson's former Durham House in Nicholson St) in July 1842 to discuss improvements to the ferry stairs at the foot of Darling Street and repairs to that road. He may have also been instrumental in having the "Pyrmont Ferry Wharf" built at the foot of Killeen Street.¹³²

This wharf made the houses on the Granmore Estate more accessible because road travel was extremely difficult.

Although much of Hunt's life was spent cooped up as a "writing clerk", his great love was the sea. His small boat *Alexander* was listed as No 12 of 1843 in the *Register of British Ships*.

After a stroke which left him paralysed for four years, Hunt died at Granmore Cottage on 3 September 1870, aged 54. His widow, Sarah, lived on at the cottage until her death on 4 October 1887 at 67.

PINE TREE HOUSE: Lot 7 and 8 of the Granmore Estate were re-subdivided by Watt and Soole into the new lots 1 to 8. The depressed times decreed that more and smaller lots might bring in a greater return than the first larger lots. Lots 1 and 2 were bought by George Fitchett, a painter and glazier of Castle-reagh Street. He sold to Robert Burrowes of Balmain, an officer in the Bank of New South Wales, in 1842. John Nicholson (occupation unknown) bought lots 3 and 4 but also sold to Burrowes in June 1841. This gave him a front age to Darling Street of 110 feet.¹³³

Lots 5 and 6, facing Broadside Street, were acquired by Joseph Hunt who amalgamated them with his Granmore Cottage grounds next door.

Andrew Inglis (unknown occupation) bought lots 7 and 8 and sold to Thomas Burrowes (also of unknown occupation) in July 1841. Thomas sold to Robert Burrowes in January 1846 and he amalgamated the land as the site for a stone dwelling, Pine Tree House (122 Darling St), which he built about that time.

Robert Burrowes died on 9 May 1851 and Pine Tree House passed to his widow Mary. She died on 7 June 1865 but does not seem to have lived there after 1858.

DOWN IN BROADSIDE STREET: Patrick Killeen, a Balmain carpenter, bought lot 9 adjoining the Blake Estate and before 1844 had built a small weatherboard cottage (site of part of entry road to MSB Depot and Ewenton Park) on the water, and a garden.¹³⁴

To gain better access from Darling Street, he bought a ten-foot-wide right of way along the eastern boundary of lot 1 from Blake in 1854. The conditions of sale bound Killeen to fence the boundary along Blake's land and to provide a gate to allow access to Blake's Wallscourt Lodge then occupied by Dr Gunst!¹³⁵

Killeen's cottage was on the water's edge close up to the boundary of the Blake Estate. Killeen Street was later named after him.

Lots 10 and 11 were bought by John Beattie junior but he sold to J F Gray in October 1843. Gray advertised the land cut up into four "marine lots for villas in that year as part of the "admired Granmore Estate". Villas seems to have been an exaggeration as the lots had only a 29 feet 3 inches frontage to the very narrow Broadside Street.¹³⁶

Gray had engaged Mr Stubbs and there was no restraining his enthusiasm:

The builder and mechanic may rest assured that any cottage at Balmain of four or six

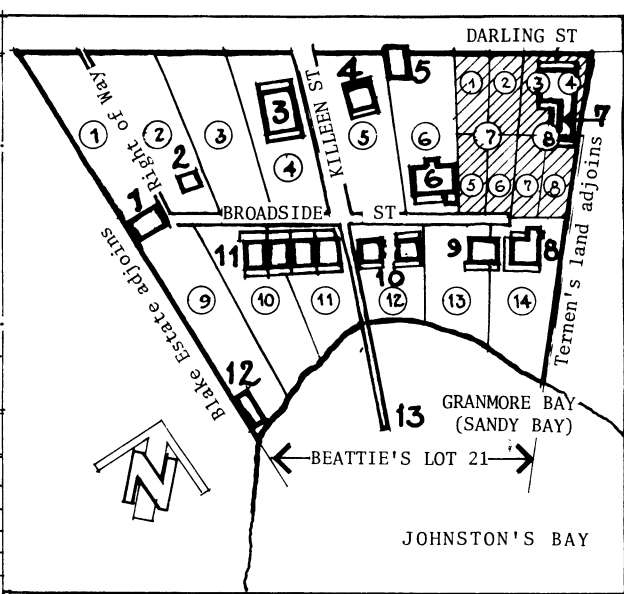
DIAGRAM V - GRANMORE ESTATE: c1850

- 1 Unknown building(site of MSB road).
- 2 House/shop,w/b(site of 142-142a Darling St):c1844.
- 3 House,w/b(site of 138 Darling St):1840-43.
- 4 Elgin Cottage,stone(site of 136 Darling St):1840-42.
- 5 House,w/b(part site of 136 Darling St):1841-44.
- 6 Granmore Cottage,stone(2 Broadside St):1841-44.
- 7 Pine Tree House,stone(122 Darling St):c1846.
- 8 House,w/b(site of MSB road):1846-56.
- 9 House,w/b(site of MSB road):1846-56.
- 10 Houses,w/b(site of MSB road):1840-42.
- 11 Houses,stone(site of MSB road):1848.
- 12 Killeen's cottage,w/b(site of Ewenton Park):1840-44.
- 13 Pymont Ferry Wharf(site of Ewenton Park):c1845.

⑤ Lot numbers circled
 Watt and Soole's re-subdivision of lots 7,8:1840

TABLE V - GRANMORE ESTATE: 1840

LOT	VENDOR	YEAR	PURCHASER	OCCUPATION	REMARKS
1	Watt/Soole	1840	Blake,R	Esquire	£64.10.0
2	"	1840	Milligan,J	Stonemsn	£64.10.0
2,3	"	1840	Brooks,J	Cabinetmkr	£108.0.0
5	"	1840	Gray,JF	Accountant	£54.0.0
6	"	1841	Davy,H	Auctioneer	£50.0.0
1,2	"	1840	Fitchett,G	Painter	£67.0.0
3,4	"	1841	Nicholson,J	-	£21.0.0
5,6	"	-	-	(J Hunt)	-
7,8	"	1841	Inglis,A	-	£21.0.0
9	"	1840	Killeen,P	Carpntr	£106.5.0
10,11	"	1840	Beattie,J	-	£187.10.0
12	"	1841	Baker,T	-	£105.0.0
13	"	1841	Millar,J	-	£87.10.0
14	"	1840	Sly,J	Cabinetmkr	£87.10.0



He was promoted to colour-sergeant in 1822 and married Honora Scully (b 1794) in 1823 at Birr, near Ross. Their daughter, Mary, was born at Dublin in 1823. The Killeens left Ireland when the Regiment was ordered to Sydney in 1830. Patrick and the family were stationed at Parramatta where their son, Francis John, was born on 21 May 1834.¹⁴⁰

After retiring from army life on 29 January 1836, by paying the required fee of £10, he worked as a carpenter. As well as his Granmore land, Patrick bought land right on the tip of Peacock Point in 1847 and made a modest profit when he sold it in 1849.¹⁴¹

Robert Blake, also from Ireland, came to Sydney as a quarter-master sergeant in the 17th Regiment and, no doubt, he and Patrick Killeen were well acquainted.¹⁴²

Ewen Wallace Cameron bought up the Blake Estate and lived in Ewenton. Killeen sold lot 9 and the cottage with its right of way to him in August 1872. Using the money wisely, Killeen at first bought the Granmore lots 13 and 14 with the two houses in March 1874. In June of that year he bought the two houses on lot 12. These purchases gave him all the land below the eastern arm of Broadside Street. He moved the family into the house on lot 13 and called it Shannon View.

Patrick Killeen's military experience was called upon when the New South Wales Government raised volunteer companies after the outbreak of the New Zealand wars. This unrest came at the same time as rumours of French colonial expansion in 1859. By 1863 a total of 2 093 officers and men had enlisted into three batteries of artillery, 21 rifle companies and mounted rifle detachments.¹⁴³

When the Volunteer Balmain Rifles were formed in 1860 under Theodore James Jaques, Killeen was one of the first to come forward. His involvement in the Volunteers is measured by his helping to win the Company Challenge Bugle in 1863 and again in 1864.

He very likely marched with the Volunteers, preceded by Edward Deane's Balmain Brass Band, across the Glebe Island Bridge during the opening ceremony in 1868.^{143a}

His wife, Honora, or Granny Killeen as she was known, was the local midwife and could regularly be seen on her way to a confinement no matter how dark the night or lonely the road.

rooms will let off hand instantly. The ferry is most reasonable; situation preferable for health, domestic and general convenience for men of business with all parts of the Harbour. Common sense points out from the turn things have taken lately in the City - the aversion people have to additional burthensome expense - their incomes falling off - that tenants will be found for Balmain even before they are finished.¹³⁷

The buying public was not moved by Mr Stubbs and it was not until January 1848 that Gray was able to sell to Mrs Milne (the purchaser of lot 3). She seems to have built a terrace of four stone houses (later demolished, site of MSB road and Ewenton Park) in 1848.¹³⁸

On the other side of Killeen Street, lot 12 was bought by Thomas Baker (occupation unknown) and he built two weatherboard cottages (later demolished, site of MSB road and Ewenton Park) by the time that he sold to James Milligan in July 1842.

Lot 13 was bought by John Millar (occupation unknown) who sold to Richard Dawson, an ironfounder of George Street, in April 1843.

Joseph Sly, the Sydney cabinet maker, bought lot 14 and he also sold to Dawson in June 1846. Dawson built a weatherboard cottage (later demolished, site of MSB road and Ewenton Park) on each lot before 1856.

The Granmore Estate, from the 1840s on, was a place of small cottages, very steep streets and a good sheltered waterfront. Although many cottages were rented and tenants changed constantly, there were some long-term owners. The most well-known of these were the Hunts, the Killeens and the Waness.

THE KILLEENS: Patrick Killeen was born in April 1797 at Banagher, King's County, Ireland. Banagher was the site of an ancient castle which protected an important pass above the River Shannon. Patrick enlisted in the 17th Regiment of Foot at Ballinasloe on 1 July 1815.¹³⁹



Honora (Granny) Killeen, probably at her first cottage on the Granmore lot 9 waterfront, now part of Ewenton Park. (See Diagram V).

← George Wane and Louisa Honora Killeen on their wedding day, 27 August 1902.

Doreen and Marjorie Wane at Nicholson Street School (between 1909-14). (Wane Collection) →



The daughter, Mary, married John West on 26 August 1850 at St Mary's, Sydney, and later lived at Glebe. The only son Frank, a carpenter and cabinet maker, married Lydia Swannell at St Augustine's, Balmain, on 4 July 1865.

Lydia bought the little cottage (part of site of 136 Darling St) on the main road, that Joseph Hunt built, from the Spofforth family in June 1878. That family produced "Demon" Spofforth, the famous Australian Test fast bowler.¹⁴⁴

Frank and Lydia's children were Sarah Casadana K (b 1868), Mary Alice K (1871), Louisa Honora K (1876), and Francis Patrick John K (1880) all born on Killeen property. Although Lydia owned the little Darling Street cottage, the family lived in the cottage on the low side of Broadside Street between Shannon View and the Burnbank Hotel.

Granny Killeen died at Shannon View on 23 July 1877 at 83, to be followed by her husband, Patrick, on 6 November 1879 when he was 82.

THE WANES AND THE KILLEENS: The head of the other long-term family on the Granmore Estate, Richard Hurst Wane, was born at Fairford, Gloucestershire, on 25 June 1834. Answering the call of gold, he left for Ballarat at 18 where he married Ann Walker (b 1844) at the Congregational Church on 8 October 1866.

Their children were Richard W (b 1867), Elizabeth Ann W (1868), John W (1869), Clara W (1871), James W (1872), Henry W (1874), George W (1876), Arthur W (1879), Charlotte W (1882) and Lily W (1885). After living at Emerald Hill, the family moved to Balmain in 1883 and lived in Pine Tree House (122 Darling St).¹⁴⁵

Richard Hurst Wane was a produce and commission agent and he died at Pine Tree House on 18 February 1908.

The eldest son, Richard junior, married Florence, the second daughter of James Joseph Wheeler of Ilfracombe, Chatswood, on 30 November 1912 at St Paul's, Chatswood. Wheeler had been the Balmain East butcher at 56 Darling Street since the 1880s. The couple lived at Pine Tree House until Richard's death in 1929. His widow Florence lost the house in 1932 when the mortgage was foreclosed.¹⁴⁶

The fifth son, George, united the Wane and Killeen families when he married Louisa Honora Killeen on 27 August 1902 at St Mary's,

Balmain. Their children were Doreen Louise W (b 1903), Marjorie Lydia W (1907) and Alan George W (1911). As well as being a salesman, George was an accomplished flautist and was later a leader of the Philharmonic Orchestra for many years. The family lived in Patrick Killeen's house, Shannon View.

At the end of World War I, George and Louisa moved the family to Lindfield, in June 1920, to a new home which they called "Killeen". George died there on 23 May 1928.

* * * * *

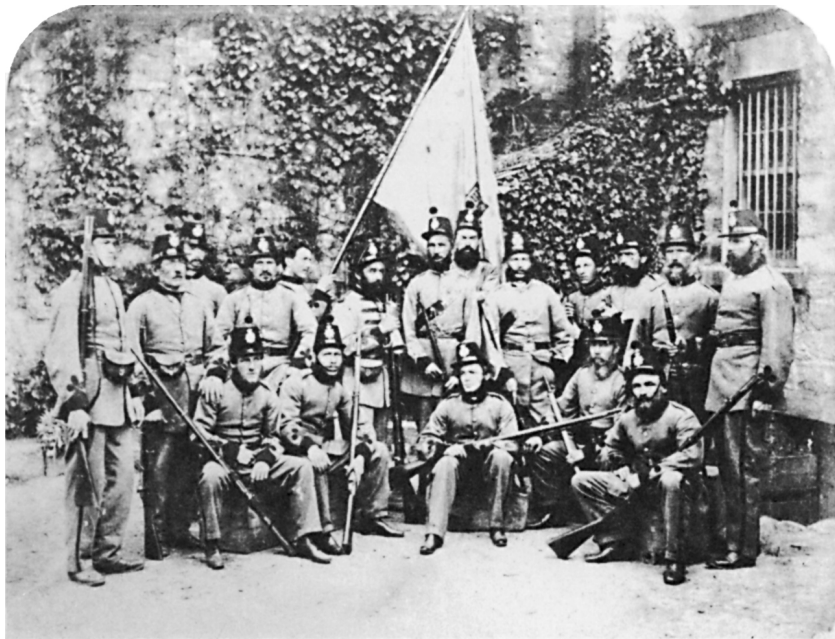
LATER DEVELOPMENTS ON GRANMORE: After Cameron's death, his estate built a brick house (144 Darling St, later demolished, site of MSB road and Park) on lot 9 where Patrick Killeen's first home had stood. The house, built between 1880 and 1886, looked out over the Bay and was called Waterview Villa.¹⁴⁷

Cameron's estate also built, on lot 1 facing the main road, a pair of bow-fronted houses (146-148 Darling St, later demolished, site of MSB road) between 1882 and 1886. Dickson Primer and Co bought the land in 1950 to add to their purchase of Cameron's land between Ewenton Street, Grafton Street and the Bay. (See Diagram VI).

THE SCHOOL OF ARTS: James Milligan's cottage on lot 2 was replaced by a very worthy project. The trustees for a proposed School of Arts for Balmain bought the land in October 1860. The trustees were the Reverend Ralph Mansfield, Dr O S Evans, Thomas Buchanan, E W Cameron, and T J Jaques. In August of the following year Cameron and Buchanan relinquished their trusteeships and were replaced by Balmain bank clerk George Cochrane, merchant James Shoobridge of Simmons Point and the ferry proprietor, Henry Perdriau.

In January 1862 the trustees borrowed £600 and commissioned the Balmain architect, James McDonald, to design the new School of Arts (later demolished site of 142-142a Darling St). The foundation stone was laid on 26 October 1861 and McDonald called tenders for building work in January 1862 and February 1863.¹⁴⁸

In the design of the building, the architect made very free use of Gothic forms. Steep roofs and decorated timber work was juxtaposed with the bay windows that arose



THE VOLUNTEER BALMAIN RIFLES

The Volunteers were formed in 1860 to resist French colonial expansion. Patrick Killeen is second from left (standing) but the location of the scene is unknown.

(Wane Collection)

out of the functional needs of the building. The School of Arts made a good contrast with the little Gothic Revival Methodist Church opposite.¹⁴⁹

The establishment of the School of Arts at Balmain was in the tradition of self-education for working men. The first School of Arts to be established outside the City was at Newtown. In Balmain, a "People's Reading Room and Library" had earlier been held in the old Church of England School (rear of 7 Adolphus St)¹⁵⁰

Although the generosity of the Church was recognized by those citizens of the suburb who wished to advance the cause of self-learning, a cry went out for a more permanent home for a "Public Library and Reading Room". In a letter to *The Sydney Morning Herald* on 6 September 1858 "Scribblers" was moved to say that the old Schoolhouse was very cramped and that the need for a new building was urgent. He stressed that it should not be exclusively for "black coats" but for "truly working men" such as steamer hands, dock workers and other various trades.¹⁵¹

Accordingly John Pendred called a public meeting for the 22 September 1858 in the wooden Presbyterian Church on the corner of Darling Street and Broadstairs Street (Colgate Av). The invitation was aimed mainly at the working men and particularly the young. Earlier in the same Church, on 3 September, Pendred, John Row, Ralph Mansfield, Henry Perdriau and T A Butterfield formed a committee to found the School of Arts for Balmain.¹⁵²

The new building had other uses: after the first Balmain Councils were held, from 1860 on, in Captain Rowntree's loft, the School of Arts became the meeting place from 1862. The Council continued to meet there until June 1876 when a stone cottage on the site of the present Town Hall became temporary Council Chambers.¹⁵³

With the expansion of the public library system and the introduction of trades and general courses into the evening colleges, the need for self-help Schools of Arts and Working Mens Institutes waned after the first few years of the 20th Century. There was little need for the Balmain School of Arts and the building was sold to the Swan family who had bought Ewenton from the Cameron estate. In 1919 the building was leased to

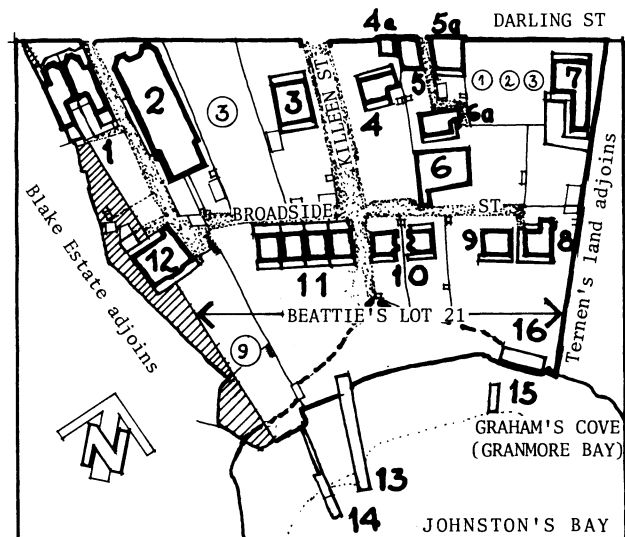
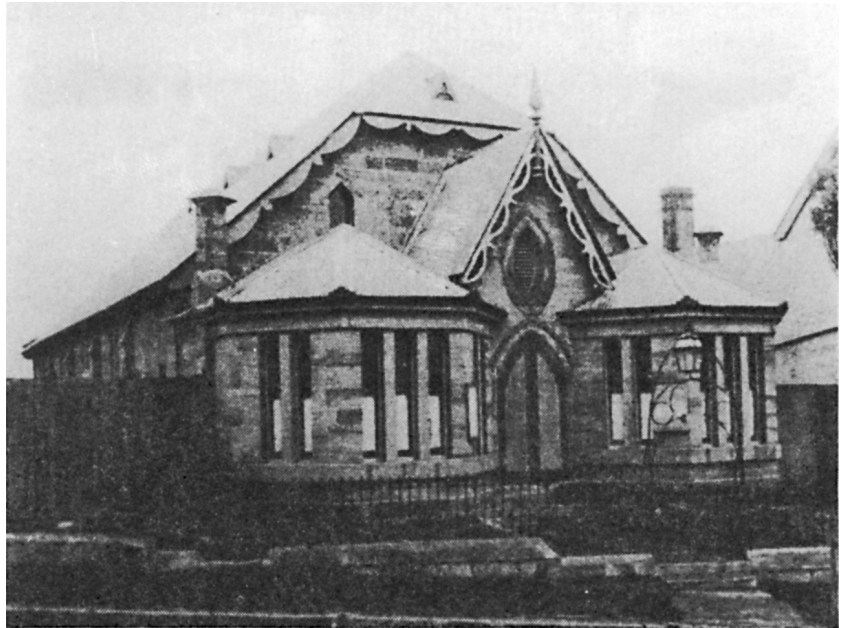


DIAGRAM VI - GRANMORE ESTATE: c1890

1	Twin houses,brick(site of MSB road):1882-86.
2	School of Arts,stone(site of 142-142a Darling St):1863.
3	House,w/b(site of 138 Darling St):1840-43.
4	Elgin Cottage,stone & w/b(site of 136 Darling St):1840-42.
4a	Unknown,w/b(part site of 136 Darling St).
5	House,w/b(part site of 136 Darling St):1841-44.
5a	shops/houses(site of 134 Darling St):c1880.
6	Granmore Cottage,stone & w/b(2 Broadside St): 1841-44.
6a	House,w/b(part site 2 Broadside St):c1880.
7	Pine Tree House,stone & brick(122 Darling St): 1846.
8	House,w/b(site of MSB road):1846-56.
9	House,w/b(site of MSB road):1846-56.
10	Houses, w/b (site of MSB road):1840-42.
11	Houses,stone(site of MSB road):1848.
12	Waterview Villa,brick(site of MSB road):1880-86.
13	Unknown wharf(part site of Ewenton Park):1886-96.
14	Unknown boathouse & slip(part site of Ewenton Park).
15	Unknown,w/b(part site of Ewenton Park).
16	Unknown,w/b(part site of Ewenton Park).
⑦	Lot numbers circled.
Blake Estate amalgamated with Granmore land.	

