

Leichhardt Historical Journal

No 15
1986

Replacing the Dome on the Balmain Town Hall
The Suburbanization of Birchgrove
The Municipal Council and other Local Institutions
From Cameron's Cove to Adolphus Street



An Undated View of Ewenton Probably Taken in the 1880s

mandale Balmain Glebe Leichhardt Lilyfield Rozelle



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Cover

Ewenton (formerly 6 Ewenton St, Balmain) in the 1880s. Members of the Cameron family are shown. Despite the marked difference between the wing at left (1860) and the right-hand wing (1872), they were designed for the same owner, E W Cameron, by the same architect, J McDonald. The house became derelict after 1950 and caught fire in 1980. The exterior was restored in 1985-86 from this photograph.

(Courtesy of Mrs A Waugh)

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EDITORIAL

"Where are we?"

The ever increasing private-car congestion of our times makes public transport all the more necessary.

Public transport, though, can be stressful and confusing for the passenger and the driver alike in regard to destination. Destination is, of course, inseparable from locality.

Rail travellers and ferry voyagers have nominated destination points - Erskineville Station, or Thames St Wharf. The bus passenger has few nominated points of getting off, such as the terminus (York St City), or well-known spots along the route (White Bay Hotel). Not everybody knows where the section ends. Not every driver is able to "Put me off at the Watch House, please".

A positive way to establish easily remembered destination points in our Municipality is to name the bus stops.

North Sydney Council has led the way with excellently designed bus shelters that look as though they have always been there. To make these "destination points" all the more familiar to passengers, each shelter has a simple and interesting name, in large signwriting.

For example when travelling in Crow's Nest, if one wishes to get off near the Fire Station, one buys a ticket to "Fire Station". Bus drivers become familiar with these well-signed points and so there is a rapport between the driver and the driven. If the driver is new to the route, the easy-to-read sign on the bus shelter saves the passenger from being carried on.

It seems inevitable that the time and energy wasting "pay as you enter" principle will be abandoned. Pre-bought tickets to be given to the driver or fed into an electronic scanner could obviate this inefficient system. The driver would not need to ask "where are you going?" because the tickets could be related to a named destination point. Alternatively, if ticket prices were brought to one or two standard charges, then it would be even more necessary to have some idea of "where do you want to get off?"

The choice of name for each bus stop in the Leichhardt Municipality should reflect the locale (Foley Park in Glebe), evoke historic places (Elswick in Leichhardt), be named after easily recognisable and permanent buildings (Watch House in Balmain), historic identities (John Young, in Annandale, perhaps) or identified to the nearest street corner - the possibilities are many and varied.

Not every bus stop needs a named shelter but every stop without a shelter could have a name on a well designed bus-stop signpost.

Every bus stop then could be charted on a route map in the manner of the London underground system. The route maps, in bold colourful graphics, could be displayed on an electronic screen in the bus. This would be a much more community orientated service than the mind-numbing advertisements endlessly repeated on present screens.

If we are to encourage tourism, to say nothing of easing the lot of everyday bus users, such an identification system would achieve two things. Firstly, when an intrinsically local name is used to identify each bus stop the awareness of local identity is heightened: secondly, we will not need to cry "where are we?" because we will know!

OBITUARY

David Allen Earle (1935-86) will be remembered for his constant and sincere efforts in the conservation field.

His greatest contribution was in helping to conserve the Queen Victoria Building. In the dark days of the late 1960s, when most people had nothing but contempt for it, David was one who could see beneath the grime and accretions to the real gem that was there waiting to be polished. Through the 1970s he made many aware of the gem's value by his slide lectures.

When the decision to conserve it was made, David gave unstintingly of his time and of the knowledge of the structure that he had collected over many years. Above all he gave unstintingly of his enthusiasm. When problems arose that could not be met with knowledge and enthusiasm, his quiet humour often led to a solution.

It is simply enough to say that he *believed* in the Queen Victoria Building.

David was dedicated to heritage conservation and was a contributing member of Australia ICOMOS from its inception. Always at ease with all manner of specialist conservationists, he was at one with archaeologists because his approach to historic buildings was more archaeological than architectural. He was among the first to advocate the value of historical archaeology to heritage conservation.

Another branch of David's life was his interest in the local history of the City of Sydney and North Sydney. He had a love of gardens and history, particularly family history. This love was demonstrated in his long association with Don Bank cottage, the "garden oasis hidden in the concrete corridors of North Sydney".

He worked in the Historic Buildings Section of the Public Works Department, with the National Trust, and the Sydney City Council. After practising privately, he joined the National Parks and Wildlife Service in 1980. His NPWS projects included "Roto" at Port Macquarie, the Mungo National Park Visitor Centre, and the Tiboburra Office.

He can be truly said to have had vision. Some of his dreams are now real but one, dear to his heart, did not come true. At the end of the 1970s, before the effect of heritage legislation had become widespread, he had the idea of fitting up a semi-trailer as a live-in travelling conservation workshop. The workshop could take not just ideas but his skills as a practical conservationist to corporate bodies, local councils and individuals. Consultations on conservation matters would be offered to the general public; traditional technology could be re-awakened among local tradesmen; new tradespeople could be taught old skills.

David saw this as conservation by example. He believed that if as many as possible, no matter how remote their domicile, could be made aware of real conservation issues then many would understand that our heritage is to be handed on to those who come after us.

While travelling to Willandra Homestead in western New South Wales, as part of his NPWS duties, David died in a car accident on 4 November 1986 near Lake Cargiellico. This tragedy brought to an end a life that had contributed so much to our lives.

Most of the above was taken from P McKenzie's obit in the *Australia Icomos Newsletter* vol 7 no 1 1987 and from an obit in the *Australian Society for Historical Archaeology Newsletter*, vol 17 no 1 1987.



E H BUCHANAN'S DESIGN FOR BALMAIN TOWN HALL

Almost 100 years old, the Victorian Free Classical style building was opened by mayor E H Buchanan in 1888. To emphasise the stairtower, Buchanan created a dome supported on an arcaded storey and topped by a lantern. Classical buildings are known for their symmetry but the provision of a dome on only one of the two towers was a move away from strict precepts. The result was an asymmetrical building with freely interpreted Classical details. The dome was not built as designed but changed to an octagonal shape. The pinnacles at the corners of the tower were not built. The dome, lantern and arcaded storey were pulled down during World War II, leaving a gap in the skyline. The gabled council chambers (1881) are at left.

(From Souvenir to commemorate the 50th anniversary of the incorporation of the Municipality of Balmain, 1860-1910)

Completing the Civic Skyline

Replacing the Dome on the Balmain Town Hall

There is a significant gap in the Balmain skyline. The Town Hall dome was removed many years ago.

Chris McNamara shows how it can be replaced and the civic group enhanced.

The centenary of the Balmain Town Hall is approaching. It will be 100 years old on 25 August 1988. The centenary of its civic partner, the post office and court house building, precedes it on 20 August this year.¹

This civic group forms a landmark because of its elevated position. It is located on an intersection where two bus routes cross. It is an important node in the suburb of Balmain.

On 25 August 1888 the town hall was packed with 1,000 people to hear mayor Buchanan declare the building officially open. At this time Balmain Council had been functioning for 28 years since incorporation on 21 February 1860.²

That first council met in the loft of Captain Rowntree's warehouse on Waterview Bay (now Mort Bay) where the Gilchrist Place subdivision (the Canefields) now is. When incorporated the municipality, or the Borough of Balmain as it was known, took in present-day Rozelle and Birchgrove and contained about 3,000 people. Finding Rowntree's loft too cramped, the council met in rooms rented from schoolmaster Heber Loten on the western side of Adolphus Street. St Mary's schoolroom (rear of 7 Adolphus St) was the next venue for meetings. From the end of 1862 until 1876, council met in the Balmain School of Arts (site of 142-142a Darling St).³

The present town hall site was purchased in 1876 and the stone cottage which existed became the council offices. That this was a stop-gap measure and one not to be endured for long can be seen in Alderman Charles Mossman's complaint, in October 1879, that "it is painful to sit there, especially when the heat is oppressive".⁴

McDonald's Council Chambers: 1881

To provide more comfortable conditions, council approved the building of new chambers on 16 March 1880. The chambers were designed by the mayor, James McDonald (1814-1902), an architect and resident of Balmain since the early 1850s. McDonald was Balmain's council clerk for the first eight years. In 1872 he began a 23-year term as alderman for North Ward, becoming mayor in 1878.⁵

McDonald donated his services for designing the council chambers. His design called for a simple, straightforward building with tall slim windows, bracket-supported overhanging gable roof and lantern. Internally, timber-panelled walls and an intricately plastered cornice featuring a grapevine motif, provided a pleasant meeting place.

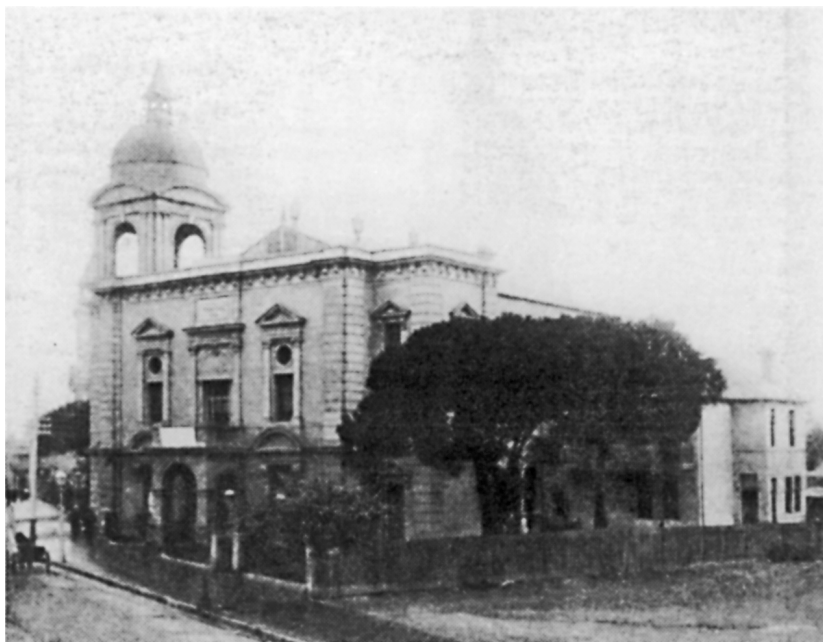
The new council chambers were opened in June 1881 to cater for a municipality of 15,000 residents - five times the population that existed when Balmain Council was first incorporated in 1860. The building of permanent chambers was a manifestation of the strength and importance of the local governing body.⁶

BALMAIN TOWN HALL IN 1902

The dome as built was octagonal on plan giving it a more hemispherical appearance than the original design. The stairtower, capped by the dome, is seen on a change in the alignment of Darling Street. The bending away of the main street accentuates the impact of the dome when seen from further down that street.

The council clerk's residence, seen at right, was part of Buchanan's 1888 town hall.

Immediately to the left of the town hall is the post office clocktower.



(From *Australian Town and Country Journal* 10 Dec 1902)

McDonald sited the chambers as a rear extension of the existing cottage and because the cottage was neither parallel to the side boundaries nor to Darling Street, the new building was not aligned to those boundaries either.⁷

When the time came for the building of the town hall, the old cottage was demolished and the new building was joined to the council chambers on the Darling Street side. Again an existing building (the council chambers) determined that the new structure would be askew to Darling Street. The placement of this building gave rise to a significant element of urban design.⁸

Buchanan's Town Hall: 1888

History repeated itself when the architect for the town hall was another mayor of Balmain, Edward Harman Buchanan (1859-1943). Buchanan came to Balmain in 1877 having trained for six years in the office of the architect for the city of Sydney, Albert Bond, since 1874. He left Bond in 1880 to begin practice in Balmain where he produced a wide range of buildings such as Ellerslie Terrace (35-47 Ballast Point Rd, 1881), the four houses (2-8 Rose St, 1888) and St Johns Church, Balmain North (1881-82). He was a leading figure in the creation of Birchgrove Park (from 1882) and in many other civic-minded projects.⁹

Elected as an alderman in 1883, Buchanan became mayor in 1888-89. His design for the Victorian Free Classical style town hall included the centenary hall to seat 1,000, a library, lodge room, mayor's room, 5 rooms for council officers, and "a commodious council clerk's residence". Council found that the design for the hall was too small and voted to enlarge the building some ten feet to the east. This additional width was to prove very important in terms of urban design because it placed the stairtower right on the Darling Street frontage. The significance of this placement will become apparent.¹⁰

The foundation stone of the town hall was laid by Buchanan's predecessor, mayor William Moffitt Burns, on 14 January 1888. Conforming with tradition, Burns placed a bottle containing copies of the Sydney daily newspapers and the *Balmain Observer* and some "coins of the realm" under the stone. A parchment inscribed with details of the incorporation of the borough, names of the first councillors and the 1887-8 aldermen, a list of mayors to date, details of revenue in 1860 and in the current year, and the present population (22,476) was also included.¹¹

The tradition of punctuating the skyline of civic buildings had been set by buildings such as the Leeds town hall (1853-58) whose clock tower signifies the importance and dignity of the function of local government. Because the Balmain post office already had a clocktower, Buchanan chose to mark the skyline with a dome. The askew placement of the eastern stairtower brought it into prominence. He decided, therefore, to increase the height of the tower by adding an arched storey then the dome topped by a lantern and ball.¹²

Because the town hall was sited close up to the main road, which is not a wide thoroughfare for such a large building to be displayed, the best view of the design was from further downhill in Darling Street. Looking uphill from where Darling Street bends away to Loyalty Square, the axial vista from that position was terminated by the dome-topped stairtower - a fine and dramatic piece of urban design. The post office and courthouse building and the town hall, with the fire station (1894) opposite, form an imposing civic group.

Changes both Welcome and Unwelcome

The police station was added to the western side of the courthouse as a single storey wing in 1920. Police accommodation was increased in 1953 by the addition of an upper storey to the 1920 wing. The 1930s depression, World War II austerity, and post-war attitudes were not kind to the civic group. Balmain was absorbed by Leichhardt Council in 1947. In the 1970s, a child-care centre was built at the rear of the town hall. The major part of the ground floor of the town hall became a library in the late 1970s.¹³

Keeping in step with the modern movement in architecture, a new telephone exchange appeared in about 1958 on the eastern side of the post office, on the corner of Darling and Montague Streets. It is obvious that there was no regard at all for the 1887 post office. The overpowering egg-crate facade of the telephone exchange was sited to project beyond the Darling Street front of the clocktower. This siting effectively reduced the height of the tower and therefore its significance as an urban design element. Further, by siting the exchange so far forward, it sounded a warning that the new building could quite easily be extended across the older building as a "modernization".



BALMAIN TOWN HALL
IN 1986

The stairtower seen without the dome.
The tower houses the main entry
staircase to the upper hall.
Buchanan emphasised the importance of
this grand entry by topping it with the
imposing dome
The significance of the entry was
reduced by the removal of the dome.

For Reference

Not to be taken

from this library

(Photograph by S Mitchell)

The disruption of the vistas along Darling Street and Montague Street towards the clocktower by the telephone exchange was a serious error in terms of urban design. The extension of the rear of the telephone exchange in 1972 completely destroyed what remained of the visual harmony between the post office and the Methodist Centenary Hall (now Uniting Church) in Montague Street.

The drama of the skyline was neutralized when the town hall dome was pulled down during World War II and the spire removed from the clocktower in 1957.¹⁴

The clocktower stood hatless until October 1978 when the pyramid roof and supporting arcaded storey were restored.¹⁵

The Telephone Exchange: c1958

The present scheme to paint the civic group in traditional colours is heartening. It is argued, however, that such enlightened decision-making should be extended to three

proposals in order to regain the lost urban design significance for this group. The first, but by no means the most urgent, is the removal of the front portion of the telephone exchange. Ideally there should be no buildings obscuring the Montague Street facade of the post office from the tower to the end of the balustraded parapet. An alternative to this large modification would be to move the facade back behind the line of the tower: this would be the minimum action recommended.

At first sight this may seem an unrealistic proposal. Given the advance of technology producing sophisticated and smaller equipment, a watching-brief should be established so that when the time is right, the building could be altered as recommended above.

Moving back the facade of the telephone exchange would allow the dominance of the clocktower to be re-asserted. In practical terms, the opening up of the street corner by this removal would give better sight-lines on this busy corner.



DIAGRAM I Site Plan of Balmain Council Chambers (1881)
and Town Hall (1888)

From 1876 Balmain Council met in a stone cottage on the site of the present town hall.

In 1881 the council chambers building was joined to the rear of the cottage.

The cottage was demolished and, in its place, the town hall and council clerk's residence added to the front of the chambers in 1888.

Because the old cottage had been askew to Darling Street, the two later buildings were also sited on the skew.

This placed the dome-topped stairtower in such a position so as to be an axial termination to the view from lower down in Darling Street.

- 1 Stone cottage (pre-1876) shown in broken line.
- 2 Council chambers (1881).
- 3 Town hall and council clerk's residence (1888).
- 4 The stairtower below the dome (1888).
- 5 Court house (1887).
- 6 Post office (1887).
- 7 Site of telephone exchange (c1958).

(From the 1887 Detail Survey)

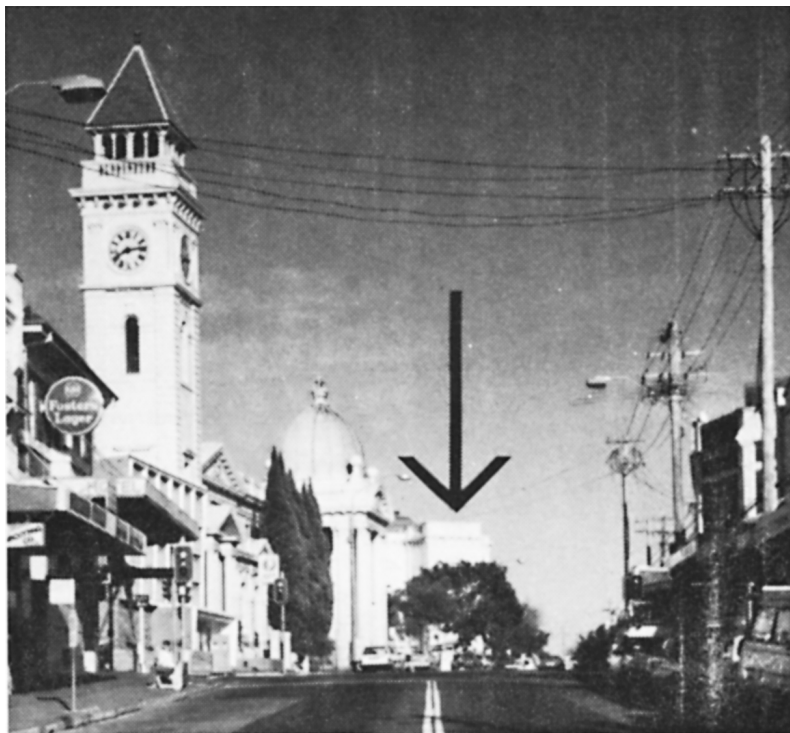
THE BALMAIN CIVIC SKYLINE IN 1986

The town hall stairtower is an axial termination to the vista along Darling Street when seen from a point near the Working-men's Institute.