THE SCHOOL OF ARTS: 1861-63

Designed by Balmain architect James McDonald, the Victorian Carpenter's Gothic style stone building was another step in the self-education movement of the 19th Century. The School of Arts had a "public library and reading room" and was a meeting place as well. It was founded to cater for "truly working men" such as steamer hands, dock workers and other tradesmen. The School of Arts (site of 142-142a Darling St) and the Methodist Church opposite (site of 125 Darling St) were two important social centres in Balmain.



(*Australian Town and Country Journal*
10 December 1902)

the Kirkwall Electrical Manufacturing Co and Brass Foundry. Two years later, the building was destroyed by fire.¹⁵⁴

The fire blackened ruin stood throughout the 1920s until it was demolished in the late 1930s. The stone of its walls was re-used in the Ewinton and Darling Streets section of the Balmain Bowling Club retaining wall. The old stone foundations could still be seen, however, until the site was re-developed for townhouses (142-142a Darling St) in 1982.

RECENT DEVELOPMENTS ON GRANMORE: The standing ruin of the School of Arts was a symbol of the rise of industry and the decline in residential life in Balmain. The depression of the 1930s, the war-time restrictions and the post-war industrial expansion all contributed to the deterioration of Balmain.

New houses were built, however, such as 140 Darling Street on the Granmore lot 3, next to the old School of Arts, in the 1950s.

In the 1920s, Patrick Burke, a retired police officer, built the brick bungalow (138 Darling St) on lot 4 on the Killeen Street corner.

On the other corner of Killeen Street, on lot 5 Shipwright Owen Hughes demolished Elgin Cottage and built a new brick house (136 Darling St) in about 1895. He seems to have used the stone from the old cottage as the basement storey.

Lydia Killeen's cottage was bought by Hughes who amalgamated it with his land. The cottage was later demolished and is now the site of a concrete slab on the east side of 136 Darling Street.

The houses and shops built on Hunts land (site of 132 Darling St) have either been pulled down or incorporated into the present building. The house at the bottom of the right of way has gone and Granmore Cottage (2 Broadside St) is now unrecognisable amid many alterations.

Above Granmore Cottage, Burrows vacant land facing Darling Street received a new house (130 Darling St) in the early 1970s.

Pine Tree House (122 Darling St) fortunately survived Balmain's dilapidation. As the School of Arts is a symbol of that dilapidation, Pine Tree House is a reminder of the rehabilitation of Balmain in the 1960s and 1970s.

MOUNT HOLLOWAY IN LATER YEARS: Next to Pine Tree House, on Ternen's land, many dramatic changes had taken place. The Mort's Dock and Engineering Co had bought the Victoria Jubilee Floating Dock in 1889. At the same time, the Company acquired Elizabeth Ternen Wilson's part 3 on the east side of Ternen Street, down on the water. (See Diagram VII).

The new purchases became the Jubilee Dock Branch of the Company and the old Burnbank Hotel became its office and store. The grassy space around the old pub was still the Dock Green.¹⁵⁵

At the end of the 1920s, however, the Green was sold by Mort's Dock to a builder, Keith Stewart Bellamy of Petersham. From 1928 on, beginning at the Ternen Street corner, he built the row of modest brick houses (102-114 Darling St). These houses are the spec builder's version of the California bungalow style.

The Burnbank Hotel was in ruins, by this time, and was pulled down to make way for the new houses. Balmain was becoming more densely settled and the water views from the main street were being lost.

DATCHETT STREET IN LATER YEARS: There was not much alteration on the Darling Street frontage along to Datchett Street. There had been marked changes on the eastern side of Datchett Street, however. (See Diagram VIII).

When the new Methodist Church (later demolished, site of 125 Darling St) opened in 1862, the little wooden Chapel in Datchett Street became redundant and was sold to John Dick in 1864. Dick, a Balmain publican, pulled down the Chapel and built the twin stone cottages (8-10 Datchett St) between 1870 and 1872.

He also bought the Datchett Lot 17 with Coles' slab hut in 1870. Dick cleared the hut away and built another stone cottage (6 Datchett St) at the same time as, and similar to, the pair next door.

In February 1882 the cottages were bought by Captain John Broomfield, the owner of Glentworth House (86 Darling St). Lot 14 also came to Broomfield and the cottage (site of 4b Datchett St) was pulled down after 1896. The Captain also bought and pulled down the cottages (site of 4a Datchett St) on lots 11 and 12.

When the land was cleared he built a very large "hot house" which, with the other out-buildings of Glentworth, made the property into something of a fine estate.¹⁵⁶

In fact, Broomfield bought all the land from Glentworth down to the Bay, between Datchett and Little Nicholson Streets. Excluded from this acquisition were the houses 12 to 24 Datchett Street and 2 Little Nicholson Street, and the rear entrance to The Retreat. He made these purchases between 1872 and 1895.

CAPTAIN JOHN BROOMFIELD: When the estate of Benjamin Darley offered Glentworth House for sale, Broomfield snapped it up in February 1872.

John Broomfield was born at Southampton in 1822 and grew up to go to sea. He sailed the China run but later settled in Sydney in 1849. He founded the shipchandlery firm of John Broomfield and Co in 1851. In later years he became a director of Mort's Dock and Engineering Co, and of the Fresh Food and Ice Co, and a member of the Marine Board.¹⁵⁷

He married Hannah (b 1832), the daughter of John Humphrey Morris, at St Andrew's pro-Cathedral, Sydney, in 1855. Their children were Mary Sarah B (b 1858), Sydney John B (1860), Edith Annie B (1862), Reginald Cobden B (1864), Emily Machefer B (1866), Ethel Taylor B (1868), Adeline B (1869), Charles Walter B (1872), Gertrude Elkington B (1873), Herbert Machefer B (1877) and John Grafton B (1877).

GLENTWORTH HOUSE ENLARGED: The original house proved too small for the family and the Captain decided to expand it. He had bought Barrett's lot 0 adjoining the western side of the Glentworth block and this allowed him to extend sideways. He also added an upper storey.

Broomfield commissioned the Balmain architect, Edward Harman Buchanan, to put the work in hand between 1885 and 1888. His diligence rendered the old structure "unrecognisable amid the ornamentation of ironwork etc, along a colonnade ten feet six inches wide by 76 feet long". The main work included building an upper floor above most of the ground floor of the original house. The lower storey was also increased by a billiard room 25 feet 8 inches by 18 feet wide.¹⁵⁸

Important features of the house were the wide tiled verandah (the "colonnade") with balcony above, generous entrance hall, drawing and dining rooms, billiard room, ballroom, breakfast room, smoking room, principal bedroom with dressing room, four other bedrooms, two servants' rooms, workroom, kitchen, pantries, scullery and laundry.

When Buchanan had done with the house, Glentworth "afforded every convenience for a respectable family". An interestingly patterned brick wall and shady trees gave the house privacy from the increasingly busy Darling Street.

Captain Broomfield was a well-known member of the community. He was a Balmain alderman and had many other civic roles to play but his joy was his garden. As a horticulturalist he won many prizes for his blooms grown in the famous hot-house at Glentworth. On many mornings of the week he could be seen presenting the finest of these blooms to the ladies on the ferry.¹⁵⁹

After Broomfield's death on 22 August 1903, the family remained in Glentworth House. Balmain East at that time was still a comfortable place in which to live. As time went on, however, the house and the precinct began to run down. The large residence and grounds had become very difficult for Mrs Bloomfield to maintain and she decided to sell in 1910. Another reason for selling was that the fam-



HOUSE, 114 DARLING STREET: 1929 is the spec builder's version of the Inter-war California Bungalow style. Built on the site of the Dock Green it retains its original verandah and leadlight glazing.

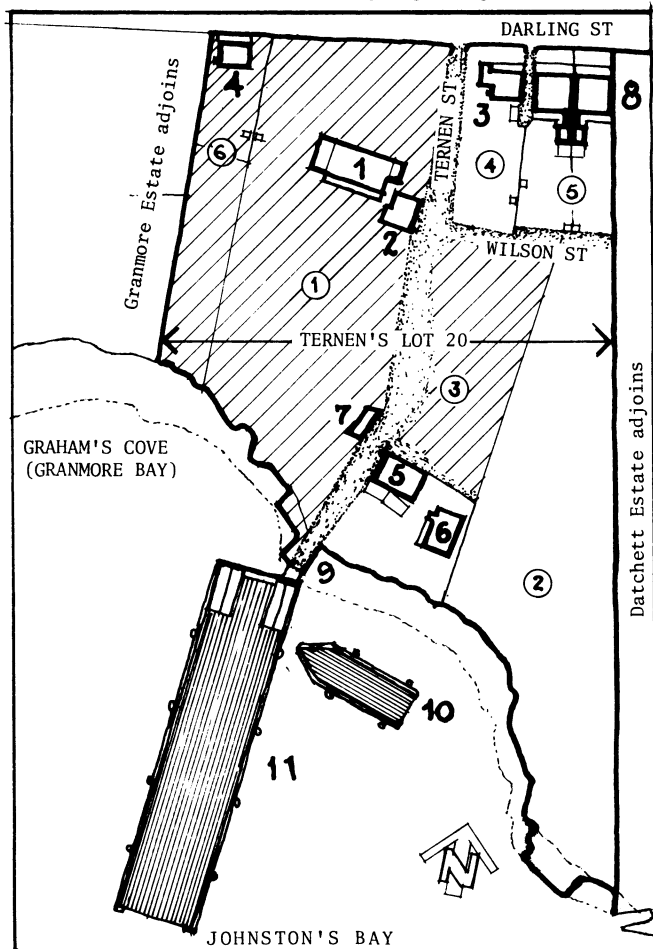
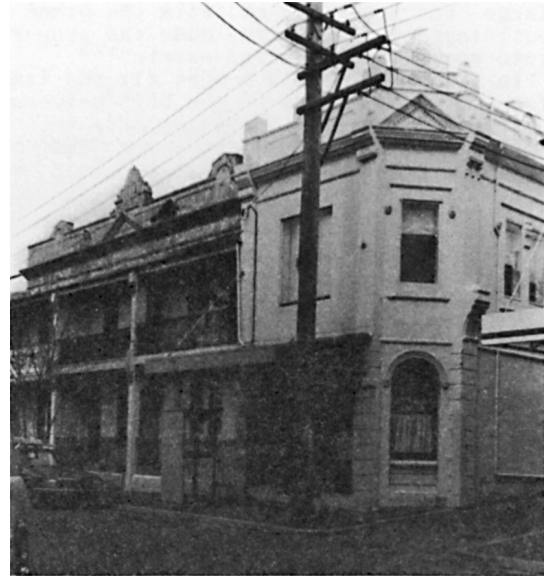


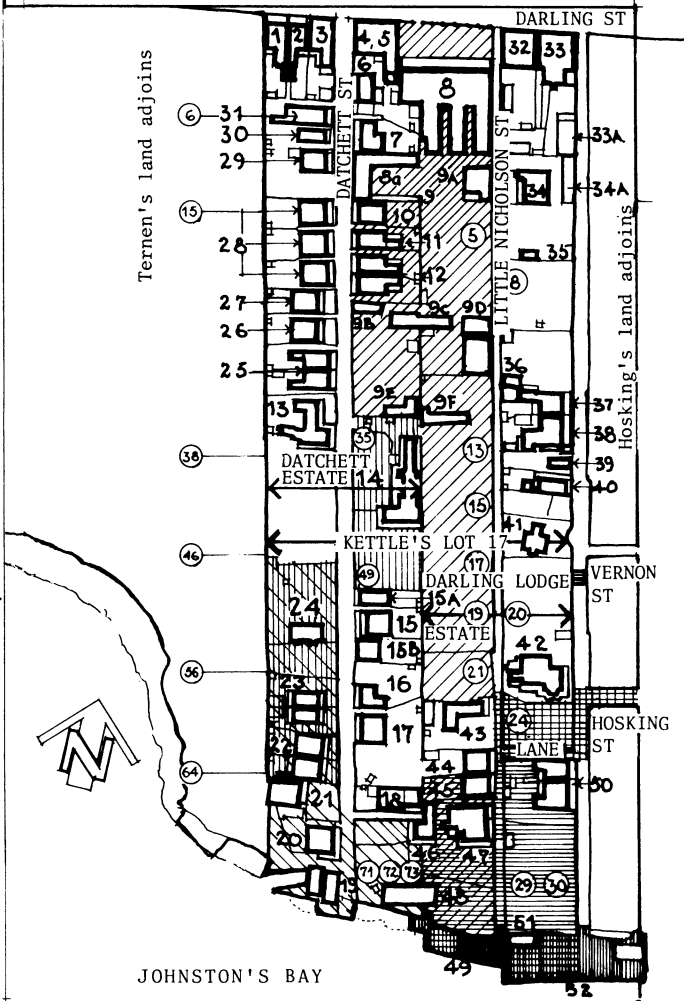
DIAGRAM VII - TERNEN'S MOUNT HOLLOWAY: c1890	
1	Whitehead's Parcel Delivery Office (formerly Burnbank Hotel, site of 102-114 Darling St): 1836-44.
2	Cottage, stone (site of 102-114 Darling St): 1836-44.
3	House, w/b (100 Darling St): 1836-44.
4	House, w/b (site of 114 Darling St): 1836-44.
5	"Rock" cottage, stone (site of MSB Depot): c1860.
6	House, w/b (site of MSB Depot): 1836-44.
7	Unknown, w/b (site of MSB Depot).
8	Twin houses, brick (96-98 Darling St): c1865.
9	Ternen's Wharf (site of MSB Depot): 1836-44.
10	Graham's Floating Dock (site of MSB Depot): c1885.
11	Victoria Jubilee Floating Dock (site of MSB Depot): 1887.
③	Part numbers circled.
	The Dock Green.

DIAGRAM VIII - DATCHETT ESTATE: c1890

- 1,2 Twin houses,stone(92-94 Darling St):c1845.
- 3 Shop/house,stone & brick(90 Darling St):1845-52.
- 4,5 Twin shops/houses,stone(88 Darling St):1846-55.
- 6 House,w/b(2 Datchett St,part site 88 Darling St):c1880.
- 7 House,stone(4 Datchett St):1845-47.
- 8 Glentworth House,stone & brick(86 Darling St):1841-44,1885-88.
- 8a Glentworth hot house(site of 4a Datchett St):c1880.
- 9 Glentworth outhouse(site of 4a Datchett St):c1880.
- 9a Glentworth bush house(part site of 86 Darling St):c1880.
- 9b Glentworth wood shed(part site of Datchett St Park):c1880.
- 9c Glentworth outhouse(part site of Park):c1880.
- 9d Glentworth outhouse(part site of Park):c1880.
- 9e Glentworth outhouse(part site of Park):c1880.
- 9f Glentworth outhouse(part site of Park):c1880.
- 10 House,w/b(site of 4b Datchett St):1844
- 11 House,stone(6 Datchett St):1870-72.
- 12 Houses, stone(8-10 Datchett St):1870-72.
- 13 House,w/b(19 Datchett St):1850-60.
- 14 Iver,w/b(12 Datchett St):1840-43.
- 15 House,slab(16 Datchett St):c1850.
- 15a House,w/b(14 Datchett St):c1880.
- 15b House,w/b(18 Datchett St):1848-64.
- 16 House,w/b(20 Datchett St):1848-49
- 17 House,w/b(22 Datchett St):1848-64 } The Retreat.
- 18 House,w/b(site of 24 Datchett St):c1856.
- 19 Unknown,w/b(part site of MSB Depot).
- 20 House,w/b(43 Datchett St,site of MSB Depot):c1852.
- 21 House,w/b(41 Datchett St,site of MSB Depot):c1882.
- 22 Twin houses,w/b(37-39 Datchett St,site of MSB Depot):c1870.
- 23 Twin houses,w/b(33-35 Datchett St,site of MSB Depot):c1870.
- 24 House,stone(31 Datchett St,site of MSB Depot):c1870.
- 25 Twin houses,w/b(15-17 Datchett St):c1870.
- 26 House,w/b(13 Datchett St):c1855.
- 27 House,w/b(11 Datchett St):c1855.
- 28 Houses,w/b(5,7,9 Datchett St):c1870.
- 29 Unknown,w/b(3 Datchett St,part site of new 3 Datchett St):.
- 30 Unknown,w/b (part site of new 3 Datchett St).
- 31 House,w/b(1 Datchett St,part site of 90-94 Darling St):c1855.
- 32 Commercial Hotel,1st building,brick(site of 82-84 Darling St):1876.
- 33 Shops,brick(site of 82-84 Darling St):1876.
- 33a Unknown,brick(site of 82-84 Darling St).
- 34 Unknown,w/b(site of Play Centre,Lit Nicholson St).
- 34a Unknown w/b(site of Play Centre).
- 35 House,w/b(site of Play Centre and car park):1844.
- 36 House,w/b(site of 15 Union St):c1844.
- 37 Cavill's house,stone(17 Union St):1855-60.
- 38 House,w/b & brick(19 Union St):c1844.
- 39 House,w/b(21 Union St,site of new 21 Union St):1886-96.
- 40 House,w/b & stone(23 Union St,site of new 21 Union St):c1860.
- 41 Rhondda gymnasium,w/b(site of car park,Union St):c1890.
- 42 Rhondda,w/b(27 Union St):c1865,c1880.
- 43 Dalmour,w/b(2 Lit Nicholson St):1841-44.
- 44 House,w/b(site of rear of The Retreat,20-22 Datchett St):c1844.
- 45 Sligo Cottage,stone(part site of 16 Hosking St):1842
- 46 Unknown,w/b(site of 16 Hosking St).
- 47 Devon Cottage,brick(site of 16 Hosking St):1878.
- 48 Unknown,w/b(part site MSB Depot & 16 Hosking St).
- 49 Hayes' Wharf(site of MSB Depot):c1880.
- 50 Twin houses,w/b(site of 16 Hosking St):c1885.
- 51 Unknown,w/b(site of 16 Hosking St).
- 52 Allan's Wharf(part site of 16 Hosking St & 14 Hosking St):c1880.



TERRACE, 74-80 DARLING STREET:1885. The Balmain East Post Office opened in the corner shop (No 80) in 1895 and closed in 1984.



Lot numbers circled.
 Glentworth House Estate:1871-95.
 E B Ewing Blacket's land:1844,53.
 Land resumed for MSB Depot:1918-20.
 Extension of Hosking St:c1960.
 Site of 16 Hosking St:c1970.

ily regarded the house as being "of such a nature that it is now unsuitable to the neighbourhood".¹⁶⁰

Despite its substantial accommodation, spacious grounds and lovely garden, the house did not sell at first. After several attempts, Glentworth was sold to George Morgan, a Sydney merchant, in June 1913. The family considered that selling was more practical than renovating because money spent on repairs could not be recovered by sale. Morgan's offer of £3 100 had been the only offer.

Glentworth House went the way of most of the fine Balmain houses. Morgan leased it to James Berlin Towner of Manly who used it as a boarding house from 1914.

It was to be the upsurge in values of the 1970s and the demand for quality housing, however, which saved Glentworth. In that decade the house was renovated and sold as self-contained units.

THE GLENTWORTH ESTATE SUBDIVIDED: During the time taken to sell Glentworth, the Broomfield family had attempted to re-subdivide the grounds and the cottage lots. The very narrow Little Nicholson and Datchett Streets made the Balmain Council ask for a new access road 66 feet wide. The road would not only have taken up much of the land but also would have caused the destruction of the fine house.

Morgan later sold out to developers in 1920 and the new owners succeeded in getting a subdivision approved. The new plan made narrow strips, in most instances running from Datchett Street to Little Nicholson Street, and other lots with wider frontages to the latter. The subdivision maintained the housing stock that had not been demolished by Broomfield or previous owners.

The stone cottages (6,8-10 Datchett St) now had backyards accessible from Little Nicholson Street. The later houses (4a.4b Datchett St, 2a Little Nicholson St) were built as a result of the 1920 subdivision.

INDUSTRIAL EXPANSION ON GLENTWORTH ESTATE:

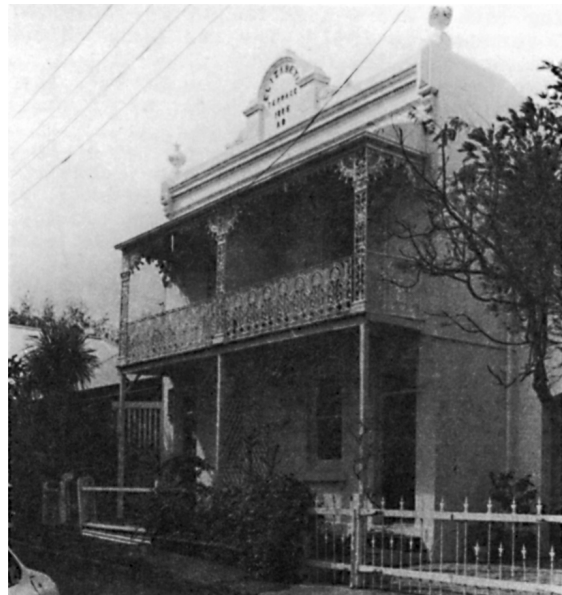
In the 1920s residential lots fronting narrow streets just did not sell to any great extent but industry was able to buy the new Glentworth vacant lots cheaply. A joinery works (later demolished, site of Datchett St Park) was established there in 1921. It became Chapman, Son and Davidson's joinery in 1936. In 1967 the workshops and land were bought by the State Government for the Department of Education furniture factory.

After the building caught fire in the early 1970s, it was demolished and at the beginning of the 1980s the site was transformed into the Datchett Street Park.

Also remaining from the Glentworth Estate. Sligo Cottage on the Darling Lodge lot 25b and Devon Cottage on the waterfront lots 27 and 28, at the foot of Little Nicholson Street, were sold to Bright's Docking in March 1939. This late sale suggests that the land had been leased for waterfront purposes but the actual lessees are not known.

THE ALLAN FAMILY: Captain William Allan lived in Dalmour (2 Lit Nicholson St) as a tenant from about 1900 to about 1927. He was James Allan's son and, after his father died in 1909, he leased Allan's Wharf to the Moreland Smelting Works in 1910.

The name Allan's Wharf continued to be used in later times. William also rented out the twin cottages built by his father on the west side of Union Street. Although the land was the Darling Lodge lot 26 in Little Nicholson Street, for the purposes of this article, lots in that street will be taken as facing Union Street.



ELIZABETH TERRACE:1885. Named after Elizabeth the wife of Thomas Keller, plasterer, who built the terrace (8-10 Darling St).

After William's death in 1937, his sister Jessie Euphemia sold the two cottages and the waterfront lots 29 and 30 and that part of Allan's Wharf on the western side of Union Street to Bright's Docking Pty Ltd in 1941. This purchase gave the Company the waterfront on both side of Little Nicholson Street. The public use of the bottom of the narrow street gradually became lost.

UNION STREET IN LATER YEARS: There were many changes in Union Street after the turn of the Century. Rhondda (27 Union St) had its fine verandahs enclosed, probably in the 1930s and had become a rooming house.

On the other side of the street, the Shaughnessy family owned the twin cottages (18-20 Union St) from 1881 to 1951. James Shaughnessy, a customs officer, bought from joiner Thomas Glover, who had owned the property since 1848 when he bought from James Pashley the builder of the houses.

Shaughnessy died on 30 August 1895 but the houses remained in the family. On 27 July 1909 his daughter, Ann, married William Mahony who was to become the long-serving Member of Parliament for the federal electorate of Dalley, which included Balmain. The Mahonys lived in No 20 from 1917 until 1927 when E G Theodore became the Member for Dalley.¹⁶¹

A weatherboard extension on the house, built between 1886 and 1896, was used by Mahony as his office.

Before the Mahony's moved to No 20, Ann's unmarried sister, Ellen, lived there from 1899 until 1916 when she moved to Mosman. The twin houses were later converted to a single residence (20 Union St).¹⁶²

Opposite, a new house of timber (25 Union St) was built on Cavill's part of the Darling Lodge lot 16 in the 1920s. The two old houses next door were pulled down and a new house (21 Union St) built in the 1960s. The old rubble wall of the former No 23 can still be seen and probably some of both houses remain behind the front of the new house.

Another new weatherboard house (15 Union St) was built next to Cavill's house (No 17 Union St) in about 1915.

Next to the new house, the Darling Lodge lot 8 became a vehicle access way to the joinery factory that formerly stood on the Datchett Street Park. Lot 8 and the adjoin-

ing lots 4 and 6 were bought by the State Government in 1967. The two latter blocks are now the Play Centre.

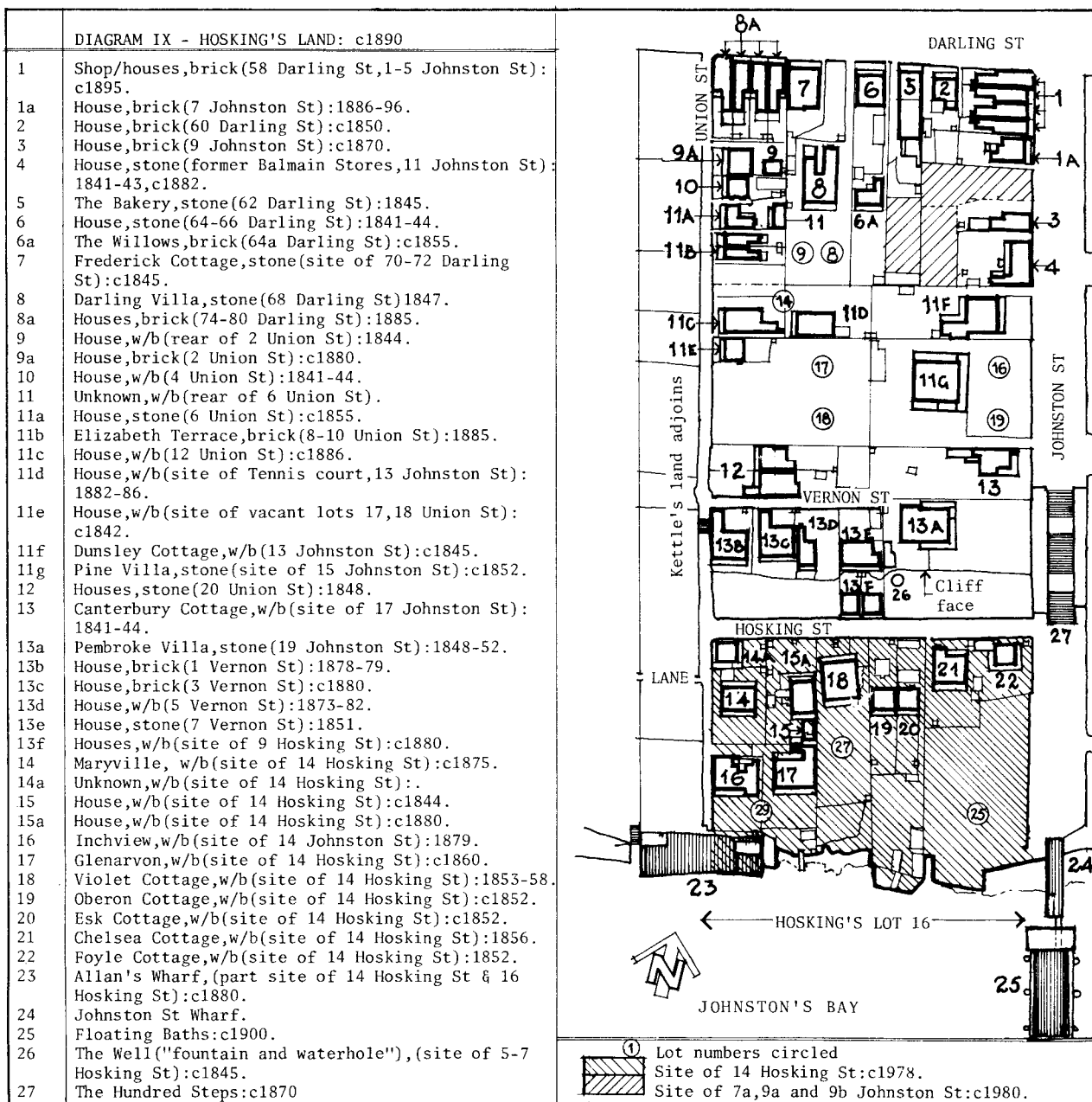
On the other side of Union Street, the two houses (Nos 14,16) were built after the land was subdivided in the 1920s.

The little cottage (site of vacant Hosking lot 17) owned by Mary Ann Chape, continued to be rented out. Her second husband, Ralph L Chape, died on 8 February 1854 and she married Richard Knight, a farmer, at St John's Church, Parramatta, on 14 January 1857. They moved to Unkya Creek, near the Macleay River, in 1863 where she died on 17 August 1897. Two years before she died, the cottage was "blown down by the wind" and was never rebuilt and the land is still vacant.¹⁶³

Next door a weatherboard cottage (12 Union St) was built in about 1886 by Thomas William Keller, a Balmain plasterer. He also built the terrace of two houses (8-10 Union St), which he called Elizabeth Terrace after his wife, in 1885.¹⁶⁴



THE FORMER BALMAIN STORES:1841-43. Built by Sizar Elliott of stone, the Balmain Stores(11 Johnston St) was re-styled in c1882 when a stucco facade was added to imitate the terraced houses nearby. The former Wright's Grocery(9 Johnston St) is seen at right.





TERRACE, 58 DARLING STREET AND 1-5 JOHNSTON STREET:
c1895.

The corner shop (58 Darling St), in the Federation Free Classical style, was George Mimis' grocery for many years from 1920. The two-storey houses with attics are in the same style.

ALONG DARLING ST TO JOHNSTON ST: Turning into Darling Street, Hosking's corner lot 10, which had not been developed, passed through Cameron's estate to Angus Mackay, a Balmain journalist. He built the terrace of four two-storey houses (74-80 Darling St) in 1885. Three of the houses are identical but the corner one was built as a shop with residence above. (See Diagram IX).

Cornelius Hall opened his grocery there (No 80) in 1885 but ten years later the shop became the Balmain East Post Office with L J Coghlan as the postmaster. The Post Office closed in 1984 and moved to 64 Darling Street. No 80 is now being renovated.¹⁶⁵

Next along the main street, Frederick Cottage was pulled down to make way for the terrace of two single-storey houses (70-72 Darling St) which were built between 1900 and 1905.

A relic of earlier days when houses faced the view, or were built to follow the lie of the land, Darling Villa (68 Darling St) was renovated to face the main road. A new front was added over what had been the rear of the building when it became the property of Catherine, wife of George Mimis, in about 1930.

Fitzpatrick's cottage was converted to two shops (64-66 Darling St) in the 1940s. The original house can be seen at the back of the shops.

THE BAKERY: The Watsons ceased to bake at 62 Darling Street in 1881 and the bakery was leased to George Latcham in the following year. McClellan and Rambeau were the bakers from 1883 to 1885. In 1887 Thomas Leach baked there until 1890 when Alfred J Harvey took over. Pattinson Bros followed in 1894 and Daniel Murphy began his 30 years there in 1900. He used the vacant land that had been English's dairy in Union Street, behind the Commercial Hotel, to tether his horse.¹⁶⁶

In the 1970s Watkinson's old building became the Bakery Restaurant. In 1976 the land at the rear was subdivided and a new house (9b Johnston St) built in the early 1980s.

HOWARD'S LAND IN LATER YEARS: Next to the Bakery, Martha Morrison's cottage is hardly recognisable. She received the house from her father's will. William Howard died on 13 July 1877 and by his will divided his

land on the corner of Darling and Johnston Streets into three parts. Martha's house was on an L-shaped block which had access from Johnston Street as well as the main road.

On the Johnston Street portion of Martha's land, another cottage (7 Johnston St) was built between 1886 and 1896. Her cottage facing Darling Street had become run down by the mid-1970s when it was given a shopfront and an upper storey.

In the early 1980s it became a liquor store trading as Sixty Darling Street.

On the corner, Howard's cottage was pulled down between 1891 and 1895. The cottage passed by Howard's will to his daughter, Ann Eliza, who married John Cooper Waterman, one of Balmain's first schoolteachers. When she died on 1 February 1882 the property passed to her husband. By 1895 he had built the three-storey building (58 Darling St) on the corner. The building includes a shop and residence. George Mimis was the grocer there for many years from 1920.

Also included in Waterman's development was the terrace of three two-storey houses with attics (1-5 Johnston St). Next to the terrace is the little cottage on Mrs Morrison's former land mentioned before (7 Johnston St). New houses (7a, 9a Johnston St) were built on the spare land, next door, in about 1980.¹⁶⁷

WRIGHT'S GROCERY: Little development took place on the third portion of Howard's land. This part was left to Robert Howard who predeceased his father on 30 November 1862. Robert's widow, Grace, received the land. A cottage had been built on the site, and was shown in Howard's will of 11 April 1870, but it was later demolished, before 1886.

The present house (9 Johnston St) was built before 1886 close up to the boundary with the former Balmain Stores to the south. The Howard family had let No 9 to William Henry Moat from 1869 to 1872 when he moved his grocery to 88 Darling Street.

In 1872 William James Wright became the Johnston Street grocer. He had many Balmain properties and even owned Waterview House from 1894 to 1901. After his death in that year, John Sage was the grocer up to 1907. The building was probably extended to its present form about 1912.¹⁶⁸

THE BALMAIN STORES RE-STYLED: The old building (11 Johnston St) is an interesting example of how the architectural style of a simple stone cottage can be transformed.

Sizar Elliott sold the Stores to John McDonald (or McDonall) a Sydney customs officer, in November 1882. It seems that McDonald had the front of the building coated with stucco and the windows given label moulds to make it look something like the terrace houses nearby. Beneath the stucco, the lines of the old door openings can be seen.

McDonald died on 23 January 1919 and the property was bought by Arthur George Ballerum, a Balmain engineer, in the following year. Business worries caused by the depression led to Ballerum's early death on 27 March 1933. His widow courageously opened a small ham and beef shop (53 Darling St) to help pay the bills.¹⁶⁹

DUNSLEY COTTAGE SAVED: Captain Tinley's widow died at the house (13 Johnston St) on 3 April 1905, aged 86. Her son Tom continued to live there until about 1911. He had bought the rear portion of the Union Street lot 14 in May 1891. This lot backed on to Dunsley cottage and had a small cottage on it, built between 1882 and 1886. The cottage was later demolished and the land is now used as a tennis court for Dunsley Cottage.¹⁷⁰

The house was renovated in the late 1970s.

PINE VILLA LOST: The house next to Dunsley Cottage was sold by the Entwhistle family to Archibald William Blair of Balmain in May 1886. The building was Miss Storey's Ladies School until 1888 after which it was let to various tenants. During that time it was called by its other name - The Pines.

In the changing economy of the 1960s, Harbour Views, a two-storey red brick block of home-units with concrete paved areas, replaced Pine Villa.¹⁷¹

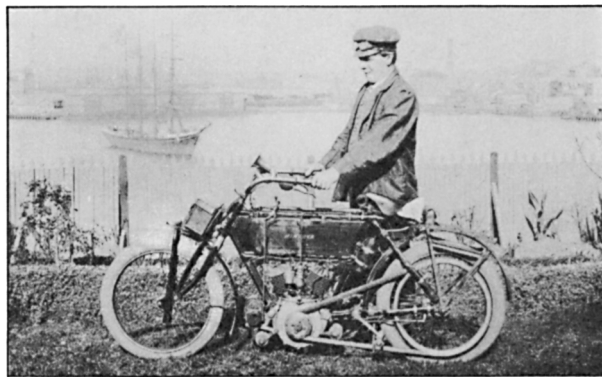
THE HARROLD FAMILY: Canterbury Cottage (17 Johnston St) on the lot next door was let become so dilapidated that it had to be pulled down. The house had been the Harrold family home for many years. Captain Charles Harrold was born in Bermondsey, London, in 1808. He married Jane Fisher (b1806) in London 1838 and came to Sydney in the following year. They lived in one of Ternens's cottages in 1844 but the Captain was widowed in 1857. His second wife was Jane Taylor whom he married in 1864. She was the widow of Robert Taylor who had built Canterbury Cottage (17 Johnston St) for their home.¹⁷²

Harrold resided at the house for about two years before they were married. He gave up sea-faring and became a harbour master. He was also a member of the Pilot Board, a position he held for 18 years.¹⁷³

Jane died in 1878 and the Captain married Emily Elliott Townsend in 1883 when he was 75. He had no issue from the previous marriages but Emily was to have three children: Charles Edward H (b 1885), Arthur Elliott H (1886) and Annie Townsend H (1888).

After a very fruitful life, Captain Harrold died at Canterbury Cottage on 3 April 1894, aged 86. Emily brought the family up in the same house but she too died there on 8 November 1902, aged only 46.