Reconstruction of the dome (position arrowed) would regain the significance lost when the dome was removed during World War II.

The pyramidal spire of the post office clocktower was replaced in 1978.

It is a civic duty to reinstate the missing dome of the almost 100-year old town hall. It would be an especial celebration of the Australian Bicentenary and of the centenary of the town hall as well.



(Photograph by S Mitchell)

The Forecourt

The second proposal concerns the area in front of and between the buildings. For the purposes of this article the area will be referred to as the forecourt. A re-design of the forecourt is eminently feasible and would have advantages for the community, the people working in the buildings, and those attending the court house. A working-party comprising representatives of the controlling authorities needs to be established to decide conservation imperatives and to oversee the implementation of a landscape management plan.

The Town Hall Dome

The reconstruction of the town hall dome, with its arcaded storey and lantern, should be given first priority. Considering that the opportunity exists for the restitution of the missing skyline element as a part of the Australian Bicentenary, it has become an urgent matter. The 100-year anniversary of the town hall should be commemorated along with the Bicentenary celebrations.

Why should money be spent in reconstructing the dome? The answer lies in the cultural significance, not just of the town hall but of the civic group. Points of significance are:

- 1 The town hall represents the maturity reached by the Balmain Council in 1888,
- 2 The town hall building provides associational references to its two architects, both of whom were mayors of Balmain,
- 3 The civic group has great urban design qualities and provides a focus for Balmain,
- 4 The civic group is a statement of the development and identity achieved by Balmain in 1888, the Australian centenary year,
- 5 The civic group is a grand setting for the operation of Federal, State and local government functions with the post office, court house and town hall virtually on the one site. The siting together of these three levels of government is extremely rare in New South Wales.

How is the reconstruction of the town hall dome to be done? There is enough photographic evidence to enable a conservation architect to prepare estimates and working

drawings for the reconstruction of the dome. If it is to happen at all, a concerted effort needs to be made by the Leichhardt Council and local civic and commercial groups to get the project funded. Sources of funds worthy of investigation are:

- 1 The local community,
- 2 The Leichhardt Council
- 3 The New South Wales Heritage Council,
- 4 The Australian Bicentenary Authority.

Without the support of the local community, the achievement of this goal is not realistic. A method of encouraging donations could be the inscribing of "shareholders" names on a plaque commemorating the event.

Restitution of this part of the skyline could encourage others to consider conservation of the historic commercial skyline: interesting old areas bring tourists and business.

The Council, as the authority controlling the building, would be responsible for co-ordinating the work and for some funding. The Heritage Council may offer to finance professional services. The type of project lies in the domain of the Australian Bicentennial Authority, however, and it is to that body that an application should be made urgently.

The Federal government has given the lead by replacing the pyramid spire on the clocktower of the post office; the State government is soon to paint the post office and court house in heritage colours; and the Council has re-painted the town hall building.

These projects are very welcome but the replacement of the town hall dome would be an especial celebration of the anniversary of the building and the Australian Bicentenary. Strong leadership is required to get the job done.

The importance of the town hall dome to urban design in Balmain is clearly revealed if one stands in Darling Street outside the Working-men's Institute and looks toward the town hall.

On the skyline the town hall dome was higher than the court house dome but not as high as the post office spire. These differences in height created a significant architectural harmony. This harmony can only be recaptured by the reconstruction of the missing element - the town hall dome.

CONTINUED ON PAGE 88

BIRCHGROVE

1796-1985

The Suburbanization of the "Birch Grove" Estate

The story of Birchgrove is inseparable from the story of Birchgrove House. All the building allotments that now make up the area were once the grounds of the house.

Before the house was built, Birchgrove was a farm. What began as a farm, and developed as a residential area, almost became a coal export complex at the end of last century. The area has been threatened, on more than one occasion, with a harbour crossing, but has weathered all such proposals.

On the brighter side, the creation of Birchgrove Park provided a much-needed "lung" which it shares with Balmain. Birchgrove, as a grant of land, pre-dates Balmain but its boundaries, although easily delineated, do not cut it off from Balmain.

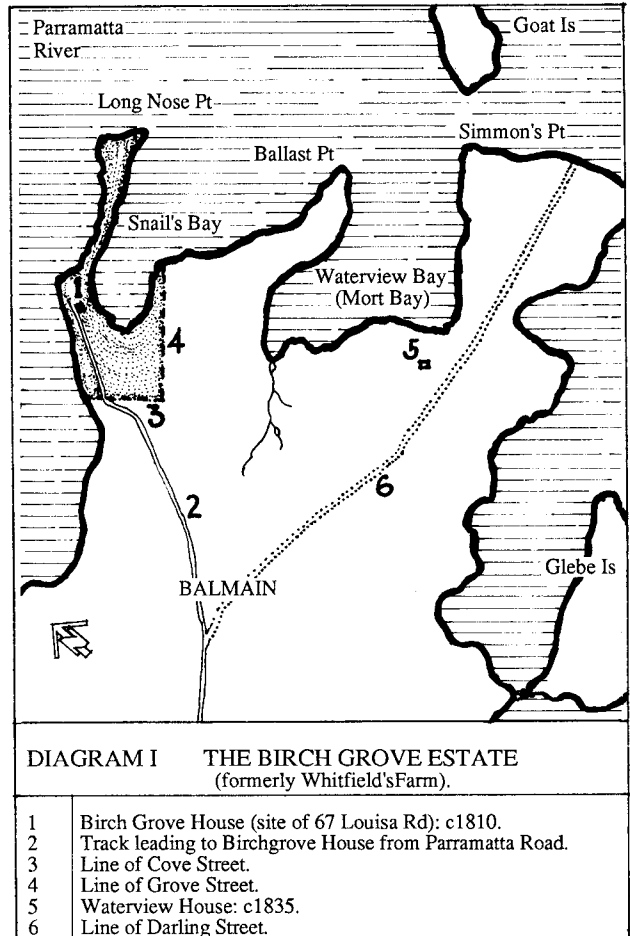
Pamela Jeffery shows how Birchgrove developed from Whitfield's Farm to the urban area that it is today.

"Where dwelle ye? If it to teelee be."
"In the suburbes of a toun," quod he,
"Lurkyne in hernes and lanes blynde,
Where-as thise robbours and this theves, by kynde,
Holden hir pryvee, fereful residence."¹

In the *Canterbury Tales* Chaucer used the word derived from the Latin *suburbium* which had probably come into the English language not long before. It is a particularly apt word to use in reference to our built environment because Australia is one of the most highly urbanized countries in the world. The great expansion of European cities occurred after the Industrial Revolution. Australia was settled, after the Industrial Revolution, by people who were essentially urban dwellers.²

Australian cities developed in the nineteenth century, the characteristics and settlement patterns evolving as a result of economic, social and historical factors. It is possible to look at the patterns of our cities by looking at the smaller units - the individual suburbs.³

The development of a suburb, or suburbanization, often began with a small village or rural community, or sometimes, as in the case of Birchgrove, an important house and its grounds. These grounds were to become a commuter area and to be eventually absorbed into inner-urban Sydney.



Origin

Whitfield's Farm

Yerroulbin, meaning "swift running waters", is said to be the Aboriginal name for the narrow rocky spit which juts into the Harbour where the waters of Port Jackson and Parramatta River meet. Yerroulbin protects the river from ocean swells. Later cartographers likened the termination of the spit to a nose-like protrusion but exactly when the name came to be Long Nose Point is not known (see Diagram I).^{3a}

European occupation of the spit came about by a grant of 30 acres to George Whitfield on 15 September 1796 by Governor Phillip. Whitfield, a private in the NSW Corps, was required to pay an annual "quit rent" of one shilling after an initial period of five years and, as well, to give to the Crown any timber suitable for naval purposes. Most importantly he was required to live on the land and "proceed to the Improvement and Cultivation thereto".⁴

Because there was no real monetary system in the eight-year-old Colony, reward for good conduct or worthy service was made by grants of land. The grantee was rewarded and the land was settled and "improved".

Whitfield's Farm was almost surrounded by water. On the Sydney-town side was an inlet which came to be known as Snail's Bay. Why the name "Snail's" was used is not known but if Yerroulbin can be perceived as a "long nose", then the rounded bay with the spit projecting out from it can be likened to a snail with its head protruding from the shell. Long Cove (later Iron Cove) formed the north-western side of the land. Two lines at right angles delineated the boundary and separated Whitfield's Farm from what was to become, in 1800, William Balmain's land. These two lines became Cove Street and Grove Street.⁵

BIRCH GROVE HOUSE: c1810
(Viewed from Snail's Bay)

The Georgian Simplified Classical style house had 18-inch thick stone exterior walls with dressed quoins and timber-shingled roof: windows were protected internally by folding shutters.

The internal dividing walls were of timber construction, probably lathed and plastered. On the first floor were presumably two bedrooms, and the roof space had two small rooms, no doubt for servants.

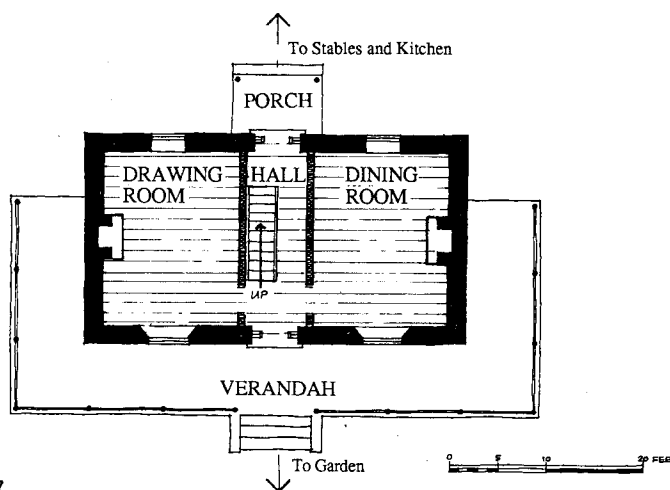
The outbuildings comprised kitchen, scullery and stables.

All rooms had sweeping views of the harbour and river. Its main outlook, though, was over the garden to Snail's Bay.

(Courtesy of R Irving)



SNAIL'S BAY (GARDEN) FRONT



GROUND FLOOR PLAN; c1810

(R Irving's drawings first appeared in *Architecture in Australia*, *Journal of the Royal Australian Institute of Architects*, June 1969)

Nothing is known of Whitfield's life on the land or what buildings he had there. He transferred the farm to a Richard (or William Knight) in 1800 for L20. Knight sold to Captain Edward Abbott of the NSW Corps for L21 in 1806.⁶

Abbott was discredited by his role in the Rum Rebellion and shortly before returning to England in 1810, sold the 30 acres to Lieutenant John Birch, paymaster of the 73rd regiment. The regiment had come with Governor Macquarie to replace the NSW Corps. Birch set about building a house which he called "Birch Grove" (site of 67 Louisa Rd).⁷

Birch Grove House

The two-storey house, sited on high ground above Snail's Bay looking out towards Sydney, had stone walls 18 inches thick, probably quarried on the estate, and was roofed with shingles split from the *casuarina* tree. An entrance hall 6 feet wide separated the dining and drawing rooms which were each 17 feet by 12. The stair led to two similar sized rooms on the first floor and there were probably two more rooms in the attic space. On the garden-front looking over Snails Bay was a verandah 6 feet wide. A detached kitchen and the stables were on the landward side of the house (see Diagram I).^{7a}

Birch Grove House was the first house on what was to become known as the Balmain peninsula. Waterview House, the first house on the 1800 Balmain grant, was not built until about 1835.⁸

John Birch had shipping interests in Hobart Town and entered horse races in Sydney where he had a town dwelling in Charlotte Square. He formed a pastoral partnership with Ellis Bent, the New South Wales judge advocate, in 1810 and in 1814, when the Regiment was transferred to Ceylon, he had many horses and cattle to sell.⁹

When Birch left the Colony the house stood empty and in that year from its windows "every square of glass is said to have been cut out, and part of the sashes also taken away". Glass was a rare commodity in those days. The Lieutenant-Governor posted a reward of ten guineas for catching the thief.¹⁰

Rowland Walpole Loane

On 25 March 1814 Birch sold his house to Rowland Walpole Loane, a merchant of Sydney, for L450. Loane arrived in Hobart Town in 1809 in his own ship the *Union* with a valuable cargo of goods. He managed to sell the contents and the ship at good profit and went into business as a general merchant. He also bought land and in 1813 built the *Campbell Macquarie* which he took to Sydney where he operated as a trader and merchant and bought Birch Grove House. There are no details of his residence there. He left the house vacant in July 1817 and building materials and fittings were pilfered. Loane returned to Hobart in 1818.¹¹

Birch Grove House was the scene of a gruesome murder and robbery in 1822 when ticket-of-leave man Thomas Barry mutilated the tenant and his wife in order to steal a



IRON COVE (LOUISA RD) FRONT

BIRCH GROVE HOUSE; c1840
(Viewed from Iron Cove)

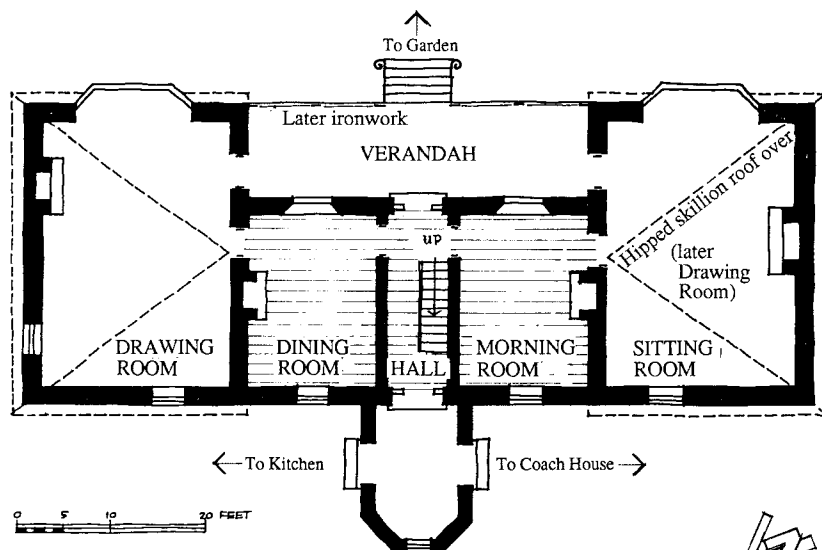
The house was enlarged in 1827 by the addition of two large single-storey rooms, one at each end of the original house, each with a hipped skillion roof. The two rooms projected towards Snail's Bay, enclosing the verandah. Elegant bay windows framed the view over the bay.

On the Iron Cove side, the small hall was extended by adding a semi-octagonal entrance porch, with a gazebo above.

At a later date, the exterior walls were coated with stucco which covered the quoins. Cast iron columns and balustrading replaced the timber verandah elements.

Although dramatically altering the overall appearance of the house, the additions preserved the symmetry of the design.

(Courtesy of R Irving)



GROUND FLOOR PLAN; c1827

silver thimble.¹²

Loane returned to Sydney in late 1825 and in 1827 extended Birch Grove House. In April of that year a foundation stone was laid for the new addition and it was anointed with oil and wine and scattered with corn. Two single-storey rooms (26 feet by 20), with bay windows facing Snail's Bay, were added at each end of the existing house. The new wings had hipped skillion roofs. A semi-octagonal entrance porch was added to the landward side of the house.¹³

He returned to Ireland and in 1828 married Mary Lee, the daughter of a colonel of the Royal Marines. In 1830 he sailed for Tasmania and settled at Eastern Marshes on a property which he named Lee Mount.¹⁴

Birch Grove House To-let

When in Sydney in 1827 Loane, from his Hunter Street premises, advertised the house for lease on 3 October 1827:

This delightful two story [sic] villa will be let . . . for two or three years, as may be agreed on, with or without seventeen dairy cows of superior breed, now dropping their calves, together with 600 acres of land adjoining thereto; the whole within three miles of Sydney. The dwelling house built of stone, in six inch courses, is divided into eight well proportioned rooms, extensive hall, etc, and will be ready for occupation in twelve days. Contiguous to the above is a garden near three acres in

extent, secured by a strong fence, well cropped with vegetables, and about five hundred fruit trees of the finest kind. Working bullocks, ploughs, harrows, etc . . . will be let with the farm.¹⁵

Allowing for the probable exaggeration in the notice, Birch Grove must have been a fine and valuable property. Loane certainly exaggerated the area of land "adjoining thereto". The 600 acres mentioned covered the entire peninsula and of course took in the Balmain Estate. This land was unused at the time and the owner, John Borthwick Gilchrist, far away in England. Loane was notorious in Hobart for allowing his cattle to wander on to his neighbours' land regardless of damage to crops. It seems that he was offering the potential lessee of Birch Grove the same unneighbourly habit.¹⁶

An alternative to this hypothesis is that Loane may have gained an unregistered lease of the Balmain land but the evidence of his later life counts against this. It has been said of Loane that he was completely absorbed with the promotion of his own fortunes and increasing his herds and landed estates. He became "a byword in the colony [Tasmania] for his unscrupulous and unceasing litigation".¹⁷

An important tenant of Birch Grove was Captain Samuel Augustus Perry who arrived in the Colony on 3 August 1829 to become the Deputy Surveyor-General. Perry arrived in the *Sovereign* with his wife and six children. Another child, a son, was born at Birch Grove, "a pleasant seat on the

Parramatta River", on 7 December 1831. He was still in residence there in 1832 but soon after moved to "Bona Vista" in Darlinghurst Road.¹⁸

Loane's Unsuccessful Subdivision

Loane offered Birch Grove, cut into four lots on a plan by surveyors Hallen and Knapp, for sale on 13 September 1833, with vacant possession, as a

Modern-built residence . . . erected by the Proprietor, under his own immediate inspection, having been originally intended for his occupation but owing to his absence from the Colony is by him no longer required. Birch Grove possesses all the desirable advantages of Land and Water carriage. The House contains eight rooms, with Out Offices consisting of Coach House, Detached Kitchen, and Men's Apartments. The Garden is tastefully laid out, with a Summer House and a constant supply of water upon the spot for the use of the Establishment. The Estate is adapted for the occupation of a respectable family, or for the more immediate Residence of a Merchant connected with the Sperm Fishery, and Export Trade of the Colony.