In 1899 the second son, Arthur Elliott, took a job with the musical instrument makers, J Hess and Co, in York Street. He was 13 years old and became the office boy to the firm which made the Hessophone range of gramophones. He had to pass a special examination to exempt him from school but economic needs encouraged him to be successful at such a young age.¹⁷⁴



Thomas Frederick Minty (1855-1909) of the marine engineers Foster and Minty, William St Balmain East, in the garden of Pembroke Villa (19 Johnston St). When Mayor of Balmain, Minty "turned on the lights". He officially threw the switch to begin Balmain's street lighting on 30 September 1909. He was given a golden "switch" to commemorate the occasion. (Courtesy Mrs V Harris)

His education did not stop with leaving school, however, because he worked for Hess and Co during the day and became proficient at book-keeping at night. The loss of his mother in 1902 was a set-back which he had to overcome.

Now an orphan, the young man absorbed as much of the emerging sound technology as possible. In 1905 Edison introduced his phonograph and Columbia its gramophone. Competition was keen and those early years saw many new machines coming on to the market. Recording "stars" such as Caruso, Melba and John McCormack sold like "hot cakes".

When Hess' sons entered the expanding business, Harrold offered to open up a branch of the firm in Brisbane. He went there by ship in 1909 to establish a new music warehouse. He was so successful that the directors of the firm turned the Queensland branch of the firm over to him on 28 March 1919.

He met the boom of the Jazz Age and consolidated his business. Even before Queensland had a broadcasting station, Harrold made his own receivers. When a transmitter was finally established, he assembled and sold his own brand - the Harrola.

His enterprise captured the State-wide franchise for the HMV receivers in 1937. Sole distribution rights for HMV records followed in 1943, and Columbia and Regal-Zonophone in 1947.

In his later years this pioneer in the field of sound-reproduction marketing retired to Clayfield where he died on 6 March 1981.

Canterbury Cottage is now the site of new town-houses (17 Johnston St) which were built in the early 1980s.

PEMBROKE VILLA RENOVATED: The deterioration of Johnston Street could also be seen in the way the Pembroke Villa was allowed to run down.

Its owner Thomas Perkins died at the Ballast Point house on 1 September 1882. His son, Henry Australia Perkins, lived in Pembroke Villa in the early 1880s but he later moved to Yorkshire where he died a "man of independent means" on 31 July 1905.¹⁷⁵

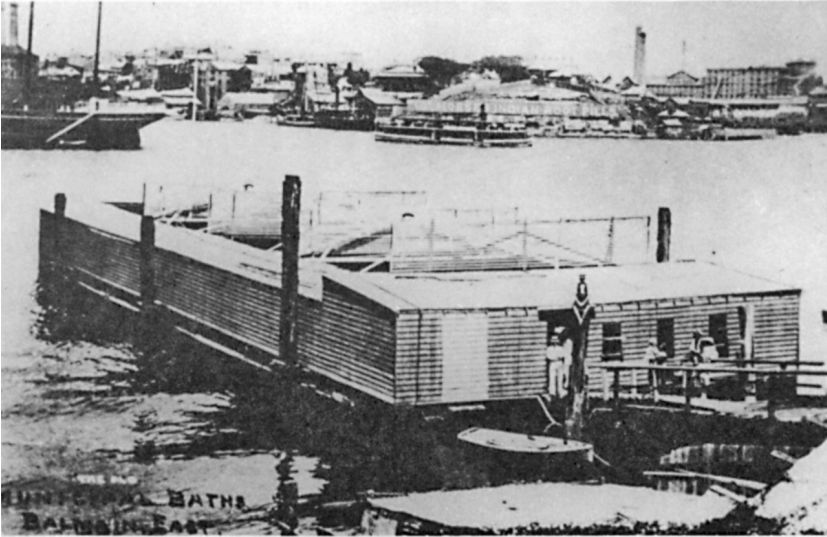
In June 1907 his son, Henry Thomas Perkins, sold to Priscilla Sophie Annie Minty, the wife of Thomas Minty, the Balmain engineer. Minty was Balmain's mayor in 1909. His wife was the daughter of Edward Gardiner, the William Street boatbuilder.¹⁷⁶

THE FLOATING BATHS: c1900.

Situated at the bottom of Johnston Street, the timber baths rose and fell with the tide anchored between timber piles.

Children from Nicholson Street Public School went there for swimming.

Pymont is in the background on the other side of Johnston's Bay.



(Courtesy A Roberts)

While the Mintys lived there, the house was a fine residence. It had very interesting rooms and a cellar for the children to play in on wet days. On the back corner of the land was a laundry built of stone which had its own rudimentary but effective solar hot water heating system. The property passed out of the family's hands in 1958.¹⁷⁷

Later owners enclosed the fine verandahs and let the house off in separate rooms. Pembroke Villa was in great need of repair but during the 1970s new owners renovated the house and once again it is a pleasant home.

THE 100 STEPS AND FLOATING BATHS: The steep descent from Johnston Street at Pembroke Villa down to the Bay was made easier by the construction of the public steps in the 1870s. The wide stone staircase was destroyed when Hosking Street was re-aligned. The original stone can still be seen in the retaining wall that allowed the street to be widened.¹⁷⁸

There were floating baths at the foot of Johnston Street at the turn of the century. Nicholson Street schoolchildren went there for swimming. The dangers of sea-bathing were eliminated by the provision of a wooden enclosure on all sides and bottom. The structure floated between piles driven into the seabed and the enclosure projected well up above the waterline to prevent swimmers jumping off into the Bay, and unauthorised persons from getting in for free.¹⁷⁹

THE WELL: On that part of the Pembroke Villa land below the cliff in Hosking Street was a deep well. It was described in the 1847 deed as a "fountain or water hole" from which all buyers of land from Hosking had "full and free liberty to take use and draw water therefrom" at "their free will and pleasure".

The well became redundant after the permanent water supply was laid on in Johnston Street in 1900. During excavations for new town-houses (1-3 and 5-7 Hosking St) in 1980, the well was uncovered only to be filled in as work progressed. (See Diagram IX).

Next door the remains of the two tiny cottages on Holliday's land have been removed and a new house (9 Hosking St) is being built. The lock-up garages along the remainder of Hosking Street have been there for many years

and, although unsightly, fulfil a very important function - keeping the vehicles off the street.

BAILEY AND JORGENSEN: Although great changes may be observed in the precinct by the replacement of old building stock by home-unit blocks, the building of town-houses on left-over parcels of land, and the renovation of surviving houses, the greatest rate of change can be measured along the waterfront.

Traditionally, Balmain has been a place of small waterfront industries, usually run by a single person or family. As the general economy expanded, the waterfront operations also enlarged.

The area below Hosking Street, from Johnston Street to Union Street, at the turn of the century, was made up of very small cottages and jetties. Waterfront expansion in the 1920s was to be followed by residential expansion in the 1970s and 1980s: the wheel of change had swung full circle.

The waterfront from Johnston Street to Union Street was the domain of Bailey and Jorgenson. Although their business became very substantial, they were able to carry on their work and retain most of the building stock - even if in a rather haphazard way.

Charles Feddiman Bailey entered a partnership with William Jorgenson as lightermen to service shipping in the port in 1913. They traded at Pymont as C F Bailey until 1924 when they moved to Balmain.

From that year, until 1932, Bailey lived on the site in James Allan's Inchview (28 Union St, later demolished, site of 14 Hosking St). He moved to Kogarah in 1932 and retired in 1952.¹⁸⁰

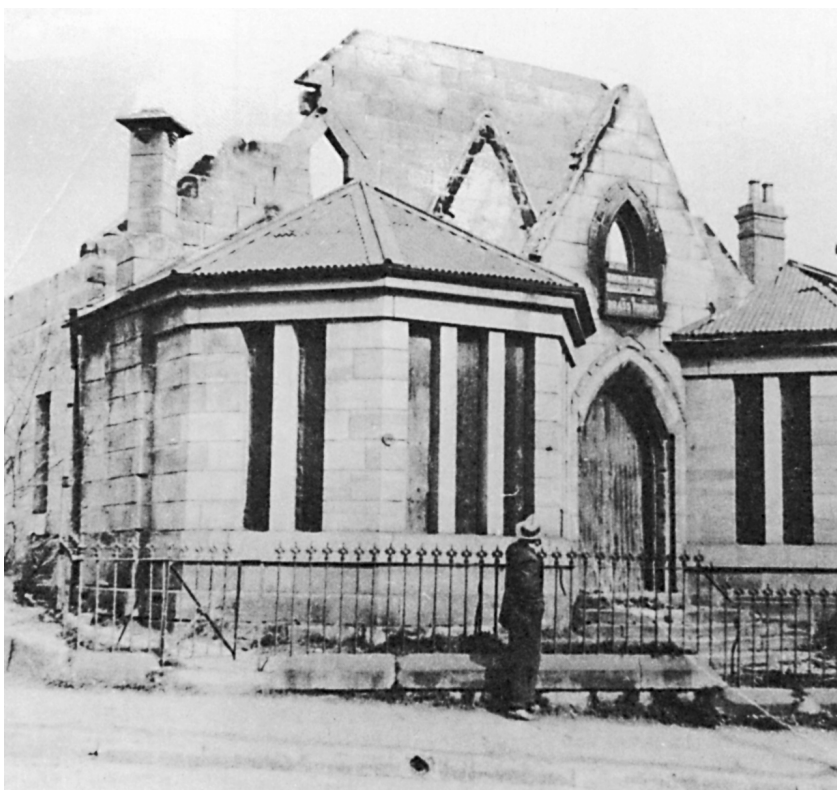
Jorgenson lived next door in Glenarvon (26 Union St, later demolished, site of 14 Hosking St) from 1924 until his retirement in 1948.

The partnership became Bailey and Jorgenson Pty Ltd in 1937 and gradually acquired all the land on that section of the waterfront. The firm bought Captain John Lyon's Foyle Cottage in 1943; Captain Hugh Henry Harley's Chelsea Cottage, 1974; the waterfront land next to the bottom of Johnston Street, from the Pymont engineer Robert Grant, in 1939; Captain Lewis Truscott's Esk Cottage and Oberon Cottage, 1939; Captain John Dickie Harley's Violet Cottage, 1952; John Docksey's

THE SCHOOL OF ARTS IN THE 1920s.

Before the fire the building had been the Kirkwall Electrical Manufacturing Co and Brass Foundry. The ruin stood for many years and was a sign of the expansion of industry and the air of neglect that was to increase until the 1950s.

In the 1930s the stone walls were taken down and used in the Balmain Bowling Club retaining wall. The stone base of the building was not removed until the new townhouses (142-142a Darling St) were built in 1982.



(Mitchell Library)

Maryville and Peter Hunter's cottage next door, 1941 and 1917 respectively; Hunter's Glenarvon, 1917; James Allan's Inchview and that part of Allan's Wharf on the east side of Union Street, 1924.

The firm pulled down Maryville and built a new fibro cottage with garage in 1942 and also built an air-raid shelter. After the retirement of the founding partners, the firm continued to trade. The land, however, became far too valuable for the traditional use as a depot and office for the Harbour lighters.

When values in Sydney rose steeply in the 1970s, Balmain waterfront land values soared. Bailey and Jorgenson sold to a development company in 1977 and, after protracted applications, the new owners were permitted to build Bellevue Gardens (14 Hosking St).

As a sign of the changes in the planning laws, the applicants dedicated a strip of land to the public as waterfront open space.

OTHER WATERFRONT CHANGES: On the adjoining waterfront, on both sides of Little Nicholson Street, Bright's Docking sold to the Carr Shipping and Trading Co Pty Ltd in 1959. The planning laws of the early 1970s were not as advanced as they were later to be in the case of Bellevue Gardens. The early 1970s allowed Tourmaline Court (16 Hosking St) to be built.

From further up the hillside, the building appears to be only a few stories high. From the water, however, a picture of out-of-scale and out-of-character development is presented. The block rises several stories high in an unbroken mass above car-parking bays close to the water's edge.

There was no provision for open space for the public in those days.

Both Bellevue Gardens and Tourmaline Court, therefore, are mirrors of the planning attitudes of their times.

STREET CLOSURES AND WIDENINGS: During the development of Tourmaline Court, the bottom of Little Nicholson Street finally disappeared. In return, a narrow strip of land was dedicated to widen Union Street below Hosking Street.

The narrow lane connecting Union Street and Little Nicholson Street was extensively broadened to give a frontage to Tourmaline Court, to Dalmour (2 Little Nicholson St) and to 2a Little Nicholson Street and to Rhondda (27 Union St).

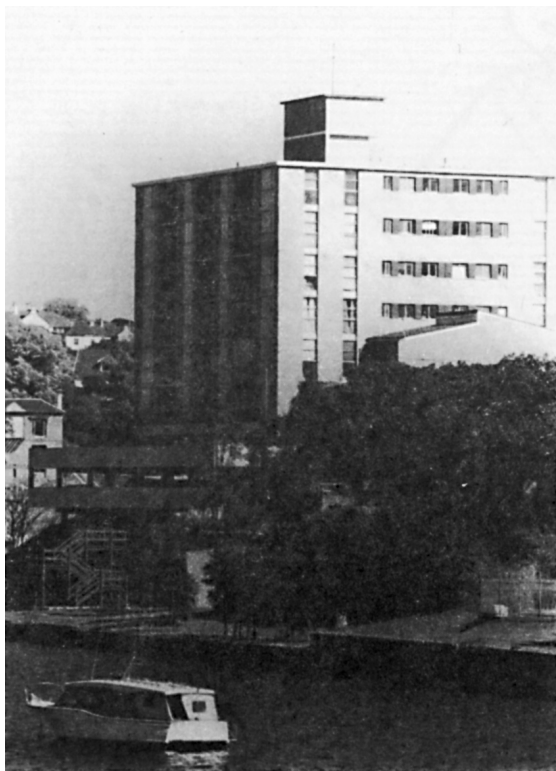
The land above Rhondda was re-subdivided and acquired by the Leichhardt Council to provide off-street parking.

THE MSB DEPOT: Very significant changes had also taken place on the waterfront at the foot of Datchett Street. The Sydney Harbour Trust established its No 2 Depot there when it resumed the Datchett lots 71 to 73, on the eastern side of the street below the cross lane, in 1918.

Lots 67,68-70 on the opposite side were resumed in 1920, including the western cross lane. At about this time that portion of Datchett Street below the eastern lane disappeared into the site of the Depot. The end of the street was fenced off and a locked gate prevented access to the water.

Other Datchett lots acquired by the Harbour Trust at that time were: 63,64; south part 56 and 59,60; south part 46,47, the well lot, 51, 52,55, and north part 56. The cottages (31-43 Datchett St) were not all still standing by that time but those that were, however, were demolished after this takeover.

The Harbour Trust had first established the Depot on Ternens' waterfront. A steamboat owner, Bernard Einerson, had bought Frances Ternens Peat's part 2 from her estate in 1911. He used the land for waterfront purposes until the Harbour Trust resumed it in 1915.



TOURMALINE COURT IN 1985

This large development was built before planning controls were introduced to limit the height of residential buildings. Later waterfront developments were required to provide public open space and to take note of the existing character of the buildings. Tourmaline Court (16 Hosking St) is effectively a ten-storey building set close to the water's edge. It was built across the end of Little Nicholson Street, which once ran down to the Bay, and cut off the vista down that street. Ewenton is seen at left and to the right is the public waterfront open space provided by Bellevue Gardens (14 Hosking St), a group of two-storey town-houses.

Wilson Street, the cross lane from Ternon Street, was not included in the acquisition but it is now an unmarked lane, overgrown and difficult to find. (See Diagram VII).

ACKNOWLEDGEMENTS

The author wishes to thank the following for help graciously given: V Broomfield, G Chanter, P Cusick, G Downey, B Dyster, V Harris (Minty), R Hill (UNSW), L Hunt, D Logan, A Nield, and I Spring (Harley). Jack Child alerted me to Ternon's stolen boat and Marjorie Wane (Killeen) has been most supportive with documents, photographs and reminiscences.

The Sydney Harbour Trust became the Maritime Services Board on 1 January 1936. The new Board bought up all the land of the Jubilee Branch of the Mort's Dock company in 1952. Nothing now remains of the vast Victoria Jubilee Floating Dock - a work of art in timber.

The Depot was extended right across Ternon's waterfront by this resumption.

To provide road access to the Depot, from Darling Street, the Board acquired portions of the Granmore lots 1, 9-11 and 12-14 in 1966. A new roadway cut through the site of the three cottages (144, 146-148 Darling St) to curve across the Granmore waterfront and into the Depot.

By that time the western arm of Broadside Street had vanished but the eastern arm has survived. Granmore Cottage (2 Broadside St), underneath its accretions, is the only one of the original houses to have survived.

The Granmore lots just mentioned were bought up by Dickson Primer and Co in 1950. The Company had bought all the Ewenton, Mount Shamrock (waterfront) and Wallscourt Lodge land in 1950 and established a timber business there.

Whether Milne's four cottages on the Granmore lots 10 and 11, and Killeens four cottages on lots 12 to 14 had already been demolished by that time is not known.

When the Board required the access road, a combination of purchase and re-arrangement of the boundaries left Dickson Primer with the entire Granmore waterfront below the new road.

* * * * *

Since the road has been built, a new development has been approved for old Ewenton and the associated land. The old Ewenton mansion is being restored and the Darling and Ewenton Streets corner is to be the site of 61 town-houses to face the little bay that has had so many names.

The new complex is to be called Cameron's Cove in honour of Cameron of Ewenton. The little Bay will probably become known as Cameron's Cove also.

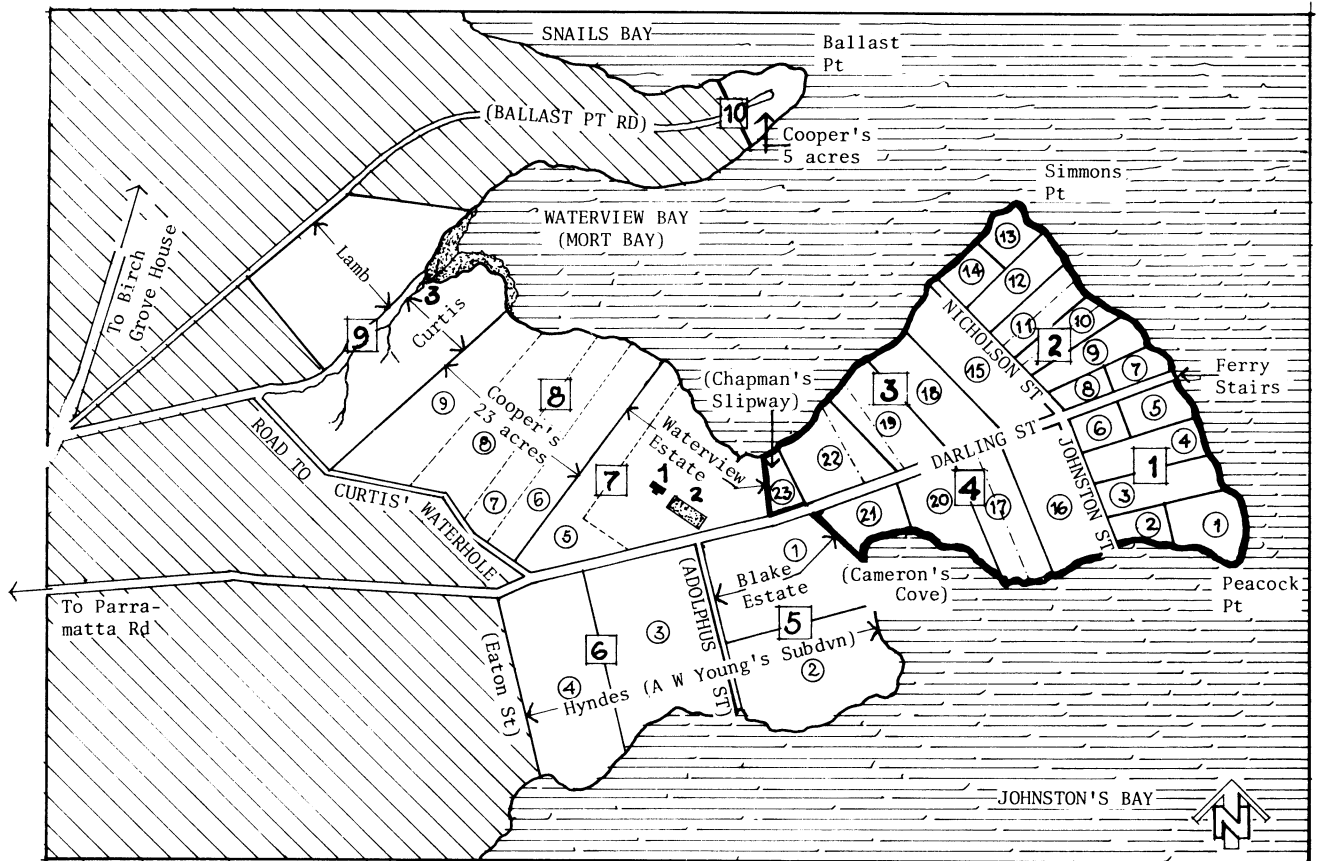
The application of the planning codes to this development is also a mirror of its time. The development company has already dedicated a very large portion of the waterfront to public open space. Land in front of where the three original houses, Ewenton, Mount Shamrock, and Wallscourt Lodge, stood is to become Ewenton Park. The landscaped park is to extend right across the Granmore waterfront to meet the Board's Depot.

This far-sighted scheme will bring the Granmore waterfront full circle. What had been "recreational", in the historic sense before residential subdivision, will again be recreational land in the contemporary meaning of the term.

REFERENCES

- | | | | |
|---|--|----|--|
| 1 | SJ Butlin, <u>Foundations of the Australian Monetary System: 1788-1851</u> (SUP 1953), p318. | 8 | <u>Ibid</u> , 9 Nov 1842, p2; 11 Nov 1842, p2. |
| 2 | B Dyster, "Prosperity, Prostration, Prudence: Business & Investment in NSW, 1838-1851" in A Birch & DS Macmillan (eds) <u>Wealth and Progress</u> (Sydney 1967), p56, p57. | 9 | <u>Ibid</u> , 23 Dec 1842, p2; 30 Dec 1842, p5. |
| 3 | <u>Op cit</u> (1), pp322-3. | 10 | The amount is given <u>op cit</u> (4), see also <u>op cit</u> (1), p326, p345. |
| 4 | V Parsons, "John Hosking" in <u>Australian Dictionary of Biography</u> (hereafter ADB), vol 1, pp554-555, and all refs to Hosking's life unless otherwise noted. | 11 | <u>Aust</u> , 9 Jan 1843, p2; 28 Sep 1843, p5; 8 Dec 1843, p2; 14 Dec 1843, p2; 18 Sep 1843, p2bc; 22 Sep 1843, p3; 26 Sep 1843, p2be. |
| 5 | <u>Ibid</u> . | 12 | <u>Ibid</u> , 8 Dec 1843, p2. |
| 6 | <u>Ibid</u> . | 13 | <u>Op cit</u> (1), p354. |
| 7 | <u>The Australian</u> (hereafter <u>Aust</u>), | 14 | <u>Op cit</u> (4). |
| | | 15 | For refs to Balmain Estate see Reynolds & Flottmann, <u>Half a thousand acres: Balmain, a history of the land grant</u> (Balmain 1976); for Kenny see <u>Aust</u> , 25 Oct 1836, p2; 7 Oct 1836, p2; 4 May 1838, p5. |

(Please turn to page 59)



THE FIRST 22 LOTS - AN OVERVIEW

Suburbanisation in Balmain East

The detailed work required to produce a local area study, which incorporates a land-use mosaic, must begin with the original land grant.

Because this gift from the Crown was usually made to a person of some significance, a biographical study of the person must also be made.

In the case of Surgeon William Balmain and the transfer of the land bearing his name to Professor John Gilchrist, the publication of *Half a thousand acres; Balmain, a history of the land grant* in 1976 fulfilled that need. The first stage of the project was completed with that book.

It was soon perceived that a second stage was necessary to explain the way in which the land grant and the history of Gilchrist determined the layout of the subdivision pattern, including the streets.

This led in 1978 to the publication of *Balmain: 1800-1882, the Gilchrist settlement, a basic search plan*. The plan charts the first purchases set out as an overlay over the 1970 Parish of Petersham Map. The original high water mark is the geographical outline and the 1970 streets can be related to the first subdivisions. The names of the first purchasers, the year of purchase, and the land title registration numbers are given for the whole of Balmain and Rozelle. Birchgrove, which was a separate grant, is not included.

DIAGRAM X - THE FIRST 22 LOTS: 1836*

- 1 Waterview House:c1835(see LHJ No 10 1981).
- 2 Waterview House garden.
- 3 Curtis' Waterhole.

* Re-drawn from Surveyor John Armstrong's plan,1836, M2 811.1821/1839?/1 which is attributed wrongly in Mitchell Lib Map Cat to P L Bemi.

Lot numbers circled.

Precinct numbers squared.



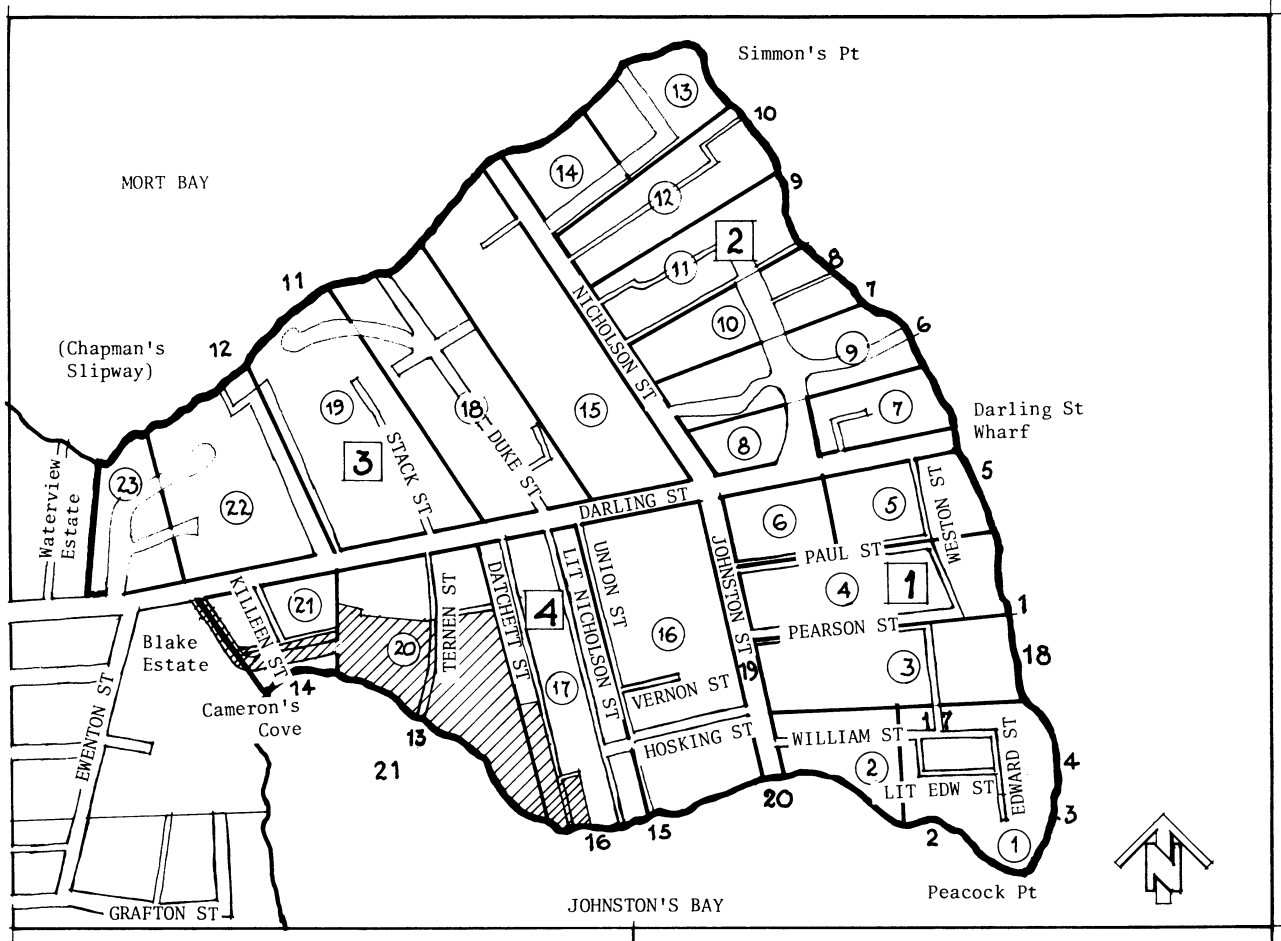
Land subdivided after 1852,etc.

TABLE X - THE FIRST GILCHRIST SUBDIVISION: 1836

LOT	VENDOR	YEAR	PURCHASER	OCCUPATION	REMARKS
1,2	Gilchrist	1836	Peacock,JJ	M Mariner	£264.17.6
3	"	"	Weston,E	Gent	£150.0.0
4	"	"	Pearson,J	M Mariner	£161.5.0
5,6	"	"	Paul,G	Auctioneer	£194.18.0
7,8	"	"	Adam,W	M Mariner	£145.7.0
9	"	"	Roach,J	M Mariner	£160.14.9
10,11,12	"	"	Rogers,GJ	Solicitor	£643.8.0
13,14	"	"	Simmons,J	Merchant	£202.19.0
15,18	"	"	Nicholson,J	Harbour	
				Master	£462.0.0
16	"	"	Hosking,J	Merchant	£218.15.3
17	"	"	Kettle,JI	Merchant	£156.10.0
19,22,23	"	"	Cooper,G	Comptrlr of Customs	£349.15.8
20	"	"	Ternen,W	Innkeeper	£170.0.0
21	"	"	Beattie,J	Storekpr	£81.0.0

TABLE XI - PRECINCT PUBLICATION SCHEDULE

PRE-CINCT	LHJ NO	YEAR	TITLE OF ARTICLE
1	11,12	1982	From Peacock Pt to Darling St Whf.
2	12	1983	From Darling St Whf to Simmons Pt.
3	13	1984	From Nicholson St to Chapman's Slipway.
4	14	1985	From Johnston St to Cameron's Cove.



With this basic mosaic laid out, and with the rise in awareness of local history, it became apparent that isolated historical studies of buildings and sites should give way to a thorough study of ALL the sites.

By this means a very accurate sequence of mosaics incorporating changes in ownership, boundary changes and the identification of the built environment could take place.

The third stage, therefore, was to search and chart each precinct and to publish an article on the findings in the *Leichhardt Historical Journal*.

Accordingly, in 1982, the first of a series of articles on the suburbanisation of the old "100 acres" of Balmain appeared in the *Journal*. Given the name Precinct 1, the Peacock Point area became the first study in the project. The Simmons Point area, Precinct 2, followed in 1983; Nicholson Street to Chapman's Slipway, Precinct 3, in 1984, and the area under study in this issue of the *Journal* - Precinct 4 - followed in 1985.

Although the first 22 lots which make up the four precincts of the Balmain East area are generally known as the "first" lots to be sold by Gilchrist, they were not really the first. The 22 lots were auctioned by Gilchrist's agent, Frederick Parbury, on 24 October 1836. The ten-acre Waterview Estate had been leased at about that time. On 22 August 1836 Parbury sold ten acres in what is now Mort Bay to the Sydney merchant, James Curtis. This land was chronologically the "first" purchase. Parbury also sold 11½ acres to his partner, John Lamb, on 1 November 1836.

These two lots were to become the site of Mort's Dock and will be dealt with in future articles.

DIAGRAM XI - THE FIRST LOTS COMPARED TO THE 1980s STREET PATTERN*			
1	Pearson's Wharf	12	Vallack's Wharf
2	Brown's "	13	Ternen's "
3	Chape's "	14	Pymont Ferry "
4	Talbot's "	15	Allan's "
5	Bell's "	16	Hayes' "
6	Looke's "	17	The "Balmain Heads"
7	Howard's "	18	Beattie's shipyard (formerly W Peverly's)
8	Buddivant's "	19	The Hundred Steps
9	Burnicle's "	20	Floating baths
10	Bass' "	21	Victoria Jubilee Floating Dock
11	Metcalfe's "		

* The first lots in Balmain East are here superimposed on the 1970 Parish Map.

22	Lot numbers circled	
4	Precinct numbers squared	MSB Depot

Despite the sale to Curtis, for the purposes of this overview, the 22 lots at Balmain East will still be regarded as the "first" residential land to be subdivided in Balmain.

Soon after the 22 lots were auctioned, a one-acre block was found to exist between the Waterview Estate and lot 22. Because the land on both sides of this extra lot was owned by George Cooper, the block became his. The block had no number and has been given the number 23 in the Precinct 3 study. Therefore, there were actually 23 "first" lots.

1836-1850: Three streets were laid out, 50 feet wide, in the 1836 subdivision - Darling, Nicholson and Johnstone Streets. The 23 allotments, with the exception of two commercial sites, all had waterfrontages. This was a

significant advantage because the City was "not ten minutes pull" away by row-boat. Land access was by a very long and tiring journey along what is now Balmain Road, Leichhardt.¹

At the foot of Darling Street, "ferry stairs" were constructed to make life easier for the watermen and their passengers. The intersection of the three streets was naturally the place where the shops and a pub were to be built.²

The first purchasers at the 1836 auction can be divided into five categories, those who:

A lived on the land, building other houses, B subdivided and sold, creating the streets, C sold quickly to second purchasers who created the street pattern, D lived on the land briefly, then subdivided, E did not live there, and sold much later,

CATEGORY A: By building and living on their land, Looke (Precinct 2), Nicholson (3) and Ternen (4) influenced the shape of the built environment over a long period. They left their names on the streets that entered their properties or adjoined.

CATEGORY B: Category B contains those first purchasers that changed the face of Balmain East in a very short time by subdividing quickly. We owe the present-day street pattern to Peacock (1), Paul (1), Nicholson (3) and Hosking (4).

CATEGORY C: These first purchasers did not generate the built environment but sold to people who did. Rogers (2) sold to second purchasers: Howard who, in turn, qualified for Category A; Beaumont, B; Heather, B; Burnicle, A and B; and Bass, A and B.

In Precinct 3 Nicholson sold to Duke who fits Category 2; Cooper sold in three portions - to Perry who sold to Metcalfe who sold to Rowntree who fits A - to Vallack, A - to Mace, E.

Kettle in Precinct 4 sold to Brabazon who fits B; and to Barrett, also B. Beattie, again in Precinct 4, sold to Watt and Soole who became B.

CATEGORY D: Pearson (1) probably fits in this Category. He seems to have lived on the land for a time, built other houses and created the extension of Weston Street. He later created New Pearson Street for his subdivision.

Nicholson (3) also fits this Category as well as B and C because of the economic forces governing his life.

CATEGORY E: Weston (1), Adam (2) and Simmons (2) fit this Category. The estates of both Weston and Simmons sold the land after they died.

Because we are dealing here with first purchasers, it is better to leave off here. There are endless ramifications when the changes wrought by successive owners are tabulated in this way.

STREET NAMES: By the end of the 1840s the streets marked out, but of course not aligned or paved, were: in Precinct 1, Paul (then called Pearson St); William; Edward (then John St); Little Edward (then Edward St); Weston (then un-named); Precinct 2, nil; in Precinct 3, Duke; Stack (then St Mary's Lane); in Precinct 4, Hosking; Vernon; Union; Little Nicholson (then called Nicholson St); Datchett; Ternen (then "Road to the Steam Ferry"); Killeen (then un-named); and Broadside (also un-named).³

WHARVES: Pearson (1) built a wharf for his business interests. Other 1840s wharves were: Brown's (1); Chape's (1); Talbot's (1); Bell's (1); Looke's (2); Howard's (2); Buddivant's (2); Burnicle's (2); Bass' (2); Metcalfe's (3); Vallack's (3); Ternen's (4) and the Pymont Ferry Wharf at the bottom of Killeen Street (4).⁴

FERRIES: Henry Perdriau began ferry services in 1840 but not on a regular basis until 1844. Watermen were available for the short crossing, the public wharf at Darling Street being the common calling point.

A "steamboat ferry" later called at Ternen's Wharf. The Killeen Street Wharf was the stopping place for the Pymont Ferry.⁵

This ease of access made Balmain an attractive selling proposition.

BUILDINGS: Some of the important buildings of the 1840s were: in Precinct 1, 2-8 Little Edward St (1844); 11 Pearson St (1841-44, Eastcliff); 10 Darling St (1840-44, The Shipwright's Arms); 12 Darling St (1841, The Waterman's Cottage); 26-28 Darling St (1840); 50 Darling St (c1845, The Waterford Arms); and 6-8 Johnston St (1840s).

In Precinct 2: 15 Looke's Av (c1840, Looke's Cottage); Howard's house (c1840, demolished); Nut Shell Cottage (1840, demolished); Rosebank Cottage (c1840, demolished); 14 Clifton St (c1845, Vernon Cottage); and 9 Gallimore Av (c1845, Alfred Cottage)

In Precinct 3: Durham House (1840, demolished), Elyard's House (1841-44, demolished); 51 Darling St (1846, Unity Hall Hotel); 2 Duke Pl (1839-41, Duke's Cottage); St Mary's Church (1845, first building); Spring Hill (1840, later Northumberland House, demolished); Pine Villa (c1842, demolished).

In Precinct 4: 62 Darling St (1845, The Bakery); 68 Darling St (1847, Darling Villa); Canterbury Cottage (1841-44, demolished); 20 Union St (1844-48); 86 Darling St (1841-44, original building); 2 Little Nicholson St (c1844, Dalmour); 12 Datchett St (1840-43, Iyer); 100 Darling St (1840-44); Burnbank Hotel (1836-44, demolished); 122 Darling St (c1846); 2 Broadside St (1841-44, Granmore Cottage); and Elgin Cottage (1840-42, demolished).

It is impossible to say with any accuracy just which is the oldest building still standing in the four precincts.