An immediate communication with the Roads to Parramatta and Sydney, independently of its contiguity by Water Carriage are advantages, but rarely combined with such an important Property.¹⁹

The advertisement went on to describe the four lots for sale. Lot 1 took in Long Nose Point and six-and-a-half acres of land upon which was sited the Water Police station. Lot 2, of a little more than nine acres, had several beautiful sites for "Marine Villas" and was open to a "Carriage Road to Sydney". The seven-acre lot 3 was seen as "participating in the general character" of lot 2. Birch Grove House was situated on lot 4 "about twenty minutes in conveyance" from Sydney.²⁰

It is presumed that the "twenty minutes" was by water because the "Carriage Road to Sydney" was a rough bush track from Birch Grove House approximating the course of present-day Louisa Road, Birchgrove Road, Darling Street and Balmain Road. An intending purchaser would need to trek along this route to Parramatta Road (at present-day Leichhardt) before being able to turn towards the Sydney.²¹ Despite the eloquence of the advertisement, Loane received no bids and probably continued to let Birch Grove House. In 1838, however, he succeeded in selling the house and its 30 acres to Captain John McLean, the superintendent of convicts, for £2,400.²²

Loane took his wife to England in 1839 to prosecute one of his many cases but returned without success to Hobart in 1841 where he died in 1844.²³

McLean and his wife, Jane Eliza, mortgaged the property at the time of purchase and again in July 1841. By a series of transfer mortgages, the title was held by William Montague Manning, Samuel Frederick Milford and Matthew Henry Marsh in 1848 when Birch Grove was described as "containing of upwards of thirty four acres and the dwelling house situate thereon" By this time McLean had forfeited his interest in the property.

The increase in the acreage was probably due to a more accurate survey but it must be pointed out that there was only one house on the estate - Birch Grove House.²⁴

Oswald Bloxsome

The Birch Grove Estate was subject to another mortgage to Oswald Bloxsome for £2 200. Because so many of the early land transactions were not always correctly registered, and to overcome any doubts raised as to the validity of the mortgagees' title, a new grant was applied for on 29 June

1849. On 30 March 1850 the entire property was transferred to a partnership consisting of Bloxsome, William Todd and Thomas Iceton. Todd died, however, and the land was formally granted to Bloxsome and Iceton on 10 July 1850.²⁵

Bloxsome was already extremely rich at this time. Soon after acquiring Birch Grove his total land holdings in eastern Australia were estimated to be nearly three quarters of a million acres. Neither Bloxsome nor Iceton lived at Birch Grove. Bloxsome lived in a Victorian Rustic Gothic style house called The Rangers overlooking Mosman Bay. Both Bloxsome and Iceton were known for their commercial ventures and it seemed that they would subdivide the Birch Grove Estate. This was a time of gold discoveries, increasing immigration and the beginning of the long economic boom. The Sydney land market, however, was uncertain.²⁶

Captain Deloitte in Birch Grove House

An important tenant of Birch Grove House from about 1850 to 1856 was Captain William Salmon Deloitte. He had come to Sydney as skipper of his own barque, the *Florentia*, in 1838. Bloxsome was an immigrant aboard Deloitte's ship and Deloitte was Bloxsome's first tenant. Deloitte retired from the sea and began a new career as agent for Goodwin and Lee of London, the owners of the *Florentia*. On 8 November 1838, he married Bessy Maria Marlay at St James' Church, Sydney. In the early 1840s Captain Deloitte set up W S Deloitte and Co, merchants, Miller's Point. As well as trading at Deloitte's Wharf, he invested in rental property. During the depression of 1842, he was to suffer losses from which he was unable to recover completely.²⁷

As well as his business career he was a director of the Bank of New South Wales and chairman of the Australian Auction Co. He was also an assessor at the Court of Requests and a Justice of the Peace for the city. After moving to Birch Grove House at Snail's Bay, as its address was then in 1850, the Deloitte family began a long association with the Balmain area. Deloitte Avenue is named in memory of the family.

Birch Grove or "Hatherton"?

In March 1854, while occupied by Deloitte, the Birch Grove Estate was sold by Bloxsome and Iceton to (Sir) Henry Watson Parker, for £5,500. Parker had written into the sale contract that the estate be called "Hatherton". His reasons for choosing the name are unknown but it was probably to commemorate a place in Britain.²⁸

Parker arrived in Sydney from England on 24 February 1839 as private secretary to Governor Gipps. His marriage to Emmeline Emily, the youngest daughter of John Macarthur, aligned him with powerful colonial leaders. In 1846 he was appointed to the Legislative Council and held this position when he purchased Birch Grove. When self-government brought in a new constitution in 1856, Parker was elected Member for Parramatta and became the second Premier of New South Wales. During his ministry he carried four of the five bills he introduced, one of which was the Sydney Municipal Council Act. He resigned in September 1857 and later returned to England where he died at Richmond on 2 February 1881.²⁹

Didier Numa Joubert

Parker did not live in Birch Grove House, preferring instead to build a large house, "Clovelly", at Watson's Bay. He sold the Birch Grove Estate in November 1854, after only owning it for a little under eight months, to Didier Numa Joubert of Sydney for £6,000. Again Parker insisted that the name Hatherton replace the old Birch Grove name. He also acknowledged the lease to Deliotte. Joubert mortgaged the property immediately to Parker for £4,000,

agreeing to repay by 17 November 1859.³⁰

Joubert arrived in Sydney in 1837 from France but spent the next two years in New Zealand where he married Louise (Lise) Bonnefin. In 1839 he returned to Sydney living first at Macquarie Place and at Hunter's Hill in 1843. Didier and his younger brother Jules were responsible for the development of Hunter's Hill. Jules had the technical knowledge while Didier arranged the capital and with the 70 artisans they brought from Lombardy, the brothers built many houses in Hunter's Hill. The Jouberts began a ferry service in 1860 with the steam yacht *Ysobel* from Hunter's Hill to Sydney, passing Long Nose Point.³¹

The 1860 Subdivision of Birch Grove

Didier Numa Joubert laid the foundations of present-day Birchgrove by executing the first residential subdivision. Between the expiry of Deloitte's lease in 1856 and March 1860 when the first sale took place, Joubert, ignoring Parker's dictum that it be called Hatherton, commissioned surveyor W M Brownrigg to cut up the Birch Grove Estate into ten sections with many "villa lots" (see Dias II, IV).³²

This subdivision created Louisa Road (named after his wife), Numa Street (after his son), Rose Street (after his daughter), Ferdinand Street (probably after another family member), and The Terrace. Iron Cove Road (later Cove Street) and the eastern arm of Birch Grove Road (later Grove Street) had already been created by subdivision of the Balmain Estate.³³

The location of Louisa Road was crucial to the subdivision. It had to be aligned along the central ridge of the spit to create the maximum number of allotments, in a single row, with deep water access. As well it had been planned so as not to impinge upon Birch Grove House. This explains the placement of the bend in Louisa Road. The other roads were sited to give the greatest number of lots. Street frontages varied from 50 feet to 70 with a depth of about 150 feet.

Birch Grove House, with additions and a summer house, was retained on a large waterfront block. The house backed on to the new Louisa Road which, with "Birch Grove Road" was the remnant of the track, mentioned previously, across country to Parramatta Road at the Bald Faced Stag Hotel. The carriage drive entered the garden from the northern arm of The Terrace. Mrs Wilkinson of Balmain was the tenant of Birch Grove House from 1858 to 1859.³⁴

Joubert's 1860 subdivision came 24 years after the first subdivision (1836) of the Balmain Estate. Although Birch Grove was the older grant, Balmain was the first to be cut up for residential use. Only seven allotments were sold by Joubert up to 1866.

The reasons why this offer of prime waterfront residential land, so close to the city, was not snapped up are unclear. It was offered during the period of great urban expansion in Australia. It happened in Sydney, a city which dominated as the commercial and financial centre of the colony - a city which was the arrival point for immigrants, the dispersal centre for British capital and the largest market and source of labour for secondary industries.

Joubert felt the weak demand for his lots deeply. He had extended his mortgage with Parker but paid up when it fell due on 29 June 1860. To do this, on the next day, Joubert borrowed L4,000 from the Liverpool and London Fire and Life Assurance Co to be repaid by 1 July 1865. On 17 October 1860, to bolster up his financial resources, he borrowed L6,850 from the Bank of New South Wales with the unsold portions of the Birch Grove Estate as security but for one year only.³⁵

Montefiore in Birch Grove House

On 29 November 1860 Joubert sold Birch Grove House and its grounds to Jacob Levi Montefiore, a Sydney merchant, for L2,350. From the 1860 subdivision, Montefiore purchased the adjoining lots 3 and 4 in section 6 and lot 1 in section 8 for L200 in December 1862. This gave him more garden space and also kept any future dwellings well away from Birch Grove House.³⁶

He arrived in Sydney in 1837 at the age of 18 after having spent most of his youth in Barbados, where he was born, and in London. He was primarily a businessman although he did have a number of plays published. In Sydney he became a partner in the merchant firm of Scott, Robert Graham, opening branches in Melbourne and Brisbane as Montefiore, Graham and Co. The firm acquired about 270,000 acres of leasehold land in New South Wales and Queensland, which were transferred to Montefiore when the partnership was dissolved in 1861. Between 1862 and 1865 he traded on his own account from Birch Grove House, later forming new partnerships. In 1869 he was a partner in Montefiore, Joseph and Co, merchants, of Sydney.³⁷

Montefiore lived at the house with his wife Caroline (nee Louyet), his brother Octavius and his cousin Herbert until October 1876. Octavius and Herbert were partners in Montefiore and Montefiore of Gresham Street in the city.³⁸

At some time in its life, the house was coated with stucco, covering the stone coursing and obliterating the dressed quoins of the original walls. Cast iron columns and balustrading replaced the timber elements. This work was probably executed during Montefiore's ownership.³⁹

While Montefiore lived in the house, Joubert was still trying to sell his other lots. There was a slump in the Sydney land market and Joubert did not waste money by advertising. During the last few months of 1860, it was announced that the vast unsold area of the unsold Balmain Estate would be coming on the market. This might have forced Joubert or his mortgagees to hold back the Birch Grove land until prices improved. With poor sales Joubert was hard-pressed to meet his commitments.⁴⁰

Joubert sells Birch Grove

The Liverpool and London Co went into liquidation and transferred Joubert's mortgage to the Bank of New South Wales on 3 December 1862. Seven days later Joubert empowered the Bank to sell the remaining land to cover his outstanding debt of L7,985.4.6.⁴¹

Despite losing the Birch Grove land, Didier Numa Joubert was successful in other fields. As well as being a leading merchant, he was the first Mayor of Hunter's Hill between 1867 and 1869. His bother Jules, however, was less fortunate. He had been imprisoned for debt for a short time in 1851 and, despite his activities in building and ferry services, was declared insolvent in December 1866.⁴²

Section 7 of 1860

The natural rock on which Joubert's Birch Grove land stood was an important factor in the first purchases. Although no details of quarrying are available, quarrymen and stonemasons were among the first to buy.

One of the first lots to be sold was bought by quarryman Benjamin Maggs. In March 1860 he paid Joubert L132 for lot 5 which had a 66-foot frontage to Louisa Road. He very likely quarried the site without building a permanent dwelling there. In 1864 he lived in Fawcett Street, Balmain, where he continued to reside for many years.⁴³

Maggs sold, in the mid-1870s, to Maurice Arthur Hyde Fitzhardinge who, with James Frederick Fitzhardinge, was a partner in Fitzhardinge and Son, the Sydney solicitors. He built Keba (later altered, 12 Louisa Rd), a large two-storey stuccoed residence behind an iron palisade fence atop a base

course of sandstone and gatepiers of stone, before 1878.⁴⁴

The Fitzhardinge family had been living in Balmain since 1849 in houses such as Waterview House. Maurice and his brother, Grantley Hyde, established homes in Balmain. He carried on the family tradition by training as a lawyer and became well-known in the community, especially for his role in the Church of England and in rowing and sailing. He and four of his brothers were foundation members of the Sydney Rowing Club formed in 1870. They crewed in the first intercolonial boat race on the Parramatta River on 4 February 1863 in which Victoria was defeated. He was a member of the winning crew in the first Intercolonial Gig Race in Hobart on 30 January 1872.⁴⁵

Next door, lot 6 had been bought by Thomas Patterson, a Sydney medical herbalist, and schoolmaster John Dallison Bradley. Brownrigg's subdivision plan shows a weatherboard hut on the block and perhaps Bradley lived there thus justifying his address as "Birchgrove" which appears in the deed of July 1869. The two possibly had bought the land in 1860 because Patterson is listed as residing at "Birchgrove". Henry Bourne, a Balmain landowner, lived on lot 6 in 1867 when Patterson was still the owner.⁴⁶

Patterson built a kitchen on lot 7, which he seems not to have owned, and used that lot for access to the wharf on lot 6. The wharf could not be reached by any other route. This continuing use of lot 7 placed the ownership of it in Patterson's name although no conveyance had been issued. Patterson sold his share to Bradley in July 1869 and Bradley sold to William Alexander Abbott, gentleman, Sydney, in July 1876.⁴⁷

Abbott built the two-storey stuccoed Vidette (later Lenardville, 14 Louisa Rd) in the same year and the sale included the adjoining lot 7. He lived there from 1876.⁴⁸

He also built a stone house (site of 18 Louisa Rd) on lot 7, probably incorporating the kitchen built by Patterson. This lot was bought by Abbott in July 1876 and he allowed his family to occupy the house, reserving right of access down to the wharf on Vidette's Iron Cove waterfront. His son, Thomas Crawford Abbott, was there in March 1888.⁴⁹

Between the unsold lots 12 and 13, land was reserved so as not to impede views up river from Birch Grove House. These blocks could also have been the site of a Parramatta River wharf for the property. Brownrigg's plan shows unidentified buildings on this land.^{49a}

Around the bend in Louisa Road, lot 16 was bought by stonemason Archibald Murray of Sydney in September 1861. He was building his house (site of 78 Louisa Rd) there when the deed dated 19 September 1861 was being written. Murray, a gardener lived there from 1860 until 1896 in a house built of stone and weatherboard.⁵⁰

The deep-water land between the unsold lots 16 and 17 (site of Storey and Keers, 88-98 Louisa Rd) was, it seems, thought to be too narrow for building blocks and was also reserved. It is possible that the steep Iron Cove hillside was quarried during this time.⁵¹

Further along Louisa Road lot 21 was bought by Edward Allen, a quarryman, in April 1861. Given his calling, it is almost certain that he cut stone from his land to build the small stone cottage (later altered or demolished, site of 138 Louisa Rd) in which he lived from 1860. Living next door, from 1876, in a weatherboard house called The Hermitage (later altered or demolished, site of 134 Louisa Rd) was Henry Allen, a shipwright, and probably Edward's son.⁵²

Next to the Allens, lot 22 was one of the parcel of lots sold by Joubert to the Bank of New South Wales. The exact details of the Bank's sale of the block to the Whittall family are not known but it is most likely that the Whittalls were the first to occupy the land. Henry Whittall lived in a stone and weatherboard cottage (later altered or demolished, site of

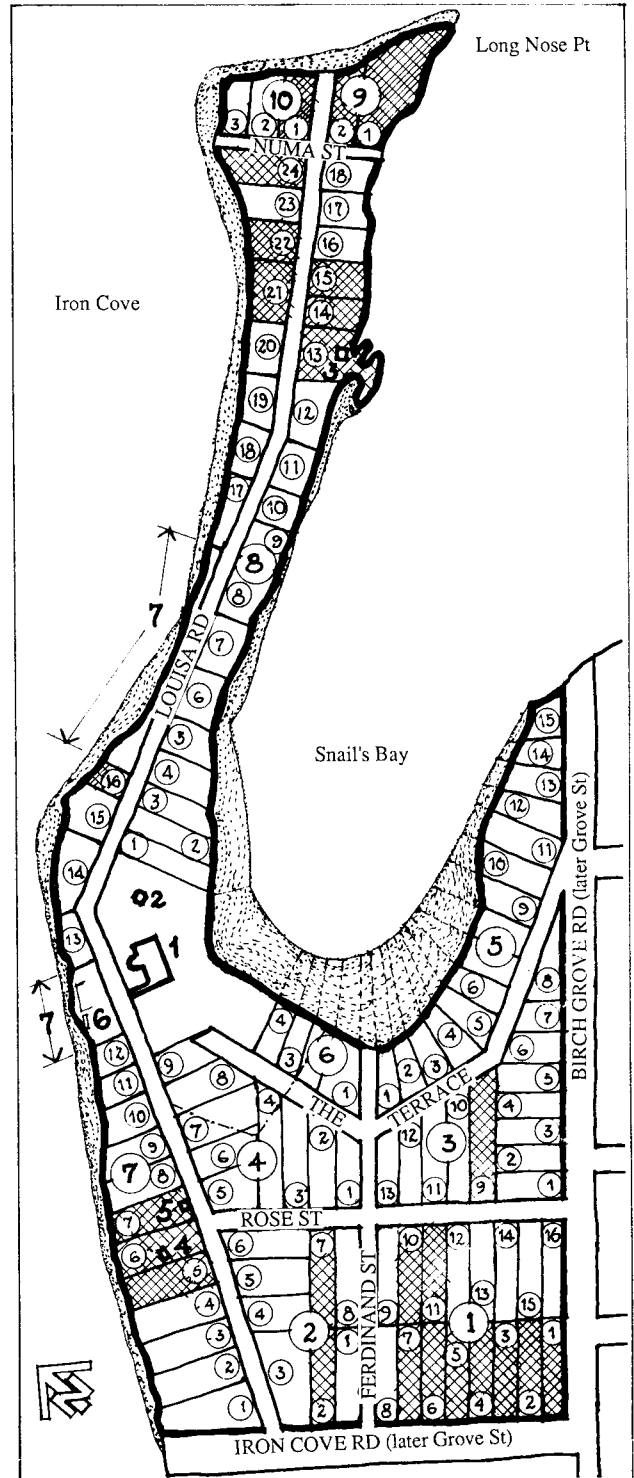




DIAGRAM II JOUBERT'S SUBDIVISION: 1860
(Plan by surveyor W M Brownrigg)

- | | |
|---|--|
| 1 | Birch Grove House (site of 67 Louisa Rd): c1810, 1827. |
| 2 | The summer house for Birch Grove House. |
| 3 | Boatshed and landing place (site of 113 Louisa Rd). |
| 4 | Weatherboard hut (site of 14 Louisa Rd): c1860. |
| 5 | Stone building (site of 18 Louisa Rd): c1860. |
| 6 | Unknown buildings: pre-1860. |
| 7 | Waterfront land not included in sale. |

 Lots sold between 1860-78.

 Section number.

 Lot number.

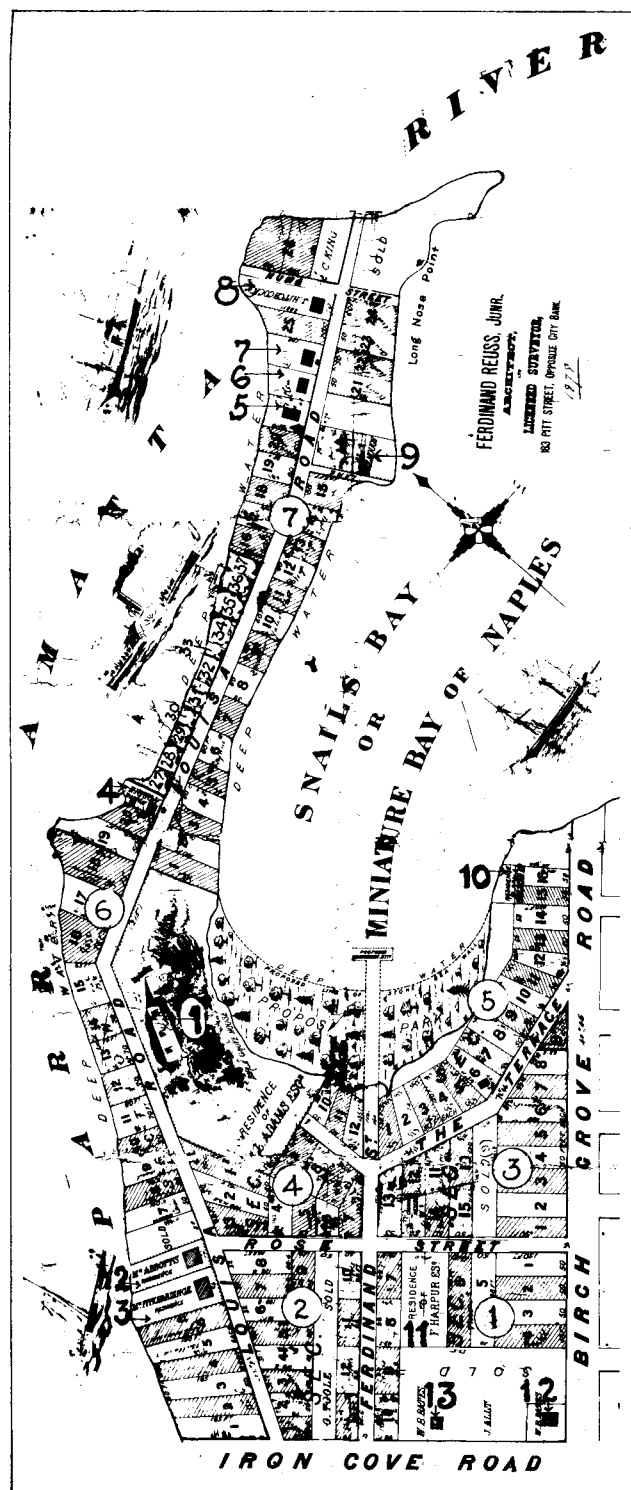


DIAGRAM III McLEAN, MCGREGOR and
THRELKELD'S SUBDIVISION: 1878
(Plan by F Reuss junior)

- | | |
|----|---|
| 1 | Birchgrove House, stucco (site of 67 Louisa Rd): c1810, 1827. |
| 2 | Vidette, stucco (later Lenardville, 14 Louisa Rd): 1876. |
| 3 | Keba, stucco (12 Louisa Rd): c1878. |
| 4 | House, stone and wb (site of 78 Louisa Rd): 1861. |
| 5 | House, stone (site of 138 Louisa Rd): 1860. |
| 6 | The Hermitage, wb (site of 134 Louisa Rd): c1876. |
| 7 | House wb (site of 142 Louisa Rd): c1876. |
| 8 | House wb (site of 146 Louisa Rd): 1861-78. |
| 9 | Fairlea, stone (site of 113 Louisa Rd): 1861. |
| 10 | House (site of 22, 24 Grove St): c1862. |
| 11 | Sunnymeade, wb and brick (site of 16 Rose St): 1868-72. |
| 12 | House or shop, wb (site of 1-3 Cove St): 1869-79. |
| 13 | House, wb (site of 29 Cove St): 1869-78. |

For lots already sold from 1860 Subdivision, see Diagram II.
Cross hatching of lots on Diagram III has no relevance to sales
from 1878 Subdivision.

⑦ Section number.

Section 10 of 1860

Across Numa Street, lot 1 on Long Nose Point was bought by a cooper, Charles King, at an unknown time before June 1868 when the deed was prepared. He was living on the site in 1860 and built two weatherboard cottages (site of 148, 150 Louisa Rd). He also built smaller weatherboard buildings on the waterfront probably to house his cooperage, as well as a jetty. King ceased to occupy the site in 1879.⁵⁵

Section 9 of 1860

Across Louisa Road, that part of Long Nose Point comprising lots 1 and 2 was bought by Alexander William Cormack, a Sydney cooper. The sale was not regularized until September 1888. By 1887 galvanised iron workshops had been built close up to the Numa Street (southern arm) part of the site. A brick building was actually built across that end of Numa Street. Although shown as a public street on Brownrigg's plan, the southern arm of Numa Street was taken over by Cormack. The site was later known as Cormack's Wharf (later the Morrison and Sinclair shipyard, later Long Nose Point Park) but the use of the site is not accurately known before 1906 when it became a store yard for his cooperage.⁵⁶

Section 8 of 1860

Back along Louisa Road, on the southern side, lot 14 was bought by John Edward Irwin, of Irwin and Turner, auctioneers, Sydney, in October 1867. At the same time, Irwin bought lot 15 next door. By an agreement in June 1858, Irwin settled his holdings on his wife Arabella. In September 1861 lot 13 next door was bought by Edward Bingham, esquire, Balmain, and Jonathan Herdson as her trustees. Bingham lived in Bay Street, Balmain, in 1868. Herdson and Bingham were parties to Irwin's settlement and all four of them mortgaged the land, first in October 1861 and again in May 1862, probably to build Fairlea (site of Jubilee Engineering, 113 Louisa Rd). The Irwins were living in 1865 but Arabella died on 15 April of that year.⁵⁷

This lot jutted out into Snail's Bay and had been the landing place for Birchgrove House. It had a boat house in 1860. A right-of-way (later Yerroulbin St), along the edge of lot 13, allowed other Birchgrove landowners access to the landing place (see Diagrams II, III). Fairlea was a fine stone house with bay windows and verandahs which looked down harbour to the city. At the water's edge was a bathing house and a high stone wall on the Louisa Road alignment concealed the outbuildings.⁵⁸

142 Louisa Rd) on the land from 1876. On the western portion of lot 22, Walworth, a brick house (140 Louisa Rd) was built by the Whittall family in 1903.⁵³

Lot 24 on the corner of Louisa Road and Numa Street was bought by George Hitchcock, a quarryman of Booth Street, Balmain, in April 1861. By 1878 a verandahed weatherboard house (later Tabak, site of 146 Louisa Rd) had been built close up to Louisa Road. In 1885 Longsight, a large brick house (2 Numa St) with verandahs on two sides, was built behind Hitchcock's house to face Iron Cove.⁵⁴

Horace Woolnough lived at Fairlea from 1872 until 1879. He was a partner in Horace Woolnough and Co, warehousemen of York Street, Sydney. His partner was William N Woolverton of Richmond Terrace fronting the Domain. Woolnough and Co sold clothing, haberdashery and fancy goods.⁵⁹

Next to Fairlea, lot 15 received a Victorian Italianate style brick house, Carlowrie (115 Louisa Rd) in 1890.⁶⁰

Section 5 of 1860

On the opposite side of Snails Bay, lot 15 was bought by Captain Archibald McLean of Sydney in April 1861. By 1864 he had built a fine stone house (site of 26 Grove St) with verandah looking out over the water. The Captain, a shipowner, lived in the house until 1881.⁶¹

Next door George Read bought lot 14 at some time before October 1866. In 1862 he had his coal yard there (site of 22, 24 Grove St) soon after his purchase. He was still on this site in 1879. Read also had a coal wharf at the foot of Adolphus Street, Balmain, in 1865 and later a coal yard in St Andrew's Street in 1872. A brick and stone house (22 Grove St) was built there probably in about 1879 when Henry F Chilcott began his occupancy: he was there until 1885. At the rear of No 22, a brick house (24 Grove St) was constructed in the late 1920s.⁶²

That part of Birchgrove Road from Cove Street to Snail's Bay became Grove Street from about 1880.⁶³

Section 3 of 1860

Lot 9 was bought by a Balmain carpenter, George Holley, in November 1868. Ebenezer Cottage (1 Rose St) of weatherboard was built there in about 1875. Also built on lot 9 in about 1880 was a tiny brick cottage (3 Rose St). On The Terrace frontage of lot 9, two weatherboard cottages (10, 12 The Terrace) were built in about 1875.⁶⁴

Section 2 of 1860

Iron Cove Road became Cove Street in about 1880. Maurice Bennett, a Balmain labourer bought lot 2 in September 1869. He lived in Iron Cove Road in 1870 but the exact location is not known. He immediately sold to Thomas O'Toole, a writing clerk of Birch Grove, who probably built a pair of weatherboard cottages (51 -53 Cove St) on lot 2 fronting Cove Street between 1870 and 1881. The first occupants in 1882 were: in No 51, Nathaniel Bates; in No 53, Andrew Kerr, engineer. Bennett lived in No 53 from 1888 to 1916.⁶⁵

O'Toole bought lot 7 (site of 30-34 Rose St) in May 1878. In 1880, the Rose Street part of the land, amalgamated with part of lot 10 section 2 of the 1878 subdivision (to be discussed later), received a terrace of four two-storey brick houses (28-34 Rose St), known as Aurora Terrace.⁶⁶

Section 1 of 1860

A Sydney accountant, Frederick Harpur, bought lot 11 in September 1868. He seems to have built a weatherboard house called Sunnymede (site of 16 Rose St) on lot 11 soon after. In May 1872 he bought lot 10 next door and mortgaged the property to extend the house with brick. This gave him a very large house on a 100-foot frontage to Rose Street. Sunnymede was bought by Edward Turner, a bookseller of Hunter Street, in September 1880 when Harpur could not repay his loan.⁶⁷

William Bates, a shipwright of Thames Street, Balmain, bought lot 1 and lots 5 to 7 in November 1869. By 1878 a house was on lot 1. S G Hewitt's weatherboard bootmaker's shop was on the corner with Grove Street in 1879. Next door, in the same year, was Robert Laws' butcher shop, also timber. The small shops were replaced in the 1930s by the two-storey brick shop (1-3 Cove St) now there.⁶⁸

Facing Grove Street, on lot 1, were four weatherboard buildings later replaced by, or incorporated into: a weatherboard house (6 Grove St) after 1891 later extensively remodelled; Ibrox, (8 Grove St) a weatherboard house remodelled in about 1950; and a brick house (10 Grove St) in about 1910.⁶⁹

Anne McKinnon, spinster, Sydney, and Catherine, wife of James Tweedie Inglis, esquire, Sydney, bought lot 2 in October 1871. Lot 2 had two weatherboard houses close up to Cove Street by 1887. These houses were demolished to make way for half of the terrace of six two-storey brick houses (5-15 Grove St) begun in 1902 for Edward Turner of Sunnymede as an investment. The Federation Queen Anne style terrace was designed by the Sydney architect Mark C Day: G Brewer of Marrickville was the builder.⁷⁰

Lots 3 and 4 were bought by Thomas Robert Allt, the Sydney wine merchant, in September 1868. Lot 3 had three stone houses called Sardinia Terrace, by 1878. Sardinia Terrace was sometimes called Ferdinand Terrace and was demolished to make way for the second half of Turner's terrace of six houses (5-15 Grove St) built in 1902. Service lanes for night-soil removal connected the rear of these houses to Sardinia Place.⁷¹

Land was taken from lots 3 and 4 to make the 12-foot wide Sardinia Place at right angles to Cove Street in about 1882. On the rear portion of lot 3 and some of the rear of lot 2, a terrace of six timber houses called Sardinia Cottages (1-11 Sardinia Place) was also built for Edward Turner as an investment in 1887. Sardinia Cottages were designed by the Balmain architect and mayor, Edward Harman Buchanan, for Turner.⁷²

The rear of lot 4 and some of the rear of lot 5 received two pairs of weatherboard cottages (2-4, 6-8 Sardinia Place) between 1882 and 1887. The portion of lot 4 fronting Cove Street was vacant in 1887 and the pair of brick houses (17-19 Cove St) were not built until 1918.⁷³

William Bates' lot 5 received a terrace of four weatherboard houses (later altered, 21-27 Cove St) in about 1880. The two-storey houses have been re-built with brick.⁷⁴

His lot 6 had a weatherboard house (later altered, 29 Cove St) on it before 1878. From 1879 to 1922 it was the home of John Mackey, one of Balmain's chemists. Behind Mackey's house, on a battle-axe block, a weatherboard house (later altered, 31 Cove St) was built before 1887. The weatherboard house (later altered, 33 Cove St) on the battle-axe block next door, was built at about the same time. The battle-axe blocks were entered by a right-of-way from Cove Street. Next to the right-of-way, the weatherboard Arbroath Cottage (later altered, 35 Cove St) was built in 1879: James S Braid, engineer, lived there from then until 1905.⁷⁵

Bates' lot 7 had a weatherboard house (37 Cove St) set well back from the street by 1887. This house was reached via a lane off Ferdinand Street. The lane also allowed night-soil removal to houses built in section 1 and to those built later. The front portion of lot 7 received a pair of brick houses (39-41 Cove St) in front of No 37 in 1897.⁷⁶

Adams in Birch Grove House

On 2 October 1876 Montefiore sold Birch Grove House (site of 67 Louisa Rd) to John Lowry Adams, a Sydney bank manager. Adams and his family lived in the 66-year old house maintaining it as a gracious home and consolidating the gardens. He later said that although the large kitchen was an impressive space, the "most wonderful room" was the spacious dining room. When he wished to have this room re-papered, the contractor discovered

a panelling on the wall of one side of the room - a veritable work of art. It was in the form of a huge



VIDETTE (14 Louisa Rd): 1876

Later called Lenardville, the Victorian Iron-lace Classical style house has stucco walls and a slate roof. French windows open on to the balcony. Symmetry and repose determine the classical nature of the design. The intricately textured screen formed by the railing, columns, brackets and frieze allows the distinctive term "iron-lace" to be used in the style name. The entrance doorway and ground floor windows are not original.

panel-painting of the goddess "Ceres" - the earth mother of ancient mythology. So beautiful was the work, though tarnished in places, that [he] invited the best artists of Sydney to restore it. They viewed the painting in wonder and admiration but none of them advised an attempt at restoration. It appears that it was painted by a French prisoner, an artist of repute, who had been sent out to the Colony from England for some trivial offence.⁷⁷

Adams was to live in Birchgrove House for 21 years. Over these years he saw the vacant land become the area that it is today.

The 1878 Subdivision of Birchgrove

The Bank of New South Wales had managed to sell only 23 blocks and the unsold portions were put to auction in one lot on 30 April 1878. There were 82 lots of the 1860 subdivision still unsold. Added to these were the two reserved areas on the Iron Cove side of Louisa Road. The Birch Grove Estate was advertised in many lots, including 13 acres of waterside villa sites, as "one of the rarest opportunities for securing a certain and profitable return". An important selling attraction was that there were no roads to be "cut out of the area for sale".⁷⁸

The road system created by Brownrigg's plan was still to be used and so all the land offered would provide building blocks. The estate was purchased by a syndicate for L6,250, the transaction not being settled until 26 July 1878. The entrepreneurs were Archibald McLean and Thomas McGregor, both merchants, and Lancelot Edward Threlkeld, auctioneer, all of Sydney. The syndicate commissioned architect and surveyor Ferdinand Reuss junior to draw up a new plan for the Birch Grove Estate (see Diagrams III, IVa, IVb, IVc).⁷⁹

While the transaction was being concluded, the syndicate advertised the land through the Sydney auctioneers Gilchrist, Stubbs and Weston as early as May 1878. The auctioneers announced that the Birch Grove streets were being laid with gas mains and that "public Lamps" were being erected.⁸⁰

To ensure that the sale would attract many buyers, the auctioneers took out a half-column in the auction sales section of the *Sydney Morning Herald* on 19 June 1878. Under the heading "Moor we our skiff awhile", the

auctioneers prose, no doubt either written by, or inspired by, that doyen of the depression-ridden 1840s land sales, Mr Stubbs, waxed exceedingly lyrical. The writing was prophetic of the water sports which were to become an essential recreation of future residents of Birch Grove:

The invigorating spot of the harbour, which for beauty, is absolute perfection, the sentiment of all intelligent visitors to the property since the announcement of the sale . . . [which will be held] in a pavilion to be erected on the promontory forming part of that truly picturesque estate, embraced by the waters of Snail's Bay and the Parramatta River, the only harbour frontage left of any real value and portion of which is the only available and contemplated site to be dedicated as park grounds and recreation reserve, where in all probability sounds of music will be heard floating melodiously in the still air of this delightful hamlet. There is something romantic in the charms surrounding this locality, as any inhabitant will testify; its pure atmosphere (freedom from dust), its velvet lawn sloping to the tranquil bay; its ornamental villas to which are attached the requisites for bathing and boating and its peaceful aspect; impart to the cheerful disposition to nestle there and become a "native" - and on a fine summer's day is really to live on the water.

Here the tiny youngsters essay their maidens in fragile skiffs; and stalwart eights, on sliding seats, skim mirrored waters after office hours; the nursery of our yachtsmen, than when no better men ever handled oar, or trimmed sail to the breeze and from within hail on the opposite shore . . . an unassuming young rower who has left an indelible mark on the Thames, to the astonishment of all his contemporaries here and there by proving "the metal of its pasture". Nor whilst upon this topic must the water nymphs in this bay of pleasant memories be ignored.

From it there is a commanding view of the harbour with all the headlands and bays to the north and east - the shipping - and to the south west the very beautiful scenery in the long reaches of Iron Cove, which, by-the-bye, although a "terra incognita" to most, is destined from the unequalled serenity, length and breadth, to become shortly the trysting place and favourite resort of all aquatics, with the Parramatta River winding its course until lost in the deep shadows topped by the mountains in the azure distance. The mercantile club should take a hint hereabouts for a branch. No time to be

lost. Some idea might be formed of the beauty of this bay by description, but the auctioneers feel assured that the reader who may be an intending purchaser will not rest easy until he sees for himself and decides the merit of the position.

Lithographs at the rooms. Terms liberal at sale.⁸¹

Two days before the sale, the land-buying public were exhorted "to meet us on the Rialto" at Birchgrove at 3 o'clock sharp on Saturday 29 June 1878.⁸²

Despite the auctioneers' blandishments, of the 125 lots in seven sections offered, only 54 were sold up to the end of 1879. The remaining lots were sold during the period 1880-82. During this time 36 blocks were purchased by the government for the "Birch Grove Recreation Ground" later to be called Birchgrove Park.⁸³

Reuss created no new streets, but changed the lot and section numbering. Lot sizes were much the same as in Brownrigg's 1860 plan. As a selling attraction, the syndicate promised a "Government Jetty" and a park on the mud flats of Snails Bay. The bay was imaginatively called the "Miniature Bay of Naples". An impressive drawing of Birch Grove House, nestling in its garden, embellished Reuss's plan and sketches of sailing ships and a steamboat re-inforced the idea of Birch Grove as a desirable marine suburb.⁸⁴

From this time on, the area was sometimes called "Birch Grove" but gradually one word came to be used - "Birchgrove". For the purposes of this article, the latter spelling will be used hereafter.^{84a}

In comparison with Joubert's sale of 1860, the Birchgrove land was more appealing to buyers after 1878. The syndicate set aside a piece of land for a church to lend respectability to the development. The building boom of the 1880s induced speculators to purchase a number of allotments for rental building. The more level land near Cove and Grove Streets was more attractive for terrace housing and small cottages. "Villas", or detached houses, continued to be built along Louisa Road, although there were to be some semi-detached cottages. This is not to say that small cottages did not appear in Louisa Road. The fact that they did is another measure of the diversity of house types in Birchgrove.