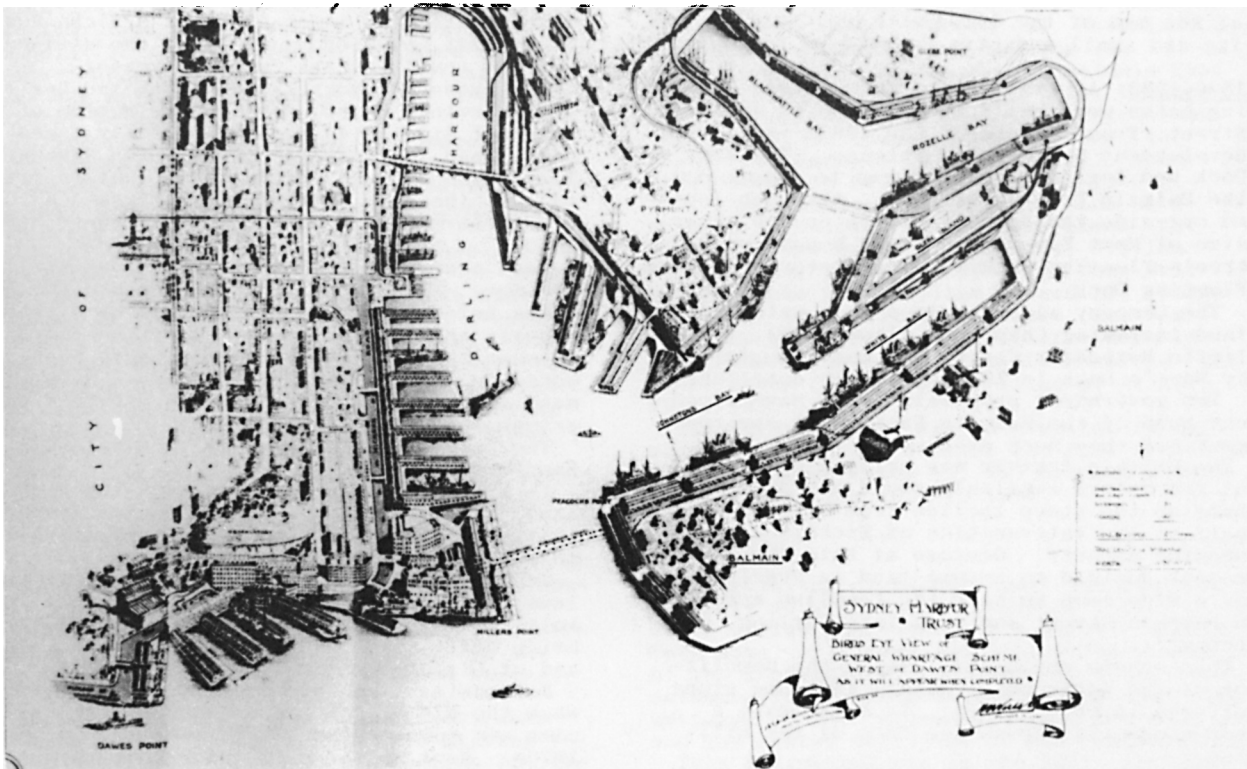
Many lots were being built on at the same time and there has been much alteration and demolition. If the exact date of Eastcliff's construction were known, it could qualify for being the oldest. Though much altered, the Shipwright's Arms could also be the oldest. The twin houses, 26-28 Darling St, are extremely old and until 1981 were virtually unaltered.

It seems most likely, however, that Duke's Cottage could be the oldest but this cannot be said with certainty.

THE SUBDIVISION PATTERN: Topography was largely ignored by the surveyors who chose a rectilinear pattern to get the maximum number of lots for sale. The land fall was observed in some cases, such as in William Street and in Hosking Street where the cliff determined the position of these cross streets.

The built fabric was a mixture of stone, brick and timber - the more pretentious houses in stone and the more modest in timber. Although there were a few two-storey buildings, they did not dominate their humbler neighbours. Almost all had timber-shingled roofs.

Looking at the four precincts from a distance, the water's edge was peppered with boats and boatbuilding works. The hillside was dotted with cottages, a couple of pubs



THE SCHEME TO CONVERT BALMAIN EAST FOR GENERAL WHARFAGE: 1912

During World War I Glebe Is was levelled, White Bay reclaimed, and new wharves built to terminate at Mansfield St. Had the scheme proceeded, the Johnston's Bay waterfront at Balmain East, Peacock Pt and Simmons' Pt would have been cut down to the

new wharf level. A tunnel was to connect Miller's Pt to Peacock Pt. Associated works would have destroyed the historic environment. In 1916 an even more devastating scheme was put forward. J J Bradford's Western Suburbs Electric Railway bridged from Miller's Pt to Peacock Pt. The railway ran alongside the Hosking St cliff to Adolphus St, near Darling St, where a station was to be. The line then passed under

Gladstone Pk to emerge at a station in Llewellyn St, near Jaques St. Continuing above ground, south of Darling St, to Elliott St (which was to be closed), the line again went underground to a station at Victoria Rd, near Withecombe St. The line then ran to a station at O'Neill St, Lilyfield and thence through Leichhardt and Annandale to join the main suburban line. Fortunately, the scheme failed to eventuate and Balmain was saved again.

and some shops. The skyline was punctuated by Durham House (3), the Unity Hall Hotel (3) and St Mary's Church (3).

Subsequent changes were determined by the increasing population, economic considerations and the actions of individual owners.

In the 1840s, and the following decades of the 19th Century, because Balmain was outside the City, the building act did not apply and there were no restrictions on the minimum lot area or on the width and surfacing of streets. A developer could give the least amount of land for the use of those who bought his land.

Little Nicholson Street is an example of the *laissez faire* attitude to planning at the time.

1850-1890: By the end of the 1880s, Precinct 1 had been fully developed to the extent expected for the time. It was a place of steep streets, cottages following the slope of the land, and a few large houses. In the 1860s St Mary's Street was cut across the hillside creating rock outcrops which became known as "the Balmain heads".⁶

The house, 12 Johnston St (1865-69, Onkaparinga) and St Mary's Rectory (1863, demolished) dominated the skyline. Henry Beattie's shipyard (1873) was the largest waterfront concern.

The building of Nicholson Street Public School in 1883 gave Precinct 2 a prominent skyline element. The Precinct was a place

of very narrow winding lanes with little cottages crammed together. Howard's and Looke's boatyards operated side-by-side. Simmons' land was an exception because development was only just starting to occur there in the 1880s.

Durham House still showed on the Precinct 3 skyline. Its generous grounds, and the garden of Elyard's house, gave the place an open look. More shops had opened on the Darling Street frontage and St Mary's Church had been re-built in 1856-59. Captain Rowntree had bought Spring Hill and re-named it Northumberland Villa. In the 1880s he built a floating dock out from what had been Metcalfe's Wharf at the bottom of the garden. Next door, Pine Villa was demolished and The Avenue created in the mid-1880s. The Methodist Church was built in Darling Street in 1860-62, almost destroyed by the 1876 storm, then rebuilt.

In Precinct 4 the Hundred Steps, built in Johnston Street in the 1870s, helped to make the descent to the waterfront easier. The extremely narrow and steep streets and the tiny allotments gave the place a "closed-in" feeling. Many good houses had been constructed together with the Balmain East Post Office (80 Darling St, 1885, Post Office 1895); the Commercial Hotel (1876, 82-84 Darling St); Glentworth House (additions 1885-88); the School of Arts (1862-63, demolished); and the Victoria Jubilee Floating Dock (1887, demolished).

Balmain East was a flourishing community at the end of the 1880s with residential living and small industry co-existed happily.

1890-1985: At the turn of the Century, floating baths were built at the foot of Johnston Street. From the end of the 1880s industrial development became more intense. The Mort's Dock and Engineering Co began to monopolize the Balmain East waterfront. Although located out-side the four precincts on the other side of Mort Bay, the Company bought up Rowntree's Floating Dock and the Victoria Jubilee Floating Dock.

The Company also acquired much waterfront land including Chapman's Slipway (3). The little Methodist Church (3) was bought by Mort's Dock in 1928 and later demolished.

Two government proposals could have wiped out much of the Balmain East built environment had they been executed.

The Balmain tramway was being electrified but the motors available could not drive the trams up the steep incline from Darling St Wharf to the intersection of Nicholson and Johnston Streets. Because of this the Government decided to resume land in Precinct 1 for a wide loop to take the tramline across to Pearson Street and back into Darling Street.⁷

This scheme would have caused the demolition of the Waterman's Cottage and some stone cottages in Paul Street. It also meant a deep stone cut across the face of the hillside.

An ingenious invention halted this destruction. The Balmain counterweight system provided for a mechanism under the road to haul the trams back up the hill.

The second proposed scheme would have destroyed a great deal of Precincts 1,2 and 4. In about 1912, the Sydney Harbour Trust decided to re-develop all the wharfage to the west of Dawes Point. Glebe Island was to be levelled and given new wharves. The waterfront from White Bay right around to Simmons Point was to be cut down to the waterline for new wharves, storage sheds and a goods railway. A "subaqueous tunnel" was to connect Peacock Point with Miller's Point.⁸

In the first decades of the 20th Century, domestic and commercial property in the four precincts was regarded as not worth conserving. The commercial centre of Balmain had moved to the intersection of Darling Street and Victoria Road. Rozelle.

Progress was the theme and cottages were to give way to new shipping terminals. Glebe Island and White Bay were developed along these lines but the new wharves stopped at Mansfield Street - Balmain East was saved.

Although the area was not devastated by these proposals, nothing prevented it from running down. The families of the large houses began to move out. Captain Rowntree died at Northumberland House in 1902 and Captain Broomfield at Glentworth House in 1903. Northumberland House became part of the Mort's Dock empire, while Glentworth House along with other large houses, such as Helpstone (4, c1852, demolished), Onkaparinga and Onkamaruya (2, 1866-70, 16-18 Nicholson St) were converted to rooming houses.

Durham House and Elyard's house were demolished for Housing Commission flats after World War II. Northumberland House made way for the builders, Max Cooper and Sons Pty Ltd (87 Darling St).

The cramped cottages and winding lanes in Precinct 2 were resumed by the Leichhardt Council in the 1960s and were cleared away as "slums". Low income housing was built on the waterfront by the Council but when the scheme could not be completed the land was

sold for re-development. Many home-units were built. The tower-block at 9 Nicholson St, a most unwanted incursion on the skyline, was one result of the "slum clearance".

The Sydney Harbour Trust (later the Maritime Services Board) resumed the bottom of Datchett Street (4) during World War I and demolished the cottages there. The Harbour Trust also resumed the Victoria Jubilee site (4), at the same time, and established a Depot there extending on to the Datchett Street land.

Road access to the Depot cut across the Granmore Estate (4) in the 1960s and the cottages below Broadside Street were demolished. Happily the lots not required by the Board, between the road and the water, have been added to land on the Cameron's Cove site to make a public park from Grafton Street right across the Granmore waterfront.

The new recreation area will be called Ewenton Park.

In all the precincts waterfront industrial land, left over sites and old houses are being transformed into new and extremely valuable properties.

In the late 1960s, however, the planning laws were not strong enough to prevent a multi-storey block of flats (16 Hosking St) being built right on the waterfront at the end of Little Nicholson Street.

Fortunately this example was not repeated when the old Bailey and Jorgenson site became new town-houses (14 Hosking St) in the 1970s. Here, a strip of waterfront land was dedicated for public use.

The 1970 Captain Cook Bicentenary was an important time for Precinct 1. In that year a new waterfront park opened on Peacock Point. The park was later extended almost to Darling St Wharf.

Balmain East survived many harbour-crossing schemes. Because it was the closest point to the City, it often became the target for road access.

As early as 1842, Edward Knapp proposed to link Miller's Point and Darling Street with a "great chain lying on the harbour bed". A 60-foot long steam punt was to pull itself along the chain and to carry people, vehicles and goods.⁹

With its drawbridges at each end and a tall smoke-stack in the middle, it would have created "something of a comic opera atmosphere on the surprised waters of Port Jackson".

The "floating bridge to Balmain", as it was called, was still being talked about in the 1850s but it came to nothing.

In 1893, the architect J Horbury Hunt urged the building of a bridge to leap from Ball's Head to Goat Island and then to Balmain East. The bridge was then to curve across to Pyrmont and then to proceed through the heart of the City as a broad avenue to the Eastern Suburbs.⁹

Happily, this proposal got no further than the daily press.

At the beginning of the 1920s, when the present Harbour Bridge was being designed, another architect suggested an alternative. F E Stowe, the inventor of the Balmain counter-weight, had a vision of a three-legged bridge. Like Hunt, he wanted to link Ball's Head with Goat Island but went further by planning the third leg as a connection with Miller's Point.¹⁰

The centre-piece of Stowe's dream was a 500-foot high supporting tower which would have almost obliterated Goat Island. The tower would have been the traffic interchange for the three-legged suspension bridge.

In the patriotic fervour of the times, Stowe wished to re-name Goat Island as Anzac Isle.

Because Balmain was seen to be "the Birmingham and Clyde of Australia", the Balmain Council fully supported the proposed bridge. Despite much publicity, however, Stowe's design was rejected in favour of the present Harbour Bridge.¹¹

During the post-war years, the spectre of a second harbour crossing was ever present. In December 1981 the State Government announced that four proposals were to be considered for a new crossing.¹²

All of these schemes would have had a irreversible impact on Balmain. One, in particular would have destroyed Balmain East.

Known as the Transfield proposal, a cable-stayed bridge was to link Ball's Head, Goat Island and Balmain East. This vast structure would have crossed the area at Simmon's Point and passed over the intersection of Darling, Nicholson and Johnston Streets to continue along the White Bay waterfront.

Twelve months later, all four schemes were abandoned - Balmain East survived again.

* * * * *

The origins and changes in the built environment of the four precincts has been made accessible by this study. Significant Australians connected with Balmain East, in one way or another, are recorded in the *Australian Dictionary of Biography*.

Alfred Elyard (3), J C S Handt (4), John Hosking (4), T J Jaques (1), Edey Manning (3), Ralph Mansfield (3), Captain Rowntree (3), the Soares family (4), and Canon Archdall, are all included.

Less significant nationally, but very important locally, were the great bankrupts

whose fortunes affected the way in which Balmain developed: Peacock (1), Nicholson(3), Duke (3), Cooper (3) and Hosking (4).

Many sea-captains feature in Balmain East history: Peacock (1), Pearson (1), Trouton (2), Bracegirdle (2), Banks (2), Nicholson (3), Duke (3), Rowntree (3), Tinley (4), Jones (4), Harrold (4), Harley (4), Lyons (1,4), Truscott (1,4) and Broomfield (4).

Of the countless boatbuilders and shipwrights in Balmain East, those names that stand out are Henry Beattie (1), William Peverly (1), Francis Hayes (1), John Bell (1), Joseph Looke (2), William Howard (2), George Buddivant (2), William Burnicle (2), Henry Thompson Bass (2), Andrew William Reynolds (3), Peter Hansen (3), Captain Rowntree (3), James Hayes (4) and James Allan of Allan's Wharf (4).

The first medical man to practice in Balmain was Dr Robert Huntley (2) from the 1840s. Dr Owen Spence Evans (3) was Balmain's medical officer from 1856 to 1889.

* * * * *

The beginnings of Balmain must not be seen entirely as a place of merchants living in large villas overlooking the Harbour. There were some, of course, but the stone villas of the professional and merchant class were outnumbered by the sea-captains' houses, the cottages of the "mechanics" and "artizans", and the rented dwellings of the unskilled.

This delightful mix in the built environment gives Balmain East, and the whole of Balmain, a richly diverse character not shared with other inner urban areas such as Glebe or Paddington.

NOTES AND REFERENCES THE FIRST 22 LOTS - AN OVERVIEW

- NOTE 1: For additional information on dates of buildings in Precincts 1&2 see News Sheet (Balmain Assoc) 127, 129.
NOTE 2: Search booklets covering precincts 1-3 have been lodged with the Mitchell Library. The ten booklets contain title information, land-use charts and family history. It is intended to lodge four more booklets to cover Precinct 4 in 1985-86.
NOTE 3: Reference no. 99 in Precinct

- 3 article in Leichhardt Hist J, No 13 1984 should read, R Teale, "Michael Metcalfe" in *Australian Dictionary of Biography*, vol V, p244.
1 The Australian, 8 May 1843, p3g.
2 *Ibid*, 14 Jul 1842, p1; see also Precinct 3 article, LHM No 13 1984.
3 See relevant Precinct articles.
4 WM Brownrigg, "Plan of the Town of Balmain", undated (probably 1846-50) Mitchell Library.
5 *Ibid*.
6 M Salmon, "Balmain, one of the most

- important suburbs of Sydney", in *Australian Town & Country Journal* 10 Dec 1902 (many facts wrong, read with caution).
7 P Cusick, unpub B Arch thesis UNSW (1984) "Francis Ernest Stowe, architect, engineer & inventor", pp12-24.
8 Sydney Harbour Trust (MSB).
9 M Herman, *The early Australian architects & their work*, p209-211.
10 *Op cit* (7), pp88-100.
11 *Ibid*.
12 *News Sheet* (Balmain Assoc), 110, 115-127.

FROM JOHNSTON STREET TO EWENTON PARK (continued from page 53)

- 16 Aust, 11 March 1841, p4f.
17 *Ibid*.
18 *Ibid*.
19 *Ibid*.
20 *Ibid*.
21 *Ibid*.
22 *Ibid*, 3 July 1844, p2d.
22a All refs to land titles, mortgages, subdivisions, etc, see my "Balmain 1836-1980 land-use mosaic" (hereafter LUM), precinct 4 (Mitchell Lib)
23 Sydney District Council Assessment Book: 1844 (hereafter SDC), p7 (Mitchell Lib D65, D66).
24 Low's directory of the city of Sydney: 1847; Ford's Sydney commercial directory for the year 1851.
25 NSW Land Titles Office (formerly Registrar General's Department) (hereafter LTO) Old System Title deed (hereafter OST) book 92 no 810.

- 26 OST book 9 no 725.
27 SDC, p7.
28 K Rayner, "Johann Simon Christian Handt" in ADB, vol 1, pp509-510, and all following refs to his life. For Frederick Cottage see SMH, 10 Oct 1852, p4g.
29 SDC, p7.
30 *Ibid*.
31 Aust, 23 Feb 1841, p2; 13 Jul 1842, p2; Sydney Morning Herald (hereafter SMH), 12 Dec 1842, p3; 3 June 1843, p2; 29 Jul 1844, p2 (Mrs E Tinley was on this voyage); 6 Jan 1845, p4b. Capt Tinley was the tenant of Frederick Cottage (see SMH, 10 Oct 1852, p4g).
32 News Sheet 107 (The Balmain Association), Feb 1981, p3.
33 Probate Office, will no 1/4993; OST bk 31 no 295; Capt Tinley m. Eliza Neestrip (b 1819) at Sydney 13 Aug 1842, see SMH, 18 Aug 1842, p3; Thomas Matthew T b. 1844 see LTO Real Property Act Application (hereafter RPA) 15667.
34 Rev Watkin's Journal (ML MS A835)

- 35 RPA 11144.
36 Aust, 23 Sep 1841, p2; 31 Oct 1842, p2; 23 Sep 1841, p2; SMH, 16 Oct 1843, p2; RPA 16233 (Paul's Land); Sands Sydney Directory (hereafter Sands) 1858/9 has Robert Taylor in Love Lane (Johnston St); Sands: 1861 has Mrs Robert Taylor in Canterbury Cottage; Sands: 1863 has Jane Taylor Johnston St; & for 1864; Sands: 1865 has Harrold in Johnston St).
37 SMH, 13 Feb 1844, p3; Sydney Herald (hereafter SH), 24 Sep 1835 for m. to Clarissa, only dau Thomas Clarke, London, at St Philip's, Sydney, on 18 Sep 1835.
38 Sands: 1865; Sands: 1867 for "Minevea" Pt (Ballast Pt); Waugh & Cox's directory for Sydney & its suburbs: 1855 for Perkins in Johnston St.
39 Sands: 1884.
40 OST bk 13 no 970.
41 Sands: 1894.
42 News Sheet (The Balmain Association) no 119, April 1982.
43 I Matheson, "Alberto Dias Soares" in ADB, vol VI, p163.