Section 1 of 1878

Lots 1 and 2 were bought by Edward Trenchard Smith, a Sydney auctioneer in September 1880. Lot 3 adjoining was bought by Ellis Frederick Leathwick Robinson, a Sydney ironmonger in March 1882. This land was acquired by Turner, of Sunnymeade. The most imposing new houses in section 1, and in Birchgrove, were the four houses, Acadia, Oliveto, Valetta, and Eversley (2-8 Rose St), at the corner of Rose and Grove Streets. Designed in 1888 in the Victorian Italianate style by Buchanan, the architect of Balmain Town Hall, and built by W Day of Mullens Street, the houses were completed in six months. The *Balmain Observer* announced on 8 September 1888 that

these houses are certainly a step in advance, combining elegance and comfort. They are built on a frontage of 150 feet along Rose Street, and comprise eight rooms, kitchen, etc. The front and back rooms downstairs are fitted with folding doors, made of American redwood and Kauri pine. The rooms are supplied with marble mantels, and the whole of the houses are finished in the substantial manner doing credit to the builder and all concerned.⁸⁵

Lot 4 was bought by David Wallace Walker, a Balmain dairyman, in October 1878. He soon built a weatherboard (site of 12 Grove St) on this lot and lived there until 1918.



TERRRACE HOUSE (part of 5-15 Cove St): 1902

The terrace of six houses was built in the Federation Queen Anne style. Indicators of the style are good quality red brick, decorative timber verandah elements and a distinctive roof line. Although the roof line here is somewhat plain, the small gables, central to each house, add emphasis in keeping with the style.

(Photograph by B Stedman)

His wife Maggie J Walker remained after his death.⁸⁶

Albert Elkington, auctioneer and mayor of Balmain (1880), of Clovernook, Wharf Road, bought lots 5 and 6 south of Sunnymeade in Rose Street. He also purchased lots 7 and 8 on the Ferdinand Street side of that house in September 1878 but did not develop the land. Lots 5 and 6 later received a weatherboard house (10 Rose St) in the 1930s; another weatherboard (12 Rose St) in 1929; and a brick house (14 Rose St) also in 1929.⁸⁷

Edward Turner, who owned at least 17 houses in the area at the time, lived in Sunnymeade (site of town houses 16 Rose St) until his death on 6 October 1913. His wife Mary J Turner lived on there. The house was later converted to flats. Turner acquired Elkington's lots 7 and 8 in 1884. On lot 7 a pair of semi-detached brick houses (18-20 Rose St) were built in about 1935 and a brick house, Doonside (22 Rose St), in 1923. Two weatherboard and fibro houses (9, 11 Ferdinand St) were appeared on lot 8 in the 1930s.⁸⁸

James Jones, of Balmain, occupation unknown, bought lot 9 in September 1878 fronting Ferdinand St. A weatherboard house (3 Ferdinand St) was built as an investment by John Gibson of Louisa Road before 1887. The fibro-clad dwelling that is there now is probably the same house. The lane created between lots 8 and 9, and running behind Sunnymeade, allowed access to the houses fronting Cove Street and Sardinia Place for nightsoil removal.⁸⁹

James Campbell of Watson's Bay, occupation unknown, bought lot 10 on the corner of Ferdinand Street and Cove Street in April 1879. He was living in a weatherboard cottage (1 Ferdinand St) which he built in about 1881.



ACADIA (part of 2-8 Rose St): 1888

The four houses Acadia, Oliveto, Valetta and Eversley exhibit the Victorian Iron-lace Italianate style. The two-storey faceted bay represents the tower of a large Italianate house and serves to emphasise the asymmetry of the design. Stilted arches and bracketed eaves also contribute to the Italianate style. The cast-iron railings, columns and frieze provide an intricately textured screen standing proud of the main wall of the house. The dominance of the iron-lace "screen" explains the style name.

From 1885 to 1889 he lived in another weatherboard house (later altered, 43 Cove St). The weatherboard house (45 Cove St) on the corner was John Brigden's grocery from 1885 to 1905. The family continued the shop until 1912. Magnus Anderson had the grocery there from 1913 to 1917 and George T Ballantine from 1918 to the 1930s.⁹⁰

Section 2 of 1878

Lot 1 was bought by William Bullard, a Sydney bookseller and stationer, in September 1879. James Lawler, fishmonger, Sydney, purchased lot 2 in October 1878. This land (brick building, cnr Louisa Rd and Cove St) was not developed until about 1960.⁹¹

Lot 3 also bought by Lawler received a pair of semi-detached brick houses (15-17 Louisa Rd) in 1904.⁹²

Elkington bought lot 4 in March 1882 and a weatherboard (19 Louisa Rd) was built on it before 1887. Next door, on the same lot, a brick house (21 Louisa Rd) appeared after 1891.⁹³

Elkington at the same time bought lot 5 and a weatherboard house (later altered, 23a Louisa Rd) was added between 1887 and 1891. After 1891 a weatherboard cottage (23 Louisa Rd) was erected on the other half of the block.⁹⁴

Lot 6 was bought by Charles Gilbert Heydon, barrister, Sydney, in October 1881. There was a weatherboard cottage (25 Louisa Rd) on it before 1887.⁹⁵

Lots 7 and 8 were bought by M A H Fitzhardinge of Keba in February 1882. The land was later re-subdivided to face

Rose Street and three brick houses were built: No 42 in about 1935, No 40 in 1940, and No 38 in 1960.⁹⁶

The famous sculptor, Achille Simonetti, bought lot 9 in September 1878. A collection of stone, weatherboard and brick buildings (site of 36 Rose St) were built by 1887. The brick portion was a curious polygonal shape and could have been the studio. An extensive addition to the front of the buildings was made between 1887 and 1891. The sculptor lived there until his death on 23 March 1900, aged 62. He had married Margaret Doherty in 1886 and she remained until 1915. The front portion has been removed, leaving some of the buildings at the rear. A two-storey brick front structure was added in the 1970s.⁹⁷

Simonetti was born in Rome in 1838 and trained as a sculptor at St Luke's Academy there. He came to Australia in 1872, first to Brisbane where he was later advised by Sir Henry Parkes to move to Sydney. Signor Simonetti, as he was known, came to Sydney in 1875 where he was appointed modelling instructor at the New South Wales Academy of Art. His first Sydney address was in Pitt Street but in the following year he moved to Elizabeth Street. He set himself up Rose Street in 1879.⁹⁸

An interesting anecdote gives a picture of the sculptor and his diligence in seeking accurate knowledge of the subject. Simonetti had been engaged to sculpt a representation of an important naval figure. To get experience of things nautical, he borrowed from Quanton Deloitte, the prominent Sydney rowing umpire and Balmain resident, an officer's uniform belonging to his late father, Captain Deloitte. The sculptor donned the uniform and after some time decided to return it, in person, whilst still wearing it. The younger Deloitte received a sudden shock when, on answering a knock late at night, he saw what appeared to be his father in uniform.^{98a}

The government commissioned Simonetti to carve six allegorical figures for the niches on the Colonial Secretary's Office (Macquarie, Bridge and Phillip Sts). For the government he also executed the statue of Governor Phillip to stand in the Botanic Gardens. The statue, unveiled in 1897, was the largest and, at his fee of £13,000, the most costly sculpture up to that time. Simonetti executed statues and portrait busts of many leading Sydney people in all walks of life, including Parkes.⁹⁹

In September 1878 Thomas O'Toole added lots 10-12 to his earlier purchases of the 1860 section 2 lot 7 and part of lot 2 section 2. By adjusting the boundaries of his land he was able to build a terrace of four two-storey brick houses, Aurora Terrace (28-34 Rose St) in 1882. O'Toole now an auctioneer lived in present day No 34. The residue of the land on the corner of Rose St and Ferdinand St was left vacant until after 1891 when the weatherboard houses (24-26 Rose St) were built. Around the corner, in 1892, a weatherboard house (later altered, 18 Ferdinand St) was erected for Mrs O'Toole.¹⁰⁰

Next door, O'Toole built Ferdinand Terrace containing six two-storey brick houses (6-16 Ferdinand St) on lot 11 and part of the 1860 section 2 lot 2 land. The party wall between Nos 8 and 10 seems to indicate that Nos 10-16 were built first, as means of getting in some rent, in 1885. Ferdinand Terrace was completed in 1886. On lot 12 and part of the land in the 1860 section 2 lot 2, the weatherboard Perth Cottage (later altered, 2a Ferdinand St) was built in 1885 when blacksmith William Bischoff was the first tenant. Between Perth Cottage and Ferdinand Terrace, on the other half of lot 12 and a part of the 1860 land, a weatherboard house, Goodawada (4 Ferdinand St), was built in 1915.¹⁰¹

Lot 13 was bought by a Sydney merchant, Charles Grant McGregor in September 1878. A pair of weatherboard cottages (47-49 Cove St) was built in 1879. No 47 was occupied first by James O'Hehir, shipwright, in 1879 and No 49 by James Bradbury, engineer, in the same year.¹⁰²

Section 3 of 1878

Across Rose Street, lots 1 to 5 were acquired by the Crown for Birchgrove Park in November 1881.¹⁰³

Julius William Messent, carpenter, Sydney, bought lot 6 in September 1878. This land was bought for the park.¹⁰⁴

The Crown also purchased lots 7 and 8 at the same time as lots 1 to 5.¹⁰⁵

Lot 9 was bought by Alexander Ross Yeend, a publican of Sydney in September 1878: it was taken in with the park.¹⁰⁶

Mary Staunton and her husband, Peter, a Sydney carpenter, bought lot 10 fronting The Terrace in March 1882. They had purchased lots 11 and 12 in September 1878 and it seems that a pair of two-storey brick houses (2-4 The Terrace) was built first, in 1881. The second pair (6-8 The Terrace) was added in 1883. From the tooting on the end wall of No 8, it seems that they were the first of a longer row never to have been erected. A fibro house (8a The Terrace) was built on the remainder of lot 10 in the 1940s.¹⁰⁷

In 1915 The Terrace became Birchgrove Avenue only to be re-named The Terrace in about 1985.¹⁰⁸

Lot 13 on the corner of The Terrace and Ferdinand and Rose Streets was bought by Elkington in September 1878. This lot was later taken in with the park.¹⁰⁹

The un-numbered lot in Rose St next to lot 13 was the Church Reserve. The trustees were the Rev T B Tress, incumbent of St Mary's, M A H Fitzhardinge, and E F L Robinson of Sydney. They bought the land for £100 in February 1878 but the church was never built there. Another lot at the bottom of Church Street, Balmain, had been reserved long before. Both blocks were considered unsuitable for the fast growing Anglican community and a site on the corner of Birchgrove Road and Spring Street was chosen instead.¹¹⁰

St John's, Balmain North, was built to a design by Buchanan in 1881-82. While not technically being within the Birchgrove grant, St John's is generally regarded to be the Birchgrove Anglican church. The unused church reserve in Rose Street later became part of the park.¹¹¹

Edward Baker, a mariner of Sydney, bought lot 14 in Rose Street in July 1880. In 1883 he built a weatherboard cottage, Rockton Villa (later altered, 11 Rose St) on the land and lived in it. On the other half of the lot a stuccoed brick cottage (9 Rose St) was built at about the same time. Both cottages were extended by 1891.¹¹²

Lot 15 was bought by John Bambury, a Balmain labourer, in December 1878. Kenealey Cottage (later altered or demolished, 7 Rose St), a weatherboard, was erected by Bambury in 1879. On the other half, the weatherboard Manning Cottage (later demolished, 5 Rose St) was built in 1884.¹¹³

Section 4 of 1878

Lots 1 to 5 and 8, and 10 to 12 were also acquired by the Crown for the park in November 1881.¹¹⁴

Elkington had already bought lots 6 and 7 in September 1878. These lots were on the northern corner of The Terrace and Ferdinand and Rose Streets. They were later also bought for the park.¹¹⁵

David Muir, sales clerk, Balmain, bought lot 9 in The Terrace next to the Birchgrove House garden in December 1879. He built Bay View House, a two-storey brick house, in 1879. The house was later bought for the park's gardener and Buchanan was commissioned to alter it in September 1886. In 1887 the gardener, Thomas J Rose, was in residence there.¹¹⁶

Lots 10 to 12 in The Terrace were also bought for the park in November 1881. There was a small hut on lot 10, probably an outbuilding of Birchgrove House. The hut was later demolished to make way for the park.¹¹⁷

Section 5 of 1878

The government also acquired lots 1 to 16 for the park. A small hut on lot 6 was later demolished. All the land bought by the Crown in November 1881 cost £6,706.5.0. George Read's house (site of 22, 24 Grove St) was between lots 15 and 16 and the bay. It seems that the 1878 subdivision plan was in error, here, because those two lots had been taken from Read's lot 14 which he had bought from the 1860 subdivision. Captain McLean's house (site of 26 Grove St), was unaffected by the acquisition.¹¹⁸

Section 6 of 1878

At the corner of Cove Street and Louisa Road, lots 1 to 3 were bought by Sydney merchant Thomas McGregor in July 1880. A pair of brick houses, Malta and Glenarm (part of site of 2-6 Louisa Rd), were built in 1885. Mrs R M Ross was the first occupant of Malta and Samuel D Johnson, inspector of police, of Glenarm. Next door Pomona, a stone house (part of site of 2-6 Louisa Rd), was built in 1886 when boatbuilder John Dickson lived there. The house was extended before 1891. In about 1975, 16 townhouses replaced Malta, Glenarm and Pomona.¹¹⁹

Grantley Hyde Fitzhardinge, a barrister of Wharf Road, Balmain, bought lot 4 in October 1879 having bought lot 5 in the previous month. He built Nunda (site of 8-10 Louisa Rd), a stone and weatherboard house facing the water, in 1881 and lived there until 1896 when he was a District Court Judge. Nunda made way for townhouses in the mid-1970s. The design achieved the 1976 Merit Award of the Royal Australian Institute of Architects.¹²⁰

The wife of M A H Fitzhardinge, Rebecca Anne, bought lot 6 next door in September 1878 which she amalgamated with the Keba (12 Louisa Rd) 1860 land. The Fitzhardinges lived there until 1925. The house later became flats.¹²¹

William Abbott, of the Registrar General's Department, lived in Vidette on the 1860 land until he sold it to Alfred Edward Robbins, gentleman, in February 1903. Robbins changed the name to Lenardville (14 Louisa Rd) in 1907. He lived there until 1914 and Mrs Emily Robbins remained in 1932. A new brick house (18 Louisa Rd) was built on the east portion of the block in the 1940s.¹²²

A Balmain carpenter Samuel Smith bought lot 7 in February 1879. He built Spring Villa (20 Louisa Rd), a Victorian Italianate style two-storey stuccoed house, in 1881 and lived there until 1884. A solicitor, Duncan Smith, lived there from 1886 onward. Before 1887 a stone and weatherboard cottage (22 Louisa Rd) was built on the site closer to the water.¹²³

Lot 8 was bought by Francis John Finley, an Inverell farmer, in September 1878. No development took place until 1917 when Newlands (later Logan Brae, 24 Louisa Rd) was built of brick by Harold M Driscoll, timber merchant, Sydney. He had purchased the block in April 1916 and lived there until 1918 to be followed by Frederick J Stanford in 1919. Robert W Miller acquired the property in March 1923 and lived there until 1927. It is thought that he called the house Logan Brae. In August 1929 Daniel Lucey, ice manufacturer, began to reside there.¹²⁴

Lot 9 was bought by Ephraim Ward, a shipbuilder from Brisbane Waters in September 1878. Ward built Belmont, a two-storey brick house (26 Louisa Rd), in 1885. A curved motif in the jerkin-head gable was probably intended to refer to the owner's occupation. He had built Linda Cottage, a weatherboard house, (28 Louisa Rd), on the other half of the block in 1882. Ward lived in Linda Cottage until he moved to Moorefield (6 Charles St, Balmain) to be nearer Rowntree's Floating Dock, located at the bottom of Stack Street, which he took over in 1905.¹²⁵

A brick house (32 Louisa Rd) was constructed on lot 10

in 1896. Frederick Muirhead Sigmont had purchased the land in September 1878.¹²⁶

Alexander Duncan Marshall, a Sydney engineer, bought lot 11 in September 1878 and built a brick house (site of 34 Louisa Rd) in 1881 in which he lived until 1907. Every third course of brickwork was raked out to simulate stone blocks. The simple small cottage was demolished in January 1987. The eastern part of lot 11 was later joined to lot 12.¹²⁷

Lots 12, 13 and 14 had been kept free of buildings in Brownrigg's 1860 plan, perhaps to preserve the views of Birchgrove House. No such reserve applied in the 1878 subdivision.¹²⁸

A Balmain accountant, Henry Charles Doran, bought lot 12 in June 1880. In July 1903 Doran sold to timber merchant John Gibson who also acquired the eastern portion of lot 11. Gibson, the owner of Fitzroy Villa later to be built next door, founded the J Gibson Engineering Works (site of 38 Louisa Rd) there in 1908. In 1912 the firm became J Gibson and Son and operated until 1923. The Gibson family began the Concrete Block Co there in 1924 but this venture had ceased by 1926. The brick factories built close up to Louisa Road became Ronnie Symonds second-hand furniture store in the 1930s. Progress in the late 1950s caused them to be demolished for a block of brick units (38 Louisa Rd).^{128a}

George Fletcher, a Sydney boilermaker bought lots 13 and 14 in September 1878. In April 1880 Fletcher sold Gibson the western portion of lot 13. In 1887 A Kinninmont had a coal yard there, with a tramway and wharf on the site. This could have been used to unload coal from ships or for quarrying the site: Kinninmont was last there in 1890. On this land, almost opposite Birchgrove House, John Gibson built Fitzroy Villa (later The Anchorage, 44 Louisa Rd) in 1896. The house, with three levels facing Louisa Road, was conceived as an exceptional, though late, example of the Victorian Italianate Iron-lace style. Remarkably, the main roof was flat and was used as a "widow's walk". Gibson died there in 1920 but the family remained for many years.¹²⁹

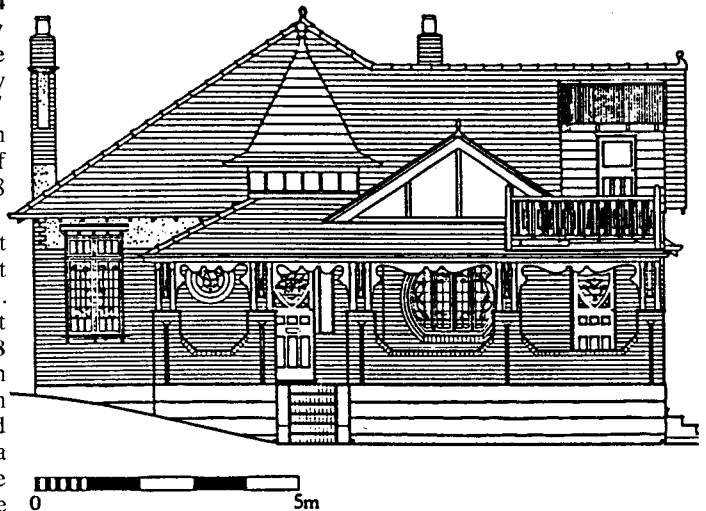
A new house (46 Louisa Rd) appeared on parts of lots 13 and 14 in 1884 between Fitzroy Villa and Carryville. Fletcher built the weatherboard Carryville (46a Louisa Rd) on the eastern part of lot 14, and was living there in 1883 but left in 1884.¹³⁰

William Bourke, a Balmain labourer, bought lot 15 in December 1879. Edithville (48 Louisa Rd) a one-and-a-half-storey stuccoed house with attic was built in 1886 when James Neill, draper, was the first occupant. A long time occupant of Edithville from 1909 to after 1932 was Samuel Burns, the district superintendent of the AMP Society. Another house, Millievale (50 Louisa Rd), of brick was built later on the unused half of the site in 1914.¹³¹

Lot 16 around the bend of Louisa Rd was bought by wholesale druggist John Alexander Rose in May 1880. Rose sold the land to Balmain builder John Goodsir in April 1884 and his family sold to Robert Buik Edwards, a clerk, in November 1884. Edwards built two pairs of two-storey stuccoed houses (54-56 and 58-60 Louisa Rd). Aldborough (54) and Rangiona (56) were built in 1885, and Denham (58) and Grafton House (60) in 1886.¹³²

Robinson's Point, which juts out into Iron Cove, was probably named after the Robinson family of ironmongers. E F L Robinson bought lots 17 and 18 on the point in September 1878. These lots had a frontage of 150 feet to Louisa Road and were to receive three pairs of two-storey brick houses (62-64, 66-68 and 70-72 Louisa Rd). Odessa (62), Waimea (64), Waimeto (66), Mohaka (68), Waikato (70) and Waratah (72) were built in 1910.¹³³

Frederick William Watt, a Sydney draftsman, bought lot 19 in October 1878. Milnathort (74 Louisa Rd), a two-storey stuccoed house, was built in 1885. Ellis Robinson began to live there in 1889 and in 1893 changed



LOGAN BRAE (24 Louisa Rd): 1917

Originally called Newlands, the house is a late example of the Federation Queen Anne Style with Art Nouveau details. The liver brick is a departure from the red of the Queen Anne style but the asymmetrical massing, irregular roof line and prominent turret are all indicators of the style. The Art Nouveau influence is exhibited in the flowing geometry of the leadlight glazing, the timber valance and the curvilinear windows.

the name to Hugrendra: he left in 1896. The name later changed to Dunolly. After subdivision in 1972, a new house (74a Louisa Rd) was built on the waterfront.¹³⁴

Watt bought lot 20 also in October 1878. Douglas (76 Louisa Rd) was constructed in 1881 by John Lord, an orchardist and sawmillier of Kurrajong. Built of stone quarried on the site in the Victorian Rustic Gothic style, its design was very likely influenced by pattern books such as Loudon's *Encyclopaedia of Cottage, Farm and Villa Architecture*, Luger's *Architectural Sketches* and Downing's *Architecture of Country Houses*. Douglas was given ornate zinc bargeboards and a "Juliet" balcony set slightly off-centre to emphasise the asymmetry of the design. The house still has its original cast-iron verandah elements. Lord died at Kurrajong on 9 December 1883, however, and Douglas passed to his son Alfred.¹³⁵

Eugene Montague Scott lived there from 1883 until 1887. Monty Scott was the artist for the *Illustrated Australian Mail*, the *Illustrated Melbourne Post* and the *Melbourne Punch* from 1857 to 1865. He moved to Sydney in 1866 and became chief cartoonist for the *Sydney Punch* until 1886. In the 1870s his large wood-engravings and lithographs of rugged outdoor scenes, formal functions and public personalities brought the pages of the *Illustrated Sydney News* to life. He was the first artist of the *Sydney Mail* in 1871 and after 1880, contributed cartoons and engravings to the *Bulletin*. After leaving Birchgrove, he was engaged in illustrations for Brisbane newspapers, including the *Queensland Worker*. William A French lived in Douglas from 1911 until well past 1932. Douglas became known as "the French house".¹³⁶

Archibald Murray was still living in his house (site of 78 Louisa Rd) when Douglas was being built. He left the house in 1896. The next occupant was William Zornkau who lived there until 1930. The present two-storey stuccoed building is probably an enlargement of the original house.¹³⁷

1862), (3) Amanda M C (b 1864, called Amy, m Shaw), (4) Gertrude E C (b 1867, m Ormiston), (5) Florence J C (b 1869, unm), (6) Havelock H C (b 1869), (7) Edith M C (b 1874, unm), (8) Donald S C (b 1878), (9) Eveline C C (b 1880, called Evelyn, m McCorquodale), (10) Sinclair C (b 1884), (11) Gordon V C (b 1885).^{141b}

From 1858 to 1860 Alexander William Cormack was at 37 Chippen Street, which ran from Queen Street to Cleveland Street (on the city side); in Turner Street, Redfern, 1867-68; and at Bullanaming Street, 1869-72. The cooperage, now known as Cormack Bros, moved to Darling Street, Pyrmont in 1872. The other brother in the partnership, John, was living at 3 Harris Street, Ultimo. In 1874 Cormack Bros was at that address but the brothers were listed as John (b 1844) and Donald (b 1849) - John living in the same street as the business (as did Alexander William) and Donald at Ashfield. In 1875 Cormack Bros had moved to Hay Street - when Alexander William lived at "Balmain", and John at Westmoreland Street, Glebe.¹⁴²

From 1876 to 1884, Alexander William lived in Wharf Road (Balmain) on the water side of that street. He moved to Riverview in Darling Street (Balmain) in 1886 and later that year to Geierstein.¹⁴³

Cormack expanded the business with cooperages in Pitt Street, Volunteers Lane and Factory Street in the 1880s and at Underwood Street, Burns Street, and at Balmain in Mansfield Street, in the 1890s. Cormack died at Geierstein on 10 March 1909. He had been joined there by his dentist son, Donald Sidney, in 1906. In 1911 his other sons Havelock and Gordon lived there. Havelock was last at Geierstein in 1912 when Mrs Kate Rezzonico began her occupancy there. She was listed there until 1920. The Simplex Flooring Co occupied the property from 1921 until 1923; William Gibson, 1924 to 1927; and Mrs G Harley, 1928 into the 1930s.¹⁴⁴

A Sydney bookseller and stationer, William Bullard, purchased lots 7 and 8 in January 1881. Four houses were to be built on these lots: a brick house (No 91) in about 1879; a weatherboard house (later altered, No 93) in 1913; a two-storey weatherboard and brick house (No 95) in 1915; and a weatherboard house (No 97) down on the Snail's Bay waterfront in 1915. George Hancock is shown living in No 93 in 1913 and, from 1917 until the 1930s, A G Hancock and Sons, boatbuilders, occupied the site.¹⁴⁵

Lot 9 was bought by John Alfred William Wilkinson, a Sydney wine grower, in November 1878. A brick house (99 Louisa Rd) was built in 1885; and a weatherboard (later Hove To, 101 Louisa Rd) in 1881. John G Edmundson lived at No 99 in 1885, William Bischoff in 1886, and Ernest Yarwood, clerk, in 1887. In 1888, boatbuilder Joseph Dodd began to live there: he was still there in 1932. James Gooud, fisherman, was the occupant of No 101 from 1881 to 1914: Mrs Ida Gooud remained until after 1932.¹⁴⁶

James Yates, a boatbuilder of Lavender Bay, bought lot 10 in November 1878 and built boatsheds on the water and a weatherboard house (site of 103 Louisa Rd) in 1881. Frederick Yates was the first occupant in 1881 and he was there until 1913. The weatherboard was demolished to make way for a brick house (103 Louisa Rd) in the 1930s. The Nicholson family of ferry proprietors lived there for many years. A brick house (105 Louisa Rd) was erected on the eastern portion of the land in 1906.¹⁴⁷

Lot 11 was bought by Robert John Bell, an engineer of Booth Street, Balmain, in October 1878. He built a brick house, Rockbank (107 Louisa Rd), in 1883 and lived there until 1886. R J Thorpe, the manager of the Cobalt Ore Refining Co next door, lived there from 1887 until 1899. Bell moved in again from 1890 until 1920. As well as being an engineer and partner (with Alexander Bell junior) in the firm of Bell Bros, engineers of William Street, Balmain, he

was also a steamboat proprietor.¹⁴⁸

Austral Verge, a grazier of Kempsey, bought lots 12 and 13 in September 1878. Three houses were to be built on this land: a weatherboard (later altered, No 109) in 1899 when W H Pratt, clerk, was the first occupant; a brick house (No 109a) in about 1975; and a brick house (No 109b) in the same year.¹⁴⁹

Lot 14 was bought by a Balmain shipwright, John Lyall in September 1878. Lancelot Edward Threlkeld, one of the creators of the 1878 subdivision, bought lot 15 in January 1879. The land (formerly Australian Wharf and Bridge Pty Ltd, site of new subdivision, 111 Louisa Rd) came to be owned by Charles Brian Pitt and was occupied by the Australian Cobalt and Manganese Works, with T E Fuller the manager, in 1885.¹⁵⁰

The large buildings were of timber, brick and corrugated iron with a tall brick chimney. The name changed to the Cobalt Ore Refining Co Ltd in 1886 when Marmaduke Constable of Adolphus Street, Balmain, was manager and director. In 1887 the manager was R J Thorpe and J R Bingle looked after the legal work. The works did not operate after 1887. In 1897, and for that year only, the Champion Kalsomine and Metallic Paint Co (W G Hibble), occupied the site.¹⁵¹

Pitt sold to George Daniel Dampney in April 1902 and he opened Dampney's Paint Works there. In 1907 the name changed to the Dampney Paint Co (Australia) Ltd and the factory was called the Eagle Paint Works. In 1912, for one year only, the site was the home of the Southern Paint Co. Dampney sold the land to Norman Shelley in October 1914 and the site appears to have been vacant until 1921 when the Major Bros and Co Ltd Paint Works was there. Major Bros had bought the land from Shelley's estate in March 1920. Major Bros ceased to operate there in 1928 and sold to the Australian Paint and Compositions Co Ltd in September 1931: the new company's use of the site is not known. The waterfront part of the site was occupied by the Campbell Lighterage Co, tug proprietors, through the 1930s.¹⁵²

The lane, formerly the right-of-way to the landing place, confirmed by Reuss's 1878 plan, was called Wharf Road but the name changed to Ferry Lane in 1888. It became Yerroulbin Street in 1902 (see Diagrams II, III, IVb).¹⁵³

R J Ainsworth was the tenant of Fairlea (site of 113 Louisa Rd) from 1881 to 1884. An agreement had been signed in April 1883 between Arabella Irwin's son, John George Henry, and Mary Sarah, wife of assayer Henry Adolph Leipner, for her to have sole use of Fairlea.¹⁵⁴

The Leipners lived there from 1885 to 1894. In 1895 the occupant of Fairlea was John Irwin and in 1896 Mrs Leipner is shown: she remained until 1897. In 1898-99 George Henry Moxham was the occupant; James Garrick in 1900-01; and in 1902, for that year only, Dr McKay, surgeon.¹⁵⁵

Captain G E Hemsworth bought the property in July 1903, moved in and changed the name to Abbeville. He was there until 1923. The house became the property of R W Miller and Co, the coal and shipping merchants, who established a depot there in 1924. Mrs Miller lived there from 1926. The Jubilee Engineering Co Pty Ltd, a division of R W Miller Ltd, began there in the 1930s. Jubilee Engineering serviced the "60-milers" which plied the coal trade between Sydney and Newcastle. In the early 1970s, however, the yard was upgraded to service oil tankers. Fairlea was still there in May 1951 but was later demolished to make way for the Jubilee Engineering workshops (113 Louisa Rd) built on the corner of Yerroulbin Street. Fairlea's original street wall survives.¹⁵⁶

Adjoining Fairlea to the east, on the 1860 section 8 lot 15, a fine stuccoed Victorian Italianate style villa, Carlwrie (115 Louisa Rd), was built in 1890 by Charles Alfred



THE ANCHORAGE (44 Louisa Rd): 1896

First named Fitzroy Villa, the house is a late example of the Victorian Iron-lace Italianate style. The iron-lace railing on the roof line surrounds the "widow's walk", a flat roof deck which gives excellent views over the water. Showing three levels to the street, the house has five levels above the Iron Cove waterfront. (Photograph by J Plank).

Richardson, the manager of the Cullen Bullen Lime Co. He lived there until 1900. Mrs Richardson remained from 1902 to 1928: from 1930, it was Carlowrie Flats.¹⁵⁷

Following the sequence of the 1878 lot numbering, lot 16 on the other side of Louisa Road, was bought by Stanley Lees Peyton junior, in February 1880. A pair of two-storey stuccoed houses (Kenilworth and Abbotsford, 110-112 Louisa Rd) were built in 1887. Although built together, the two houses are not a pair because Kenilworth has a ground floor bay window and its upper storey oversails the access lane separating the two houses. The remaining part of the site received a two-storey stuccoed house, Birralee (114 Louisa Rd), in 1899.¹⁵⁸

Elkington bought lots 17 to 19 in March 1882. On the western part of lot 17, a two-storey brick house, Huia (later altered, 116 Louisa Rd) was built in 1902. Sydney Butler lived there from 1902 to 1925. The two-storey brick Canterbury House (118 Louisa Rd), constructed on the eastern portion of lot 17 in 1885, was the home of Leonard Butler from 1885 to 1912.¹⁵⁹

Lot 18 had a weatherboard house (later altered, 120 Louisa Rd) erected in 1885 by Alfred Wheaton. Elkington sold to Alfred Wheaton in July 1882 but the first occupant was Ernest Yarwood, clerk, from 1885 to 1886. Alfred Wheaton lived there from 1889 to 1905. The property passed to George Reginald Erwin in 1920. Edward Charles

Erwin, a boilermaker, Balmain Council alderman and mayor of Leichhardt (1950-52), lived there until his death in 1956 aged 48. The eastern part of the site had a brick house (124 Louisa Rd) built in about 1882.¹⁶⁰

In 1902 a two-storey stuccoed house (126 Louisa Rd) was constructed on the western portion of lot 19. Draftsman Alfred Plowman was the first occupant until 1906 and tinsmith P J Evans lived there from 1907 to 1923. Because of the difficulty of turning trucks into Jubilee Engineering in the 1950s, Leichhardt Council considered the idea of using the vacant land between No 126 and No 130 for a turning circle. Nothing came of the proposal and a brick house (128 Louisa Rd) was built there in about 1979. The remaining portion of the site was amalgamated with lot 20.¹⁶¹

Lot 20 was bought by Thomas McGregor and Charles Grant McGregor, both Sydney merchants, in September 1878. A stuccoed house (130 Louisa Rd) appeared on parts of lot 19 and 20 in 1921. James McKell was the first occupant and was still there in 1932. The other part of lot 20 had a two-storey brick house (later altered, 132 Louisa Rd) erected in 1916. Albert Keane, the first occupant, resided there until 1929.¹⁶²

The Allen family had been established on the 1860 section 7 lot 21 since that year. Henry Allen, shipwright and probably the son of Edward Allen, formerly of Cooper Street (1874-75) and of Waterview Street (1868-70), lived in The Hermitage, a weatherboard house (site of 134 Louisa Rd) from 1876 to 1910. He died there on 21 March 1911. Mrs Sophia J Allen, his widow, lived there from 1911 to 1916.¹⁶³

A well-known resident of The Hermitage from 1929 was Thomas Sinclair of the Morrison and Sinclair shipyard on Long Nose Point. The Hermitage was demolished to make way for a two-storey brick house (134 Louisa Rd) in about 1969. A brick house (136 Louisa Rd) was built on the remainder of the land in about 1979.¹⁶⁴

Stonemason Edward Allen's stone cottage (site of 138 Louisa Rd) was on the land in 1860 as mentioned in reference to the 1860 subdivision. After his death on 30 August 1870, his widow Ann lived there until 1902. The fate of the cottage is unknown but a brick house (138 Louisa Rd) was begun on the site in 1985.¹⁶⁵

Walworth, a brick house (140 Louisa Rd), the home of Arthur Whittall, was built in 1903. The Whittall family were still living there in the 1930s. The Whittalls were first on the 1860 lot 23 section 7 in a little stone and weatherboard cottage (site of 142 Louisa Rd) sited close to, but at a slight angle with, the street alignment. Henry Whittall lived there from 1876 until 1903. Mrs Margaret Whittall remained from 1904 to 1912. It is possible that the cottage was demolished to make way for the present brick house (No 142) after 1912 or was incorporated into it.¹⁶⁶

Back across Louisa Rd and next to Carlowrie, lots 21 and 22 were bought by three Sydney merchants, Horace Townsend Robey, Charles Alfred Robey, and Walter George Robey in September 1878. A brick house, Capenhurst (117 Louisa Rd), was erected on lot 21 in 1897 by the owners Charles Benjamin Parker and his wife, Harriet Alice. The Parkers had bought the land from Charles Alfred Richardson of Carlowrie next door (and Alexander Gregory Peel) and lived in Capenhurst from 1897 to 1908. Harriet Parker sold to Captain William Albert Bennett in August 1908 and Bennett lived there from 1909, when he changed the name to Elnido, until 1921.¹⁶⁷

The Robeys sold lot 22 to John Miller (probably including lot 21) in February 1879. Miller's family sold to Richardson and Peel in February 1895. They mortgaged the land in December 1897 probably to construct a pair of red brick semi-detached houses (119-121 Louisa Rd) in the Federation Queen Anne style. The first occupant of No 119