- 44 OST bk 44 no 863.
- 45 OST bk 53 no 130, the land was bought with E Irwin's own money and she was about to m.Truscott. (see Births, Deaths & Marriages Index:1788-1899, 1857 no.127).
- 46 Information from I Spring, Glenbrook (1985).
- 47 SDC, p7.
- 48 RPA 38722.
- 49 Sands:1866 has Docksey in Little Nicholson St until 1869;1870 in Union St;1871 & 1876 the same.
- 50 Op cit(15), Reynolds & Flottmann.
- 51 OST bk X no 700.
- 52 Aust, 2 Jan 1841, plg.
- 53 Ibid.
- 54 Ibid.
- 55 Ibid.
- 56 Ibid, 5 Jan 1841, p2d. Aust, 25 Oct 1836, p2e gives £38 per acre; see also Appendix VIII in Reynolds & Flottmann op cit(15).
- 57 SDC, p8, RPA 26424.
- 58 Ibid.
- 59 Ibid.
- 60 P Reynolds, "John Cavill (1812-1898) a Cornish stonemason" in Leichhardt Hist J no 7 1978, pp 5-7.
- 61 P Reynolds, "John Fraser Gray (1815-1881): and Waterview House, Balmain" in Leichhardt Hist J no 10 1981, pp 3-13.
- 62 OST bk 84 no 498; bk 303 no 244; RPA 15548.
- 63 RPA 15548 for house and gymnasium; Sands:1869 for Ann Platt.
- 64 RPA 18898, CT Nash's stat dec no 76.
- 64a For Sligo Cottage see SMH, 10 Oct 1852, p4g & 13 May 1853, p107g.
- 65 SDC, p8.
- 66 Ibid, included was a "slab plastered cottage" as well.
- 67 SDC, p8; RPA 18898 no 42, 43; OST bk 15 no 135; bk 370 no 868.
- 68 SDC, p8, RPA 26424.
- 69 OST bk 43 no 414.
- 70 Oxford Atlas (OUP) shows spelling as "Datchet", courtesy T Begbie.
- 71 SMH, 6 Sep 1842, p3.
- 72 Aust, 17 Mar 1843, plg.
- 73 Ibid, 8 May 1843, p3g.
- 74 SDC, p9.
- 75 Sands:1871;1873;1880;1883,1892.
- 76 Historical Section, Australia Post "Balmain Post Office" notes.
- 77 SDC, p9.
- 78 Ibid.
- 79 P Reynolds, "From Nicholson Street to Chapman's Slipway" in Leichhardt Hist J no 13 1984, pp23-26.
- 80 SDC, p9; RPA 17477.
- 81 OST bk 9 no 137.
- 82 Sands:1896 has Robert Elliott; 1901 Mrs E Elliott, to 1903.
- 83 Sands:1865 is 1st entry for E Finn; last entry for G Finn 1919
- 84 OST bk 699 no 362; Sands:1864 is 1st entry for T English in Datchett St; James E 1866-68; 1866 has Thomas E in Lit Nich St, repeat to 1871; 1876 Mrs Thomas E in Datchett St; 1877 Mrs E, Miss E school, Miss Eliza E, dressmkr in Datchett St; same 1877; 1879 Mrs Jane English; 1880 nil; 1882 Jane E; 1883 Mrs Mary E; 1884 Mrs Mary E, schoolmistress; 1886 nil; 1887 Mrs E to 1901; 1904 Miss E to 1915; 1916 Mervyn E to 1918; 1921 William E to 1921 only; 1919 Miss Ettie E to 1932/33.
- 85 Information from G Downey, Cheltenham, Vic (1982); News Sheet (Balmain Assoc), no.126.
- 86 Sands:1876 to 1896; 1901 Mrs William B.
- 87 Sands:1873, 1876 to 1883.
- 88 Sands:1873.
- 89 Magnus Harpur, Sands:1867 to 1871; William J Pyne in Datchett St Sands:1858/9 to 1869; Sands:1861 has John Watson in Datchett St, also 1865, 1867 to 1869. M Hyland was licensee of Balmain Hotel, Darling St, in 1869.
- 90 RPA 53731.
- 91 Op cit(60), pp4-5; Sands:1873 to 1892.
- 92 Australian Encyclopedia (hereafter AE) (Sydney 1958), vol viii, pp59-61. Arrival of Scarborough, Hist Records of Australia (hereafter HRA), I, vol I, p204; op cit(15); KA Johnson & MR Sainty, Census of 1828, p364.
- 93 KA Johnson & MR Sainty, Grave-stone Inscriptions of NSW, p5 no 74 "William Ternens Esq died 3 Jan 1845 aged 63 years. He arrived in the Colony in 1790. Leaving a wife and children". For arrival of NSW Corps see AE, vol vi, p294. Macarthur Papers (Pay List), vol 102a, pp 5 et seq shows "drummer"; pp 7 et seq, "corporal"; Bonwick Transcripts, box 88 p10, "corporal" in 1794; for grants see RJ Ryan (ed) Land Grants:1788-1809, p46, p106.
- 95 AE, vol vi, p295; p77.
- 96 Mutch Biographical Index:1787-1814; Census of 1828 for Thomas T; RPA 28378 for Mary Ann T; Sydney Gazette (hereafter SG), 28 Jul 1821, suppl, p2.
- 98 SG, 23 Sep 1824, p4b; 7 Oct 1824, p4bc; 23 Jan 1826, p3bc; HRA, III, vol V, p57, 58, 73, Arthur to Bathurst, 17 Jan 1826; vol VI, p81, 82, 84, 86, Arthur to Bathurst, 1 Jun 1827.
- 99 Aust, 12 July 1833; Census of 1828 for Kent St; OST bk 20 no 815 for Erskine St.
- 100 OST bk L no 673.
- 101 SDC, p10; OST bk 22 no 439.
- 102 SDC, p10; Ost bk L no 673 Sandy Bay; SMH, 23 Jul 1856, p8f for Steam Ferry Bay; Aust, 23 June 1843, plg for Granmore Bay; Balmain Observer & Western Suburbs Advertiser, 21 Aug 1886 for Graham's Cove.
- 103 OST bk131no666 "road to the ferry"; Brownrigg's Plan of the Town of Balmain: c1850 shows "Ternen's Wharf, Steamboat Ferry"; LTO File Plan (hereafter FP) 53494: c1873 wharf and building; FP318976: 1927 wharf, w/b building & workshops.
- 104 Col Sec's letter, 31 Dec 1837 quoted in Mr Stubbs' Darling Lodge advt in Aust, 2 Jan 1841 plg.
- 105 SMH, 28 May 1853.
- 106 Will 1 no 1607, 15 Nov 1844.
- 107 Index of Births, Deaths and Marriages: 1788-1899 (hereafter BDM) for 1843, entry 3732 vol 74 & entry 1652 vol 76 for m.; SMH, 4 Oct 1853. The chn of William jnr and Lavinia T were: Margaret T, William T, George T, James T, Fanny T and Amelia T. Only James, George & Fanny were living in 1878 (see RPA 4009). Amelia T d. 1862 (see BDM 6201388) Margaret T d. 1865 (see BDM 6501506). William T jnr's will was dated 9 Oct 1862 (see OST bk 114 no 910).
- 108 SMH, 8 May 1852, p6c (Roberts); 17 Apr 1855 p3b, 20 Apr 1857, p3e & 21 Apr 1858 p8c (TW Smith); 6 Oct 1852 p1d (Mrs Aiton's); 4 Jan 1853 p9d (ferry).
- 109 SMH, 19 Jan 1856 p1d, 4 Mar 1856 p1c, 2 Apr 1856 p1d.
- 110 SMH, 21 Apr 1858 p8c (TW Smith); Sands:1863 (Summerfield); 1864 (Cain); 1865, 1866 (J Simmons).
- 111 BDM, no 6201450 (William T jnr); Sands:1867; BDM, no 1070 p57 (Lavinia T's m.); BDM, 1847 entry 556 vol 32 (Mary Ann T m. (2) William Marshall on 22 Mar 1847; SMH, 30 Mar 1847; Mary Ann T m. (1) Samuel Tucker in 1840 (see BDM 1840 entry 485 vol 24).
- 112 RPA 16592.
- 113 Ibid; Probate Office will no 3/7119 28 Apr 1882.
- 114 BDM, 1835 entry 1131 vol 19 (m. to Holloway); SMH, 16 May 1854 (death notice Margaret Ternens Thompson).
- 115 BDM, 1836 entry 103 vol 20 (Ann T's m.) also SMH, 7 Jun 1836 p3; SMH, 27 Apr 1838 p3, 19 Jun 1838 p3, 15 Jan 1839 p3 and several entries under P Green in Aust & SMH indexes ML.
- 116 RPA 28378 for "rock cottage".
- 117 Mutch Biographical Index (hereafter MBI) also BDM, 1872 entry 4060 vol 3 (Elizabeth T's m.); also BDM 1827 entry 70 vol 11 (Elizabeth T's m. to George W); RPA 3494 (George W's d.).
- 118 MBI also BDM, 1828 entry 4335 vol 3 and 1828 entry 674 vol 12 (Frances T's m.); for George P see SMH, 24 Apr 1844 p2f, 3 Jul 1844 p2d (steam punt), 3 Dec 1844 p2g (ferry operating); also for ferry see AE, vol vii p449a;
- 119 I Wyner, With banner unfurled, the early years of the Ship Painters & Dockers Union (Sydney 1983), pp 66-68 (also for Graham's Cove); Mort's Dock, fifty years ago & today (Sydney 1904), p35.
- 120 Op cit(119), Wyner, p68.
- 120a Ibid, pp78-81.
- 121 Sands:1886 (John Graham Floating Dock); 1887 (Anderson and Goodall Floating Dock).
- 122 Sands:1887 (Pogmore); 1889 (Whitehead's Parcel Del Office) also 1890; the name "Dock Green" was given to me by Doreen and Marjorie Wane, Lindfield (1978).
- 123 Op cit(15); SMH, 23 Aug 1849 (fun. notice); Leichhardt Hist J no 10 1981 p7 (Masonic Arms).
- 124 SMH, 16 Apr 1845 (Watt) also Aust, 30 Dec 1836 p3 and other entries in SMH and Aust Indexes; Aust, 10 Oct 1837 p3 (Soole) and other entries in Indexes.
- 125 Derivation of Granmore unknown; SDC, pp10-11 (lots have been re-numbered and must be looked at with great caution).
- 126 Aust, 19 Sept 1846 p2d.
- 127 SDC, pp10-12.
- 128 Op cit(60) p4, p14.
- 129 SDC, p11; SMH, 16 Jun 1843 (b. of a son at Granmore Cottage) also other entries in Indexes; plan of cottages in RPA 9354.
- 130 SDC, p11; RPA 9354.

- 131 Information from W Levitt Hunt, Killara (1985).
- 132 Aust, 14 Jul 1842 pl. This meeting is mentioned in Leichhardt Hist J no 10 1981 p4, no 13 1984 p13, 15; for Pyrmont Ferry Wharf see Brownrigg's Plan of Balmain.
- 133 Ford's Directory... 1851 (Burrowes).
- 134 SDC, p10 and Brownrigg's Plan of Balmain for site of cottage.
- 135 OST bk 58 no 708.
- 136 Aust, 23 Jun 1843 plg.
- 137 Ibid.
- 138 LTO plan C6772030 for four cottages (Alexander Bowen) Nov 1884.
- 139 Information from D & M Wane, Lindfield (1978 & 1985).
- 140 AE, vol vi p77.
- 141 P Reynolds, "From Peacock Point to Darling St Wharf" in Leichhardt Hist J no 11 1982, p16.
- 142 P Reynolds, "Robert Blake, soldier, sheriff and spec builder" in Leichhardt Hist J no 8 1979, p16 & note 4 p23.
- 143 AE, vol vi p76b, see also ADB under Jaques and Cameron.
- 143a AH Bogle, "A walk up Darling St in the 1880s" in The Link, 14 Jan 1932 (reminiscences); see C Morris, "FR Spofforth" in ADB, vol VI, pp 170-171; also C Winning, Cricket Balmainia, p23 (Spofforth).
- 144 OST bk 165 no 585 (the Spofforths lived at Broomoo House, see Leichhardt Hist J no 10 1981 p14, corner of Colgate Av & St John St. They did not live in the cottage bought by Lydia Killeen).
- 145 Information from D and M Wane.
- 146 Ibid; information from L Wheeler, Wallacia (1984).
- 147 Sands:1884 has Mrs Nesbitt Water-view Villa.
- 148 J Flower, "James McDonald, architect of Balmain" in Leichhardt Hist J no 8 1979 p5.
- 149 Op cit (79) pp23-26.
- 150 SMH, 27 Sep 1858 p8a (Newtown ref); 6 Sep 1858 p3dc (People's Reading Rm); 21 Sep 1858 plc (Schoolhouse).
- 151 SMH, 6 Sep 1858 p3cd.
- 152 SMH, 21 Sep 1858 plc; 24 Sep 1858 p8d; 3 Sep 1858 pld.
- 153 Op cit (79) p32; op cit (148) p7.
- 154 Sands:1916 has last entry for School of Arts: 1st entry of Kirkwall's in 1921; op cit (148) p5.
- 155 Mort's Dock, fifty years ago & to-day, p29-31; Sands:1896.
- 156 LTO FP 68898.
- 157 Information from V Broomfield, Springwood (1985).
- 158 D Logan, unpub B Arch thesis 1977, "The life and work of Edward H Buchanan (1859-1943), architect & builder", pp51-52 UNSW.
- 159 Information from M Wane (1985).
- 160 RPA 18898 stat dec no 160.
- 161 N Wheatley, "Responses of the Balmain people to the Depression" in Leichhardt Hist J no 1 1971 p8; Sands:1911 has Mahony on the w side of Union St, 1918 in no 20 & last entry in 1927.
- 162 Sands:1900 1st entry, last entry in no 20 in 1916
- 163 RPA 11144.
- 164 Sands:1887; date on parapet
- 165 Sands:1886; Australia Post, "Balmain Post Office" (historical notes).
- 166 Sands:1882 last entry for Watkinson; 1883 (Latham); 1884, 1886 (McClellan & Rambeau); 1888, 1889 (Leach); 1891 (Harvey); 1895 (Pattinsons); 1901 (Murphy; RPA 26424 for English's Dairy and Murphy's horses).
- 167 Sands:1919 1st entry for Mimis, still there in 1932/33.
- 168 Sands:1869 :o 1871 (Moate); 1873 to 1901 (Wright); op cit (61) p13, Sands 1902 to 1907 (Sage).
- 169 T Stephens & A O'Neill, Larrikin Days, 100 years of growing up in an Australian suburb (Sydney 1983) p66, p79.
- 170 Sands:1861 has Duncan Cottage, 1863 the same, 1864 also.
- 171 Sands:1883 1884 has Mrs Catherine Storey, 1886 to 1888 Miss Storey's Ladies School Pine Villa.
- 172 RPA 16233 (Paul's land) for Capt Harrold.
- 173 Information from AE Harrold, Clayfield (1978).
- 174 Obit "AE Harrold" by Kenneth Million in J Phonograph Soc Queensland reprinted in News Sheet (The Balmain Assoc) no 110 May 1981.
- 175 RPA 14361; Sands:1880 1882 has Henry A Perkins; Pembroke Villa first appears in 1887 occupied by Mrs Marsh, to 1893.
- 176 Rose Family Tree pub by GW & RR Rose 1982.
- 177 Information from VR Harris Beecroft (1985).
- 178 P Reynolds, "From Peacock Point to Darling St Wharf" in Leichhardt Hist J no 12 1983, p4.
- 179 MSB Lib photo Dr Morse's Pills.
- 180 RPA 38722 stat dec 77 CF Bailey; plan included.

GARRY OWEN AND CALLAN PARK
(From page 22)

ACKNOWLEDGEMENTS

Ken Leong wishes to thank the many people who helped with his study of the Hospital: James Kerr, Neville Burkitt, Craig Burton, Jill Faddy, Ted Moxon, Jon Pike and Michael Stewart. Peter Boswarva facilitated access to Garry Owen House.

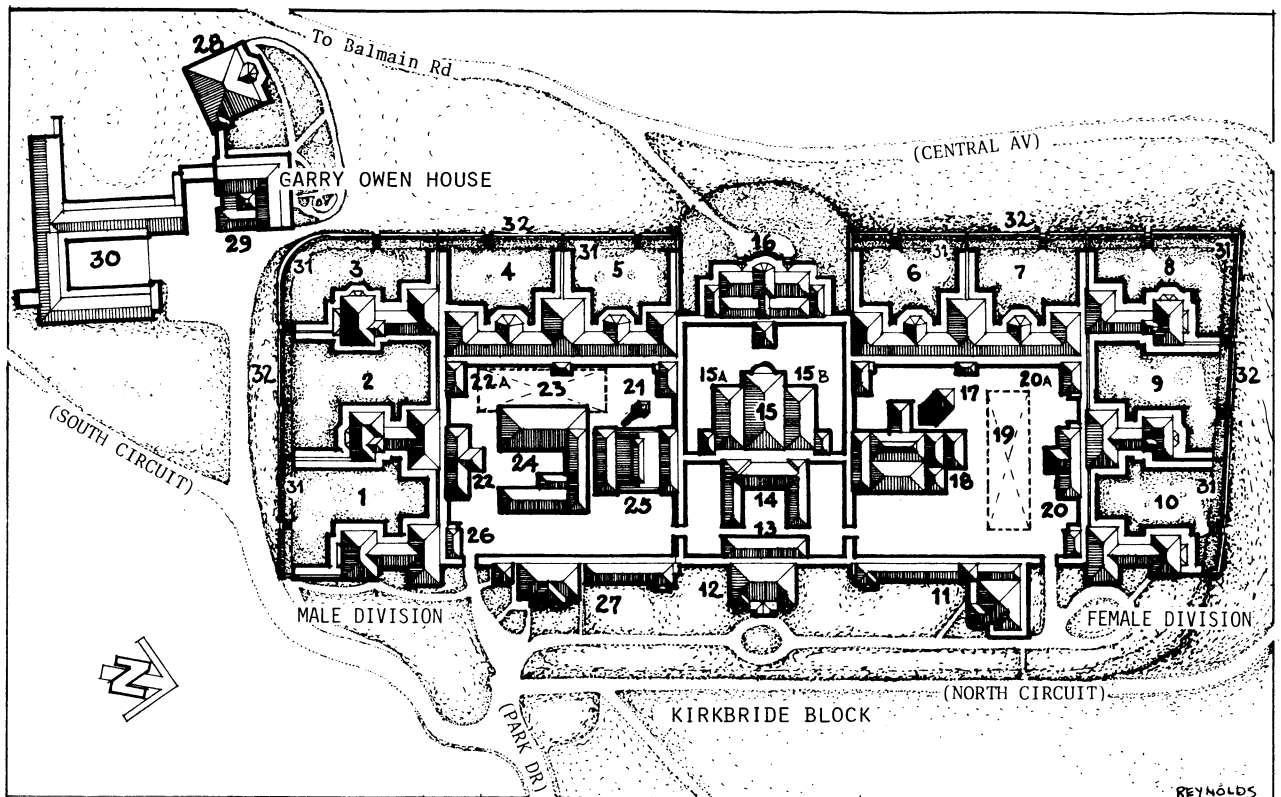
The measured study of Garry Owen House was done by Bruce Pressley and Carlo di Lanna, School of Architecture, University of New South Wales.

REFERENCES

- This article should be read in conjunction with my "Broughton House, Austenham - the Broughton Hall Psychiatric Clinic" in Leichhardt Hist J No 13 1984, pp3-8.
- Land Titles Office of NSW (hereafter LTO) Old System Deed (hereafter OST) bk 74 no 545; LTO Special Grant Volume 2; KA Johnson & MR Saintry, Census of 1828,
- TD Mutch, Index of Births, Deaths & Marriages: 1815-c1957; OST bk 74 no 545; bk G no 180; bk H no 123.
- LTO, Grant Index ser 11, p50; Convict Pardons: 1810-19, Mitchell Library (hereafter ML); The Pioneer Register, 2nd ed, vol II; Sydney Gazette, 9 Dec 1820, p3; 6 Jan 1821; JC Raymond, NSW Calendar & Directory: 1834 (for Nicholls occupation).
- OST bk L no 596; bk O no 853.