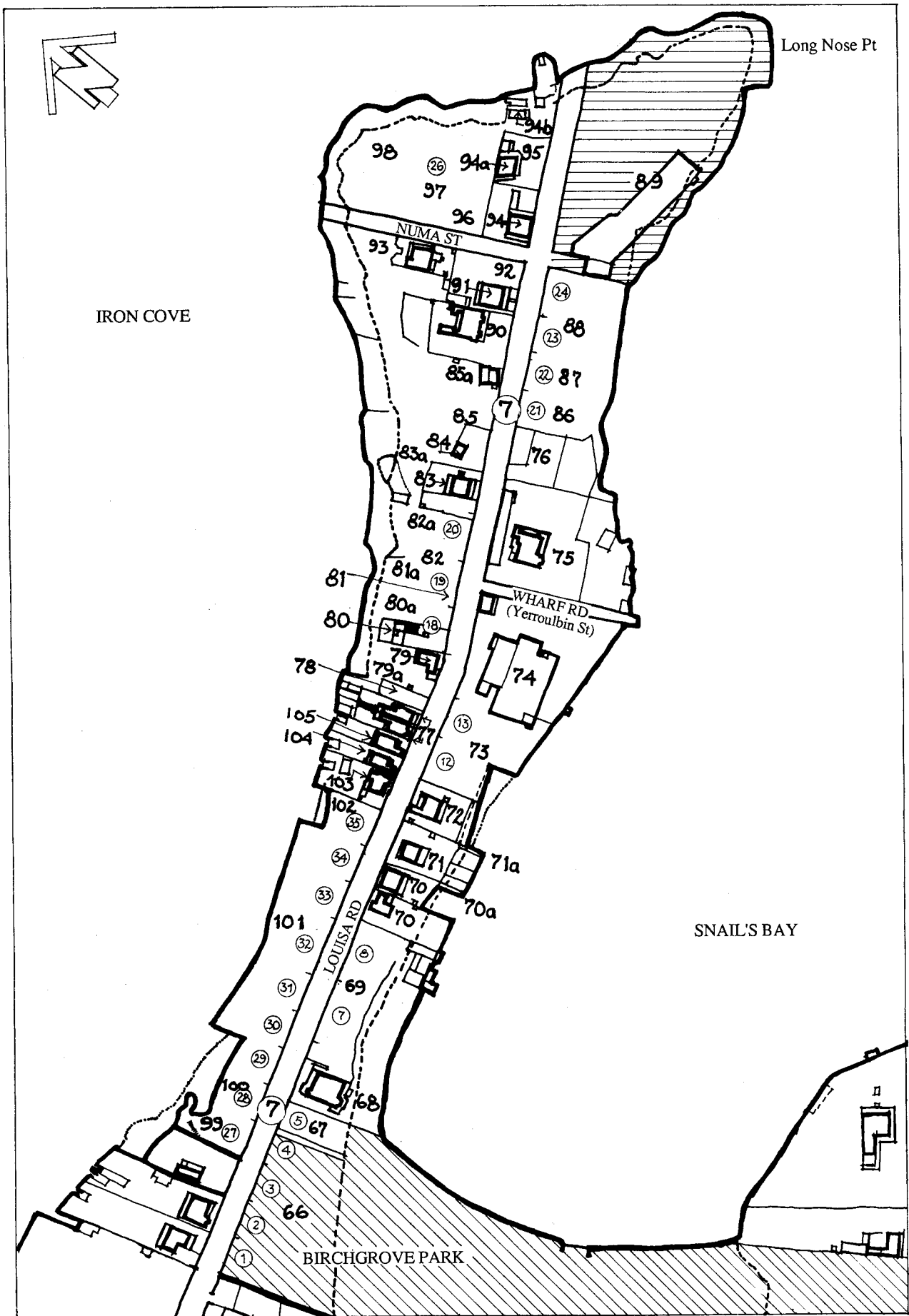


DIAGRAM IVb BIRCHGROVE: 1887-91 (Detail Survey)			
Section 7			
66	Lots 1-4 taken in park.	79a	Canterbury House, brick (No 118): 1885.
67	Shop, brick (83 Louisa Rd): 1923.	80	House, wb (No 120): 1885.
68	Geierstein, stucco (No 85): 1886.	80a	Site of house, brick (No 124): c1982.
69	Site of houses; brick (No 91): c1979, wb (No 93): 1913, wb and brick (No 95): 1915, wb (No 97): 1915.	81	Site of house, stucco (No 126): 1902.
70	House, brick (No 99): 1885.	81a	Site of house, brick (No 128): c1979.
70a	House, wb (later Hove To, No 101): 1881.	82	Site of house, stucco (No 130): 1921.
71	House, wb (site of No 103): 1881.	82a	Site of house, brick (No 132): 1916.
71a	Site of house, brick (No 105): 1906.	83	The Hermitage, wb (site of No 134): c1876.
72	Rockbank, brick (No 107): 1883.	83a	Site of house, brick (No 136): c1979.
73	Site of houses; wb (No 109): 1899, brick (No 109a): c1975, brick (No 109b): c1975.	84	House, stone (site of No 138): 1860.
74	Cobalt Ore Refining Co Ltd, timber, brick, corr iron (No 111): 1885.	85	Site of Walworth, brick (No 140): 1903.
75	Fairlea, stone (later Abbeville, No 113): 1861.	85a	House, stone, wb (site of No 142): c1876.
76	Carlowrie, stucco (later Carlowrie Flats, No 115): 1890.	86	Site of Capenhurst, brick (later Elnido, No 117): 1897.
77	Kenilworth, Abbotsford, stucco (Nos 110-112): 1887.	87	Houses, brick (Nos 119-121): 1897.
78	Site of Birralea, stucco (Nos 114): 1899.	88	Stanleyville, brick (No 123): 1911.
79	Site of Huia, brick (No 116): 1902.	89	"Workshops", site of A W Cormack's cooperage and timber yard, corr iron, brick: 1906-16. Also site of Wallace Power Boat Co: 1917-20. Also site of Morrison and Sinclair: 1923-70.
		90	Raywell, stucco (No 144): c1883.
		91	House, wb (later Tabak, No 146): 1861-78.
		92	Site of power-cable tunnel entry, corr iron (cnr Numa St): 1913-26.
		93	Longsight, brick (later Seaview, later Esperance, 2 Numa St): 1885.
		94	May Cottage, wb (site of 148 Louisa Rd): c1860.
		94a	House, wb (site of No 150): c1860.
		94b	King's cooperage (?), wb (site of No 150): c1860.
		95	Site of House, brick (No 150): 1897.
		96	Site of Waitoha, brick (later Numa Flats, No 3): 1902.
		97	Site of units, brick (No 5): 1940s.
		98	Site of The Bungalow, brick (No 7): 1912.
		99	Site of house, brick (82 Louisa Rd): 1930s.
		100	Site of Marloo, Roscrana, brick (Nos 84-86): 1906.
		101	Site of Storey and Keers shipbuilders (Nos 88-98): 1941.
		102	Site of houses, stucco (later Toledo Flats, Nos 100-102): 1898.
		103	Joylen, brick (No 104): 1882.
		104	St Aubyns, brick (No 106): 1885.
		105	Craigend, brick (No 108): 1885.
			Birchgrove Park: post 1888.
			Long Nose Point Park: 1975.
		7	Section Number.
		20	Lot Number.

was Charles E Blackwell in 1898. No 121 was occupied by Hans Meinck in that year and he called it Rugen. Blackwell lived in No 119 until 1909. It would seem that this house was never named. Meinck was in Rugen until 1901. In 1902 the occupant was Joseph Garrick a chemist, who changed the name to Claremont. The property remained in the ownership of the Richardson family until the 1940s.¹⁶⁸

The biscuit manufacturer William Harris Ariell bought lots 23 and 24 adjoining the south western arm of Numa Street in September 1878. A fine Federation Queen Anne brick house, Stanleyville, (123 Louisa Rd) was built by an inspector of schools, Richard Henderson, in 1911. Henderson lived there through the 1930s.¹⁶⁹

Next to Stanleyville, lots 1 and 2 of the 1860 section 9 (site of Long Nose Point Park) had ceased to be used by the Cormack family. The actual use of the land is not known for all years although from 1906 it was the cooper's storeyard of A W Cormack, until 1908: in 1909-16 the company name was A W Cormack Ltd, timber merchant. The Wallace Power Boat Co were there in 1917-20. Morrison and Sinclair Ltd, shipbuilders, took over the site in 1923.¹⁷⁰

The Sinclair family came to Australia in an unusual way. Sutherland Sinclair (b 1851), the eldest son of The Reverend Sutherland Sinclair and Margaret (nee Callander) of Greenock, Scotland, visited Sydney on 15 February 1872 as a paying passenger in the *Tamerlane*, a sailing ship which was on a voyage around the world. On his return home in March 1873, he encouraged his three brothers, Thomas (b 1855), Eric (b 1860), and Russell (b 1862) to come to Sydney. Sutherland and Thomas left Liverpool in April 1879 aboard the *Gryffe* and arrived in Sydney in July of the same year. Sutherland had visited the Australian Museum on his first visit and when the post of secretary to the trustees became vacant he was appointed on 8 September 1881.¹⁷¹

It was his brother, Thomas Callander Sinclair, who was to be a generator of an important aspect of the history of Birchgrove. He married Johanna Black of New Zealand in 1884 and their children were (1) Allan Russell S (b1885), (2) Kenneth Sutherland S (b 1887), (3) Ralph Murray S (b1889), (4) Kingsley S (b 1891, d in infancy), and (5) Lindsay Cameron S (b 1893).¹⁷²

Tom Sinclair went into partnership with shipbuilder Thomas F Morrison and by 1902 they had built six wooden

screw vessels at their Pyrmont shipyard. The partnership traded as T F Morrison and Sinclair, "shipbuilders, repairers and joinery works", and moved to the foot of Booth Street, Balmain, in 1906. By 1921 the company name had become Morrison and Sinclair and in 1923 moved to Long Nose Point where the name changed to Morrison and Sinclair Ltd.¹⁷³

The third brother to come to Sydney, Eric Sinclair, was educated at Glasgow University and became a doctor of medicine. He arrived in Sydney in the early 1880s and became the inspector general of mental hospitals in New South Wales. He was a pioneer in the system of admitting voluntary patients for mental treatment. In 1921 he established the voluntary patient unit at the Broughton Hall Psychiatric Clinic, now part of the Rozelle Hospital.¹⁷⁴

Russell Sinclair, the youngest brother, was an engineer who had been apprenticed to Muir and Houston of Glasgow and later with the Wallsend Slipway Engineering Co, Newcastle-upon-Tyne. He sailed as a marine engineer in the China trade and settled in Sydney in 1888 or 1889. He later went into partnership with John Wildridge and in the early years of the twentieth century they practiced as J Wildridge and Sinclair, "consulting engineers, naval architects and refrigerating experts of Vickery's Chambers, 82 Pitt Street" with offices in Melbourne and Brisbane.¹⁷⁵

Morrison and Sinclair built the ships and Wildridge and Sinclair installed the engines. Many Sydney harbour ferries were built at the shipyard. The company specialised in wooden hulls and up to World War II built 35 large vessels and other craft. Among them was the *Morna*, launched in 1913.¹⁷⁶

The 64-foot luxury yacht was known as the "pride of Sydney Harbour" in 1925 when the owner said of Morrison and Sinclair that he placed them "on a higher level than any builders I have seen in the old country". After changes of owners, *Morna* entered the 1946, 1947 and 1948 Sydney-Hobart races and achieved the fastest time in each race. In 1954 new owners re-named the yacht *Kurrewa IV* to contest the Sydney-Hobart race for that year, winning line honours - an achievement repeated in 1956, 1957 (course record also), and 1960.^{176a}

Built as a stately cruising yacht before a career as an ocean-racer, the yacht has an unrivalled tally of seven times

line honours from ten starts in the Sydney-Hobart classic. The yacht became *Morna* again after a change of owner in 1977 and though retired from ocean racing sometimes enters in special events. The Morrison-and-Sinclair-built *Morna* has become "the most famous yacht in Australia over a period of 70 years".^{176b}

The company sold the site to the State Government in the early 1970s and the workshops were demolished. Long Nose Point Park was created soon after by the leading Sydney landscape architects, Bruce Mackenzie and Associates. The thoughtful design retains the sea walls and slipway and exposes the natural rock. Heavy timber constructions symbolise the past use of the site. The design received the 1982 merit award of the Royal Australian Institute of Architects.¹⁷⁷

Across Louisa Road again, lot 25 was bought by Elkington in March 1882. He sold to Duncan Smith in July 1883. He built a stucco house (later Raywell, 144 Louisa Rd) soon after. Smith sold the house to William R Ainsworth, a general produce salesman of 43 Sussex Street, in November 1885. Ainsworth moved in but could not repay the mortgagee who sold it to Miss Rachel Cole Wells in February 1888. She called the house Raywell and lived there from 1888 to 1928.¹⁷⁸

Raywell was bought by Margaret Euphemia (PHEME) and her sister Catherine (Kate) Lycett in April 1930. In that year Raywell was home to PHEME and George Lycett as well as Kate and Norman Lycett. Mrs Margaret McLean, the sisters' mother, and an uncle, Harold Cross also lived there. It was a large house and there was always room for relatives "down from the country" to stay.¹⁷⁹

Alfred Arden Lycett, a salt manufacturer with three extensive salt works in Cheshire, and his wife Edith Ellen Green (nee Cross) had a son, Greville Hugh Norman (known as Norman) born to them in 1879. After leaving for New Zealand in 1880 they had another son, George William Arden who was born at Waipawa in 1881.

The Lycetts arrived in Sydney in 1890 and the family later increased to nine children in all. Alfred, as a paid manager, started a sea salt works at Austinmer called the Sydney Salt Co in 1894. Rough weather made the enterprise difficult and it ceased for a time. In 1895 Alfred leased the works and renamed it the Austral Salt Co. He adopted a vigorous advertising campaign to market the salt which was of an excellent quality. Despite the purity of the salt, the business went into liquidation in 1897. During this time Alfred and Edith Lycett lived at South Clifton, near Stanwell Park. After the failure of the salt works they moved to Sydney.

By 1909 Norman and George had acquired a gold mine, the Hidden Treasure, at Copeland, near Gloucester. There they met Catherine and Margaret Euphemia MacLean. Norman married Kate in 1909 but because the gold rush at Copeland had begun 20 years earlier, the Hidden Treasure yielded little. Norman and Kate returned to Sydney with PHEME and Mrs MacLean in 1910. George and PHEME were married in 1912.

The Lycett parents, and other members of the family, lived at Strathmore (formerly Wallscourt Lodge, later demolished, 2 Ewenton St, Balmain) from 1914. Norman and Kate and their five children, George and PHEME and their three children, as well as Mrs MacLean and uncle Harold, all lived in Acadia (2 Rose St) from 1925. They all moved to Raywell in 1930.

At the beginning of World War I, Norman and George in partnership with George Westerberg started the Tay Lighterage Co - naming the business after their first tug, the *Tay* which was first moored at the foot of Johnston Street. Other tugs were *Zelma* and *Young Rock* and these and the *Tay* were later moored at the foot of Campbell

Street. They were originally two-masted ketches but the brothers converted them to steam lighters. The masts and funnels could be lowered to pass under the Pyrmont, Glebe Island, Iron Cove and Gladesville Bridges. The Tay Lighterage Co dealt in marine chandlery including boilers, chains, wire ropes, and second hand boats, and did salvage work and diving. The lighters also carried general cargo such as wool, coal, and cotton.

At the end of the 1920s the company moved to Waitara (45 Wharf Road) where George Westerberg lived. A wharf was constructed across the entire waterfrontage of the house for the business.

After Westerberg was killed while testing a boiler at the wharf, Norman and Kate and their children moved into Waitara. They became known in the family as the Waitara Lycetts. George and PHEME and their children remained in Raywell and were the Raywell Lycetts. Norman and George carried on the business while in their seventies but ceased to operate in the 1950s. Raywell remained in the Lycett family until 1960 and Waitara until 1966.

During the Lycett's ownership, the slate-roofed Raywell was a maroon colour outside. There was a giant Moreton Bay fig at the side of the house, a privet hedge along the front fence and ornamental palms in front of the verandah. The front and back verandahs were tiled and when the house was extended at the back the rear verandah served as a passage way with a bathroom at each end. The kitchen was downstairs and had a fuel stove which was always kept lit. There was a garden at the back of the house and at its foot, the harbour.

Next to Raywell the house (later Tabak, site of corrugated iron shed, 146 Louisa Rd) on Hitcock's 1860 lot 24 in section 7 was the home of Charles Clark in 1879. From 1881 to 1896 Augustus Rudder a forest ranger lived there. The occupant from 1897 to 1901 was Mrs Emily Kabat who called the house Tabak. The house was last listed in 1913 when Mrs Ethel Thomas, who had been living there since 1910 was the occupant. Tabak was probably demolished to make way for the mouth of the cross-harbour tunnel to carry electric cables to the North Shore at about this time. The tunnel will be discussed later.¹⁸⁰

Behind Tabak and fronting the water, a brick house, Longsight (later Seaview, later Esperance, 2 Numa St), was built in 1885. An engineer, Alfred Greenwood, was the occupant from 1885 to 1892; A B Pursell, an insurance broker, from 1893 to 1901; and in 1902, Samuel Oxley who changed the name to Seaview. He left in 1904 and Frank Lynch was there for one year; in 1906, Aubrey Griffith who left in 1907; and Mrs Maud Jenkins in 1908. The name changed to Esperance in 1909 when the occupant was the Congregational minister, Rev A Rivett: he was there until 1919. After World War II, a small cottage was built in the back garden.¹⁸¹

Charles King, the cooper, ceased to occupy his 1860 lot 1 in section 10 on the corner of Louisa Road and Numa Street in 1879. He divided his property between his three daughters. Of the three: Lucy Ann married J R McKinnon; Mary married Edward Roberts; and Emma Eliza married Henry Hughes, a van proprietor of Thames Street, Balmain. Edward Roberts lived in the corner house (later May Cottage, site of 148 Louisa Rd) from 1879-84. Edward Bennett, broker lived there from 1885 to 1888 and A B Armstrong, from 1889 to 1892. Miss Ingram was there for one year only and Charles Niccol was the occupant in 1894. He bought the property in January 1897. It can be deduced that he lived in the cottage while building his house (150 Louisa Rd).¹⁸²

The old corner house survived as May Cottage and Charles Blake, a milk vendor, lived there from 1897 to 1901. May Cottage was last listed in 1915. A brick house



RAYWELL (144 LOUISA RD): c1883

Elevated above the road, the Victorian Free Classical house still has its cast-iron columns, frieze and brackets, which contrast with the smooth stuccoed walls.

The square bay windows feature continuous sills and double-hung windows.

In the 1920s Raywell was painted a deep maroon colour and, with its slate roof (now tiles), was thought by some to be a gloomy house.

Bold stone gate-piers support the wrought iron palisade fence.