- Article "John Ryan Brennan" in Australian Dictionary of Biography (hereafter ADB), vol I, p149 and all refs to his life; Sydney Empire, 7 April 1856.
- J Broadbent, Introduction in Colonial Greek, the Greek Revival in NSW, the catalogue of the exhibition, Elizabeth Bay House, Sep-Dec 1985.
- Internal arrangements of Garry Owen House are from Sydney Morning Herald (hereafter SMH), 17 Dec 1873 but despite that late date, the house had not changed to any great extent.
- Inspection of roof space shows the remains of what is probably the original ceiling construction.
- OST bk 10 no 637.
- E McEvoy, Plan of the Western Hamlet of Balmain, ML M4/811.1821/1851?/1, & (card 2) 1b.
- JH Watson, Old Fellow, 15 Aug 1924, pp12-13, Leichhardt in "The names of towns in NSW & how they got them".
- SMH, 20 Nov 1854, p6.
- Op cit (11).
- LTO, Grants Index 1792-1826, ser 12 no 86 (Lloyd).
- OST bk 39 no 652; bk 44 no 553.
- OST bk 52 no 737 (J Barr); bk 70 no 697.
- OST bk 77 no 354.
- Op cit (6).
- OST bk 97 no 547.
- OST bk 95 no 548; bk 135 no 136.
- SMH, 17 Dec 1873, p11e; Richardson &

- Wrench, Plan of Callan Park Estate, Balmain, ML M2/811.1821/1873/1.
- SMH, 23 Apr 1883, p7c.
 - DI McDonald, "Frederic Norton Manning" in ADB, vol V, pp204-205; DI McDonald, "James Johnstone Barnet" in ADB, vol III, pp100-102.
 - DI McDonald, "James Barnet Colonial Architect" in Journal of the Royal Australian Historical Society, vol 55 pt 2.
 - Op cit (22).
 - OST bk 140 no 825.
 - FN Manning, Report on Lunatic Asylums: 1868, ML Q362.2/M.
 - Ibid.
 - Ibid.
 - Ibid.
 - DI McDonald, "Callan Park Hospital for the Insane", in Leichhardt Hist J No 3 Dec 1972, pp4-7.
 - Manning to Colonial Secretary, 22 Mar 1874.
 - Ibid.
 - Votes & Proceedings of the NSW Legislative Assembly: 1874-75 (hereafter V&P), vol III, pp243-260, FN Manning, Callan Park Hospital for the Insane, annual report, 1874.
 - Crown Solicitor to Col Sec (key to Callan Park), Archives Office of NSW (hereafter AONSW), 4/818.3.
 - V&P: 1875, vol IV, Gladesville Hospital for the Insane, annual report 1874.
 - Manning to Principal Under Secretary, 28 January 1878 (additional buildings for lunatic asylums); op cit (36).



REYNOLDS

<p>HOSPITAL FOR THE INSANE, CALLAN PARK: 1880-1885</p>	<p>8 Intermediate, female. 9 Noisy & Violent, female. 10 Quiet & Convalescent, female. 11 Medical Superintendent. 12 Administration. 13 Store (later altered). 14 Kitchen (later demolished). 15 Recreation/Chapel. 15a Male Dining. 15b Female Dining. 16 Medical Officers. 17 Water tower. 18 Laundry Block. 19 Underground Tank. 20 Bath House, female (not built, see 20a). 20a Site of Bath House, female.</p>	<p>21 Boiler Chimney Stack. 22 Bath House, male (not built, see 22a). 22a Site of Bath House, male. 23 Underground Tank. 24 Workshop Block (site of new Kitchen). 25 Boiler House. 26 Mortuary (demolished). 27 Dispensary. 28 Convalescent, males. 29 Garry Owen House, convalescent males. 30 Temporary Wards: 1877-79 (demolished). 31 Ha-Has (sloping banks). 32 Perimeter Wall.</p>
<p>(from the plan published in <i>The Builder</i>, London, 6 Sep 1879)</p>		
<p><i>The drawing underestimated the slope of the site and ha-has could not be provided for 1-3.</i></p>		
<p>1 Quiet & Convalescent, male. 2 Noisy & Violent, male. 3 Intermediate, male. 4 Recent & Acute, male. 5 Sick, male. 6 Sick, female. 7 Recent & Acute, female.</p>		

- 38 Newspaper report, March 1876, re Callan Park, AONSW 4/818.3.
- 39 V&P:1876, pp777, Manning, annual report.
- 40 V&P:1878, vol II, pp743-744, Manning annual report.
- 41 Barnett to Under Sec, 13 Jun 1877, (plans for temp buildings, Callan Park), AONSW 4/818.3; tenders called for temp buildings, 18 Sep 1877, AONSW 1/2308.
- 42 Ibid.
- 43 Attorney General W J Foster, 4 Jun 1878 (legal detention of patients at Callan Park), copy held by G Edwards, Nurses Training School, Rozelle Hospital (1984).
- 44 Annual report, Inspector General for the Insane: 1879, p17.
- 45 Ibid, Appendix C.
- 46 Op cit (44), p6.
- 47 A Ferster & G Nichols, *Mental Institutions in NSW: 1788-1900*.
- 48 Ibid.
- 49 Annual report: 1877, addendum 1, p43; V&P:1875, vol III, Manning's report on visit to Europe, ML Q328.91/5; St Augustine's Hospital: 1875-1975, a short history; annual report: 1879, p18.
- 50 Manning to Principal Under Sec, 8 Feb 1879, Parkes Correspondence, vol 48, ML A918.
- 51 Barnett to Under Sec, 29 Jun 1875, (criticism of his Dept by Manning); V&P:1875, vol I.
- 52 V&P:1881, vol I, (contract for Callan Park Asylum); *Illustrated Sydney News*, 6 Sep 1879, pp6-8.
- 53 See cover illustration; the drawing was published in *The Builder* (London), vol 37, Sep 1879, pp996-1000; FN Manning, Memorandum on plan of the Hospital for the Insane, Callan Park, 1 Oct 1877, AONSW 4/818.3.
- 54 *The Builder*, vol 37, Sep 1879.
- 55 *Illustrated Sydney News* (hereafter ISN), 6 Sep 1879, p7.
- 56 Ibid, p6-8.
- 57 SMH, 23 Apr 1883, p7c.
- 58 Ibid.
- 59 ISN, 24 Oct 1885, pp12-14.
- 60 SMH, 23 Apr 1883, p7c.
- 61 Ibid.
- 62 PL Reynolds, unpub PhD thesis (UNSW) 1972, "The evolution of the Government Architect's Branch of the NSW Department of Public Works", vol I, p282, footnote (Louis Robertson).
- 63 ISN, 24 Oct 1885, pp12-14.
- 64 Op cit (31).
- 65 JS Kerr, report to the National Trust of Australia (NSW): 1974.
- 66 Sydney Mail, 12 Aug 1903.
- 67 DI McDonald, "FN Manning" in *ADB*, vol V, pp204-205.
- 68 Op cit (24).
- 69 G Edwards, *Mental Health Administration in NSW*, p25.
- 70 Letter, Inspector General Hogg, Aug 1930, AONSW 12/1403.2.
- 70a Inquiry by the Public Service Board into Callan Park Mental Hospital: 1948, Health Comm Lib.
- 71 Op cit (69), p38.
- 72 Ibid, p42.
- 73 L Linn, *A Handbook of hospital psychiatry* (NY 1955).

74 T Kirkbride, On the construction, organisation and general arrangements of Hospitals for the Insane (Philadelphia, 1854).
 75 Op cit (69), p45.
 76 Ibid, pp67-68.
 77 SMJ, 21 Oct 1960, p2.
 78 Ibid.
 79 L Barton, Institutional Neurosis, (Bristol 1959)
 "Action for Mental Health", American Joint Commission on Mental Health Report (NY 1959); Psychiatric Architecture, architectural study project, American Psychiatric Assoc, (NY 1959); Psychiatric services and architecture, Public Health Papers No 1, WHO (Geneva 1959); GC Tooth & EM Brooke, "Trends in the mental hospital population & their effects on future planning" in Lancet, 4.70 (1961).
 80 Op cit (69), p84.
 81 Report of the Royal Commission on Callan Park: 1961, Ch I, p34.
 82 Ibid.
 83 Ibid.
 84 Op cit (81), Ch II, pp51-52.
 85 Ibid, Addendum I, p82.
 86 JS Kerr, Report to the National Trust on Callan Park, 1974.
 87 Inquiry into health services for the psychiatrically ill and the developmentally disabled (short title, Richmond Report), 1983, State Health publ no. (DP)83-020.
 88 Ibid.
 89 Quoted in Kerr, op cit (86).
 90 K Leong, "Broughton House, Austenham, - Broughton Hall Psychiatric Clinic in Leichhardt Hist J No 13 1984.
 91 Op cit (81).

(also continued from p22)

REPORT OF THE ROYAL COMMISSION ON CALLAN PARK: 1961

SURVEY OF ALL STRUCTURES: 1961

Kirkbride Block, stone and slate buildings:

- 1-5* Male Wards 1-5 (Ward 1 is now Hosplan Office). 1-5**
 16, 17 } Female Wards 6-10. 6-10
 20, 21 }
 22 }

- 9 Cerebral Surgery Unit (now Nurses Training School). 57.
 6, 7 Boiler House, Plumbers Shop, Chief Atndt's Office and Staff Recreation. 42, 42
 11-13 Staff Dining, Recreation Hall and Sewing Room (now Gymnasium, Recreation Hall and Chapel) 36, 65
 79 Laundry. 64.
 15 Matron's Office and Quarters, Medical Officers' Quarters (now Library). 51.
 10 Administration Block, X-ray and Dental Surgery, Medical Officers' Quarters. 48.
 8 New Main Kitchen, temporary Food and Hardware Stores (old Kitchen demolished). 50. (brick)
 Separate from the Kirkbride Block, older buildings with stone walls and slate or tiled roofs:
 31 Male Ward 6 (formerly Garry Owen, now Nurses Training School). 57a.
 42 Male Ward 10. 68
 52 Male Ward A, Repatriation Section. A.
 44 Dr Bailey's Residence, Dr Slater's Residence, Junior Medical Officers' Quarters. R1. Temporary Male Ward 7 (demolished) (site of 32 on Hosplan Map)
 Brick buildings with tiled roofs:
 23, 24 Female Ward 6. 12, 13
 28, 34 Male Wards 6c, 8 and 9. 16, 20.
 49, 58 } Repatriation Wards B-G. B-G.
 77, 77 }
 51, 50 }
 47 Morgue. 55.
 35 Male Night Watch. X.
 88 Gate House. Z.
 78 Nurses' Home. 56.
 80 Four Medical Officers' Residences.

Works Area buildings:

- Carpenters' Shop (not located).
 - Tailors' Shop (" ").
 - Gardeners' Shed (" ").
 36 Stables. 79.
 - Old Sports Pavilion (demolished).
 - Air Raid Shelters (no number).
 - Straw and Bag Stores (not loc).
 - Old Piggery (demolished).

* Hosplan 1983 site plan building numbers and all numbers shown on left side of column.

** Building numbers as shown in 1981 Royal Commission and all numbers at end of each entry.

(continued from p 64)

THE HISTORY AND DESIGN OF THE AUSTRALIAN HOUSE

The impact of the International Style which arrived with Harry Seidler at the end of the 1940s follows a discussion of Between the Wars architecture.

There is a wealth of information in this book. It brings us through the Sydney School of the 1960s, the conservation movement of the 1970s, the corrugated iron revival of the 1980s and beyond with Sydney Baggs relating the virtues of living underground.

We move from the "glass of fashion" in the first part of the book to the "mould of form" in the second. Robert Irving discusses walls as "the visible garments of buildings". There is a chapter on Interiors and Decorations and one on the Colonial Kitchen which reveals how these influenced and were influenced by the Australian house

About Australian Gardens, by Peter Watts, begins in 1788 and shows developments since then. David Saunders tells the story of the Australian Terrace and Miles Lewis of the Portable House.

No book on Australian houses could be complete without the Queensland Style by Ray Sumner.

INDEX LHJ 1982-84

(Index LHJ 1971-1981 appeared in Leichhardt Historical Journal No 11 1982)

LHJ No 11 1982

Editorial: Why Leichhardt?.....2
 Recollections of 34 Johnston St, Annandale, by G Ashton.....3
 Inventing the suburbs and making a fortune, by B Dyster6
 From Peacock Pt to Darling St Wharf. 3 Peacock, Pearson, Pearson and Paul: how suburbanisation began in Balmain, I, by P Reynolds.....13
 Index LHJ 1971-81.....27
 Reviews.....28
Francis Greenway: a celebration by M Dupain & J M Freeland
 Reviewed by H Tanner.
Whirlwinds in the plain: Ludwig Leichhardt - friends, foes & history by E M Webster
 Reviewed by A Roberts.

LHJ No 12 1983

Editorial: The centenary decade.....2
 Bidura - the home that Blacket built, by F MacDonnell.....3
 From Peacock Pt to Darling St Wharf, II, by P Reynolds.....4
 From Darling St Wharf to Simmons Pt. 2, by P Reynolds.....6
 The first steam tram to Rozelle: 1892, by P Fraser.....26
 Index LHJ: 1982.....31
 Reviews.....32
Fine houses of Sydney by R Irving, J Kinstler & M Dupain
 Reviewed by H Tanner
The social history of Glebe and Annandale by A Roberts
 Reviewed by L Gilbert

LHJ No 13 1984

Editorial: Conservation news.....2
 Broughton House, Austenham, the Broughton Hall Psychiatric Clinic, by K Leong.....3
 From Nicholson St to Chapman's Slipway. 3, by P Reynolds.....9
 St James' Forest Lodge: 1900-1946, II, by J Fletcher.....39
 Index LHJ: 1982-83.....47
 Reviews.....48
Larrikin Days: 100 years of growing up in an Australian suburb by T Stephens & A O'Neill
 Reviewed by L Gilbert
The English terraced house by S Muthesius
 Reviewed by P Reynolds

The scope, detail and illustrations in this book make it valuable to many readers because houses are "the commonest of all historic artifacts" The informative glossary will help lay-readers understand the terms used.

The Australian house had its origins in Britain and the United States but time, distance, our own needs and, most importantly, the creativity of Australian designers, have made it recognizable as our own.

In both parts, the book demonstrates that the design of the Australian house is based upon the three great principles of architecture - commodity, firmness and delight.

REVIEWS

WITH BANNER UNFURLED THE EARLY YEARS OF THE SHIP PAINTERS AND DOCKERS UNION

By Issy Wyner
Hale and Ironmonger (Sydney 1983)
256 pp, rrp \$11.95 ISBN 0 86806 081 X

Reviewed by PETER REYNOLDS

The Balmain waterfront was once a haven for ships of all classes. The tall ships and their masters have been the source of many a yarn over a beer or a delicate china cup. But what of the sweat and blood that kept the ships afloat: what of the kinds of work done and the working conditions and rates of pay?

Issy Wyner puts the unskilled workers point of view. As the old craft guilds gave way to industrialisation, the skilled men formed unions in the name of their trades. Work was not always continuous for tradesmen but the labourers could never be sure of a steady job. The work done by the men that Wyner writes about was dirty and dangerous, the hours long and the wages short.

Therefore those who scrubbed, painted and docked the ships combined to oppose the unmitigated exploitation of the only thing that they had to offer - their labour.

In the days when it was considered the worker's own fault if he were injured, and no compo even thought of, his mates passed around the hat to provided his family with the bare necessities. Wyner portrays some of the accident records on the waterfront and draws in the other key lines which complete the picture of working life on the docks at the close of last century.

Much is said and written today about Mort's Dock. Because Wyner actually worked there, his account of the Dock as the cradle of unionism, and the scene of many political struggles leading ultimately to the foundation of the Australian Labor Party, rings all the more clearly.

In 1880s Balmain it was fairly general that "those that lived there, worked there". Other factors combined with this lead Wyner to conclude that "the groundwork for unionism was ready-made". Because of the very nature of the area, Balmain was "the right place, at the right time, for the foundation of the union and of the Australian Labor Party".

As well as revealing the labour conditions of the time, the book is the only contemporary monograph to locate, in most cases, the kinds of industry concerned with the union around the local waterfront. The illustrations show the world of work, ships and men. The many news items, given literatim, graphically describe this world, as do the 21 appendices.

To learn just what "heaving down" actually means, this book will not only enlighten but also will show how important was the supplanting of this time-consuming and dangerous procedure by the dry docks.

This is a book which informs but does not romanticize the past. By presenting the facts, Wyner shows that the history of the Ship Painters and Dockers Union, the history of Balmain, and the history of the Mort's Dock and Engineering Co are inextricably linked.

The author presents his work as an "historical scrapbook" of the painters and dockers before the turn of the century. He enters a plea for another "to delve deeper and wider into this largely uncharted area of union history".

Whether his plea is taken up or not, readers gain an insight into the events surrounding the "unfurling of the banner" on "Montague Hill". The banner has remained unfurled in Balmain ever since.

THE HISTORY AND DESIGN OF THE AUSTRALIAN HOUSE

Edited by Robert Irving
Oxford University Press (Melbourne 1985)
328 pp, rrp \$50.00 ISBN 0 19 554435 8

Reviewed by PETER REYNOLDS

This handsome volume is really two books. The first is devoted to the origins and changes that took place in domestic architecture over almost two centuries. The second deals with some of the facets of design which have been utilized to make the Australian house what it is today.

In Part One, Robert Irving relates Georgian Australia to its antecedent - Georgian Britain. Those that came to this country in the early days brought the memories and associations of the environment left behind. They built with the "Georgian image" firmly in their minds.

Irving takes us to four windows through which the stylistic origins of our architecture can be seen. He labels them Palladian, English Classical, Romantic Revival, and Regency, but stresses that the windows show only some of the pictures and that they must be allowed to merge and overlap.

What is seen through the windows took more than 200 years to evolve. In the Australian context, however, Georgian architecture had a much shorter lifespan. It was everywhere here, growing in the bush as well as the town, adapting to the environment but still echoing its Home country origins.

Irving maintains that the essentials of Georgian architecture were established by professional architects or educated owners with pattern books. He recognizes that many others such as builders, craftsmen, and speculators contributed to its consistency and continuity.

The Georgian Australia chapter deals with the "designed" houses but does not exclude the "untutored" or "vernacular" homes. These two basic kinds of houses appear in every age but, as the author rightly postulates, "the two were probably closer in the Georgian period than at any other time in the history of architecture".

Miles Lewis continues the story of Australian domestic architecture in the "Victorian House". In the Victorian era of expansion, life became more complex, technology made new materials and construction possible and new building types appeared.

Lewis maintains, and it is a view with which I agree, that understanding the Victorians' search for the Picturesque holds the clue to the stylistic diversity of the period. For example, the Italianate style, which came from England via pattern books, is picturesque in setting and asymmetrical in composition.

Those houses which look vaguely medieval, or church-like, are also in the picturesque tradition and were readily transposed by the use of English pattern books of the time. The illustrations given in the chapter support this thesis.

Another example of the Victorian Picturesque was Boom architecture which features the faceted bay window house with its basic L-shaped plan. Where the tower had been the high-point of the Italianate style, the faceted bay was to become the trademark of the smaller urban Boom style house.

Queen Victoria was still on the throne when moves for political Federation began. Richard Apperly's chapter, the Federation Period, shows the architecture in the context of the times. In England the Queen Anne and the Arts and Crafts movements were two important generators of Australian domestic architecture of this period.

Although there were large Queen Anne and Arts and Crafts houses in Australia, the typical suburban house style was what Apperly calls Queen Anne mainstream. It was usually single-storied with red brick walls and red tiled roofs. Because the roof was close to eye-level, it became a dominant feature with many sloping planes and towers that often existed for effect rather than function.

(please turn to p63)