(No 148) built in the 1960s is now on the site.¹⁸³

To build his fine house, Niccol demolished the other Charles King house (site of 150 Darling St) in 1896. Henry Hughes, probably the husband of King's daughter, Emma Eliza, had lived there from 1878 to 1884. A Mrs Hughes lived there from 1888 to 1896 when the cottage was listed for the last time. When Niccol had completed the fine Federation Queen Anne style house (150 Darling St) in two-storey red brick in 1897, he moved in and lived there until 1919. Mrs Margaret Rezzonico was next from 1920 to 1922. Mrs Ada G French, next, was still there in 1932.¹⁸⁴

On the north eastern point, lot 26 was bought in June 1880 by Charles Edward Jeanneret, a steamboat owner, politician and mayor of Hunter's Hill. Waitoha, a two-storey brick house (later Numa Flats, 3 Numa St) was built next to May Cottage in 1902. The first occupant was Walter D Loveridge from 1902 to 1912. Edward J Higgs lived there from 1913 to 1916. The house was always occupied through the 1920s and Mrs Annie White was there in 1928. Waitoha was enlarged in 1930 when a block of flats was built on its waterfront side and the two buildings became Numa Flats.¹⁸⁵

Next to Numa Flats, a three storey block of units (5 Numa St) was built in the 1940s on part of lot 26.¹⁸⁶

Next to the units stands The Bungalow, a brick house (7 Numa St) built in 1912. The first occupant was Archibald E Turner and he lived there until 1921. James Fotheringham moved in in 1922 and was there until 1929. In 1932 three tenants occupied the house as the Bungalow Flats.¹⁸⁷

Because of the haphazard numbering of the 1878 lots, the next land to be considered lies between Archibald Murray's 1860 block (site of 78 Louisa Rd) and Kenilworth (110 Louisa Rd).¹⁸⁸

Next door to Murray's block, lots 27 to 37 were not originally numbered in the 1878 plan of subdivision either because the vendors saw them as not being saleable lots, or an income-producing lease was extant. The sharp drop to the water's edge made the lots appear difficult for building. The deep water frontage may have provided an opportunity for quarrying or a purely maritime use. After a time they did sell, however.

Lot 27 was bought by Balmain plumber John Latham in July 1880. A brick house (82 Louisa Rd) was built there after 1932.¹⁸⁹

Another Balmain plumber, Edwin Latham, bought lot 28 at the same time that Latham purchased lot 27. A pair of brick semi-detached houses, Marloo (84 Louisa Rd) and

Roscrana (86 Louisa Rd), were built in 1906. Marloo's first tenant was Thomas Adams who lived there from 1906 to 1913. Miss Florence Cormack, the daughter of Alexander William Cormack of Geirstein remained in Roscrana from 1916 past 1932. Roscrana was first called Kioto (probably mistakenly) in 1906 when the occupants were Mrs Rosalind Brown and Mrs Aylmer Jay, both singing teachers.¹⁹⁰


Lot 29 was bought by William Franklin, a tailor of Sydney, in February 1879. Elkington bought lots 30 to 35 in March 1882. Of these blocks, lots 29 to 34 (later Storey and Keers, site of townhouses, 88-98 Louisa Rd) were bought by timber merchant George Hudson in 1923. Hudson had extensive premises in Glebe but his use of the Birchgrove land is unknown. These lots will be discussed later.¹⁹¹

A pair of two-storey stuccoed houses (100-102 Louisa Rd) were built on lot 35 in 1898. The houses were not named but were called Toledo Flats from 1925 to 1927.¹⁹²

Lots 36 and 37 were bought by Robert Buik Edwards, a clerk in the Sydney GPO, in January 1882. Edwards built, on lot 36, a fine two-storey brick house (later Joylen, 104 Louisa Rd) in which he lived in from 1882 to 1884. He sold the house to John Lamb Lyon, a master glass-stainer, in February 1884. Lyon moved his family in on 24 March 1884. He combined his initial "J" with his wife's "E" and the name "Lyon" and called the house "Joylen". The room facing Louisa Road, with glass tiles let into the roof, served as his studio. Of the three stained-glass panes at the top of the studio window, looking on to Louisa Road: one contains his initials, "J L L"; the other, his wife's, "E P L"; the centre, an emblem said to be the Queen Mother's "Bowes-Lyon" crest. Heads of English literary greats appear in the larger panes. Joylen's brickwork was never stuccoed, Lyon preferring instead to keep it painted regularly in a dark-red colour. The joinery and other features were dark-green.¹⁹³

A window installed by Lyon above the staircase in Joylen depicted Captain Cook seated at a table on which were his sextant, a globe and rolled maps. A decorative border of Australian flora and fauna completed the design. The window was executed for the Melbourne Exhibition of 1875. In the 1950s, after resisting hot sun and storms for so many years, a westerly gale brought it crashing to the ground.

Lyon was a partner in Lyon, Cottier & Co who created much of Australia's Victorian and Federation period stained-glass. He was born in Edinburgh in 1835 and served an apprenticeship to Kearney and Co in glass-painting in Glasgow. He was to spend six years in London with the renowned firm of Ward and Hughes who were glass-painters

DIAGRAM V BIRCHGROVE HOUSE GARDEN SUBDIVISION: 1900	
1	Birchgrove House (site of 67 Louisa Rd): c1810,b1827.
2	House, brick (No 43): 1920.
3	Kinsale, brick (No 47): 1907.
4	House, brick (No 49): 1922.
5	Windsorlea, stucco (No 51): 1902.
6	House, brick (No 53): 1916.
7	Strathavon, stucco (No 55): 1903.
8	Myalba, brick (No 57): 1902.
9	Rotorua, brick (no 69): 1908.
10	Kia Ora, brick (No 71): 1908.
11	Winona, brick (No 73): 1902.
12	St Halvar, brick (No 75): 1902.
13	Tarifa, brick (No 77): 1902.
14	Rivoli, brick (No 79): 1902.
15	Edgehill, brick (No 81): 1902.
16	Triangular portion granted to J L Adams as compensation for land taken for Birchgrove Park.
	Unsold land.
③	Lot number.

to Queen Victoria. In 1857, he married Jane Clark in London but the marriage was shortlived. His second marriage was to Elizabeth Gillespie Pearson on 3 December 1860 in Glasgow and they left on the wedding day for Liverpool where, on 7 December, they sailed in the *Donald Mackay*. They arrived in Melbourne in April 1861 where Lyon worked for Ferguson and Urie and later became a partner. The family went back to England in 1869.

In 1873 he moved to Sydney and began a partnership with the noted British decorator, Daniel Cottier. Cottier did not reside permanently in Australia and so Lyon was in control of the Australian market. Lyon, Cottier and Co, one of the two leading workshops in Sydney, became famous in domestic, commercial and ecclesiastical work.

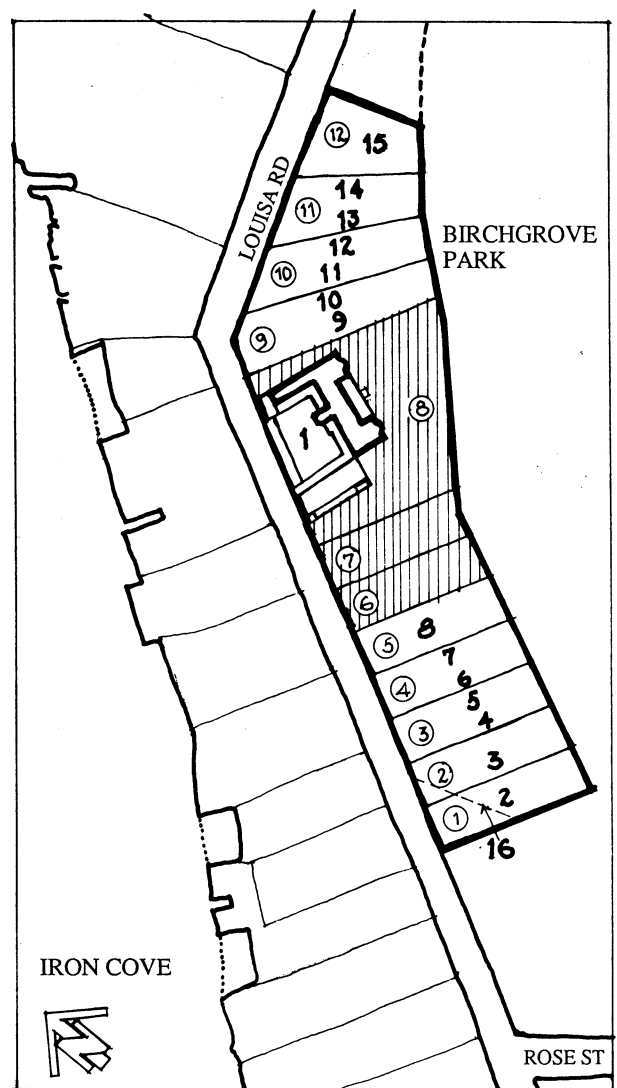
Lyon was the window-designer and glass-painter while Cottier kept the firm up with latest overseas developments. Cottier was an art critic and a collector of pictures, including Corot and Millet. His collection was worth £20,000 after his death in about 1899. Some of the work of Lyon, Cottier and Co can be found in the General Post Office (Sydney), The Abbey (Johnston Street, Annandale), Cranbrook (Victoria Road, Bellevue Hill), Government House (Sydney), St Andrews Scots Church (Rose Bay), the Great Synagogue (Sydney), and All Saints Church (Hunter's Hill). Lyon won a number of awards for his stained-glass designs and he was an active member of the Art Society.

His work reflected the nationalism that was increasing in Australia brought about by the centenary of European settlement and the approaching Federation.¹⁹⁴

Children born to John and Elizabeth Lyon in Melbourne were: (1) Margaret L (b 1862), (2) James M L (b 1863, d 1869), (3) Pearson (b 1866, d 1867), (4) John G L (b 1867), (5) Patrick P L (b 1869). Another son, (6) Bertram F L (b 1871), probably arrived during the family's visiting to England.^{194a}

The family lived first in Sydney in William Street, Paddington. In 1880 they moved to 179 Liverpool Street, near Hyde Park, where the works was established. In Sydney were born: (5) Christina L (b 1874, d 1876), (6) Lily J T L (b 1876), (7) Elizabeth (b 1878), and a still-born child (8) (1883). Lyon gave a memorial window to the family's church, St Stephen's Phillip Street (now Macquarie St), inscribed "In memory of 'wee Crissy' [sic]".^{194b}

John Lamb Lyon retired in 1901 and died at Joylen at midnight on 12 June 1916 aged 80. Mrs Lyon also died there on 4 June 1920. Margaret, the eldest daughter had married Francis Ernest Stowe, architect, engineer and inventor, on 23 January 1894 at Joylen. An unmarried daughter, Elizabeth, lived on at Joylen for many years.¹⁹⁵



Next to Joylen, Edwards' other block, lot 37, received two houses: St Aubyns, a brick two-storey house (106 Louisa Rd), in 1885 when commercial traveller G T Cree was the first occupant; and a similar house, Craigend, (108 Louisa Rd) at the same time. Craigend's first occupant, Captain H Craig, in 1885 gave it its name.¹⁹⁶

The Birchgrove House Subdivisions

The houses in Louisa Road, contrasted sharply with Birchgrove House which, even in 1878, was an old house. The new buildings were planned to suit the suburban allotments: they had street elevations with the main entry from Louisa Road. The house, however, had been built before the street pattern was superimposed on to the land grant. Its carriage entrance had been from The Terrace. Louisa Road, though following the crest of the spit, was cranked so as not to impinge on the house. The house was sited for the view and the contours of the land and not from any suburban lot considerations.

The foresight of Montefiore in buying adjacent lots created a buffer against the encroaching suburbanization. To allow the full realization of Birchgrove Park (to be discussed later), land had to be taken from Birchgrove House. Adams agreed to surrender his waterfront in 1888. The resumption of the northern arm of The Terrace for the park (see

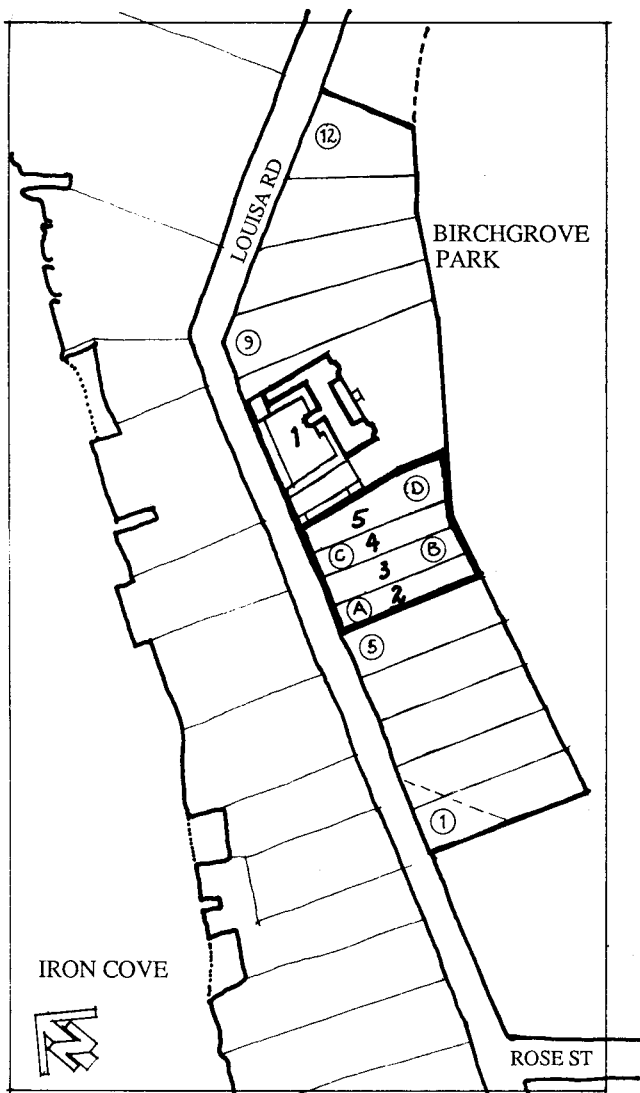


DIAGRAM VI BIRCHGROVE HOUSE
GARDEN SUBDIVISION; 1911

1	Birchgrove House (site of 67 Louisa Rd): c1810, 1827.
2	House, brick (No 59): 1926.
3	Tynedale, brick (No 61): 1912.
4	Glenree, brick (No 63): 1913.
5	Mil-Gunyah, brick (No 65): 1913.
©	Lot number.

Albert Lane, a Sydney draper, bought lot 3 in November 1900. The two-storey brick house (49 Louisa Rd), on the western half of the block, looks back to the Federation period despite the fact that it was built in 1922 when Charles E Lawrence was the first to live there. Earlier, Lane had built the Victorian period two-storey stuccoed house, Windsorlea (51 Louisa Rd), in 1902. He lived there until 1928.²⁰¹

Lot 4 was bought by Elizabeth, the wife of Charles Craig, boilermaker, Balmain, in October 1900. Again two very dissimilar houses were built on the one block. The two-storey brick house (53 Louisa Rd) is almost identical with No 49. It was built in 1916 and Andrew Tulloch was the first occupant. The Craigs built the Victorian period two-storey house, Strathavon (55 Louisa Rd) in 1903. They lived there until 1931.²⁰²

Robert Howe, soon to become the Federal Member for the district, bought lot 5 in October 1900 and constructed Myalba, a brick house (57 Louisa Rd), in 1902. He lived there until 1914.²⁰³

Not all blocks in this subdivision were sold. Lots 6 and 7 remained unseparated from the Birchgrove House lot 8.

Lot 9 was bought by John Pratt, dockmaster of Cockatoo Island, in November 1900, and he built the pair of semi-detached brick two-storey houses (69-71 Louisa Rd) in 1908. Harry M Milton was the first in Rotarua (69) and Thomas Dickins, Kia Ora (71).²⁰⁴

Edward Turner of North Sydney bought lots 10 to 12 in October 1900. He built the two-storey brick semi-detached Federation Queen Anne houses (73-75 Louisa Rd) in 1902. Winona (73) was first occupied by Henry Connell and St Halvar (75) by Halfdan Hummelstadt.²⁰⁵

Turner built similar houses (77-79 Louisa Rd) on lot 11 in the same year. Frederick Ballerum was the first to live in Tarifa (77) and in Rivoli (79) was Frederick Chambers.²⁰⁶

Lot 12 received a large brick two-storey house, Edgehill (81 Louisa Rd), in 1902, probably built by Turner. The first occupant was James Harrison.²⁰⁷

The 1911 Birchgrove House Subdivision

In October 1900 Adams conveyed Birchgrove House on lot 8 with the unsold lots 6 and 7 to Mary Evangeline Scott, the wife of Harry Albert Scott, a Balmain draper. Bennetts continued to be the tenant until 1901. Early in 1911 Mary Scott subdivided the Birchgrove House garden and the unsold land into four narrow lots (see Diagram VI).²⁰⁸

Robert Howe bought lot A in January 1912 and built a brick house (59 Louisa Rd) in 1926 when Leslie Young was the occupant.²⁰⁹

Lot B was purchased by Isabella Moore, whose husband John was a Balmain engineer, in May 1911 and built Tynedale, a two-storey brick house (61 Louisa Rd), in 1912. Tynedale, in form, belongs to the Victorian period but has distinctive Federation details. John Moore lived there into the 1930s.²¹⁰

A Balmain police constable, Andrew McNamara, bought lot C in April 1911 and built the two-storey brick house, Glenree, (63 Louisa Rd) in 1913 and was there until 1931.²¹¹

Diagram III) meant that a new carriageway for Birchgrove House had to be constructed in from Louisa Road. Buchanan called tenders for this work on 26 October 1888 (retaining walls) and again on 29 July 1889 (asphalting driveway).¹⁹⁷

Although the reclamation of the tidal swamp that was Snail's Bay reduced the garden of Birchgrove House, it was a very important improvement. It provided a much needed "lung" for all, including the occupants of Birchgrove House which continued to be a comfortable, if ageing, gentleman's residence.

In about 1897 John Adams moved out and leased the house to Richard Bennetts in 1899.¹⁹⁸

The 1900 Birchgrove House Subdivision

Adams subdivided the property into 12 lots in 1900. Birchgrove House stood on lot 8 with enough garden to make the house pleasant (see Diagram V).^{198a}

Lot 1 was bought by Michael Tierney, publican of Balmain, in October 1900. The extant house derived from the Inter-war California Bungalow style (43 Louisa Rd) was not built until 1920 when Nicoll McIntyre was the first occupant.¹⁹⁹

A Balmain engineer William Irving bought lot 2 in January 1901. The two-storey brick house, Kinsale (47 Louisa Rd), was built in 1907 when engineer Sydney Manning lived there. He ceased to live in Kinsale in 1913 but his wife Mary lived there until 1928.²⁰⁰

Lot D was bought by William John Laws, a leading estate agent in Balmain, in March 1912. Mil-Gunyah (65 Louisa Rd) was built of brick in 1913. The first occupant was Frederick Buddle.²¹²

In September 1911 Mrs Scott sold Birchgrove House on its reduced plot to Rebecca Jane Madeleine von Sturmer, wife of Spencer William von Sturmer of Sydney for L1,100. The Scott family lived at the house until the end of 1912 when the von Sturmern took up residence. The von Sturmern were to live there for about two years.²¹³

Changes - Pleasant and Unpleasant

The Mud-flats become Birchgrove Park

One scheme proposed for Birchgrove at the beginning of the 1880s, was to make it an even more pleasant and highly desirable place in which to live. For many years the Snails Bay mud-flats had become increasingly unhealthy. It was said at the time that the water and mud "alternatively ripple and evolve evil smells at high and low tide respectively".²¹⁴

As population and commerce increased so did the pollution of the harbour and the tidal mud-flats were often the repository of extremely noisome matter. Sydney suffered from a shortage of parks and playing fields as "eighteenth century notions of open space were being

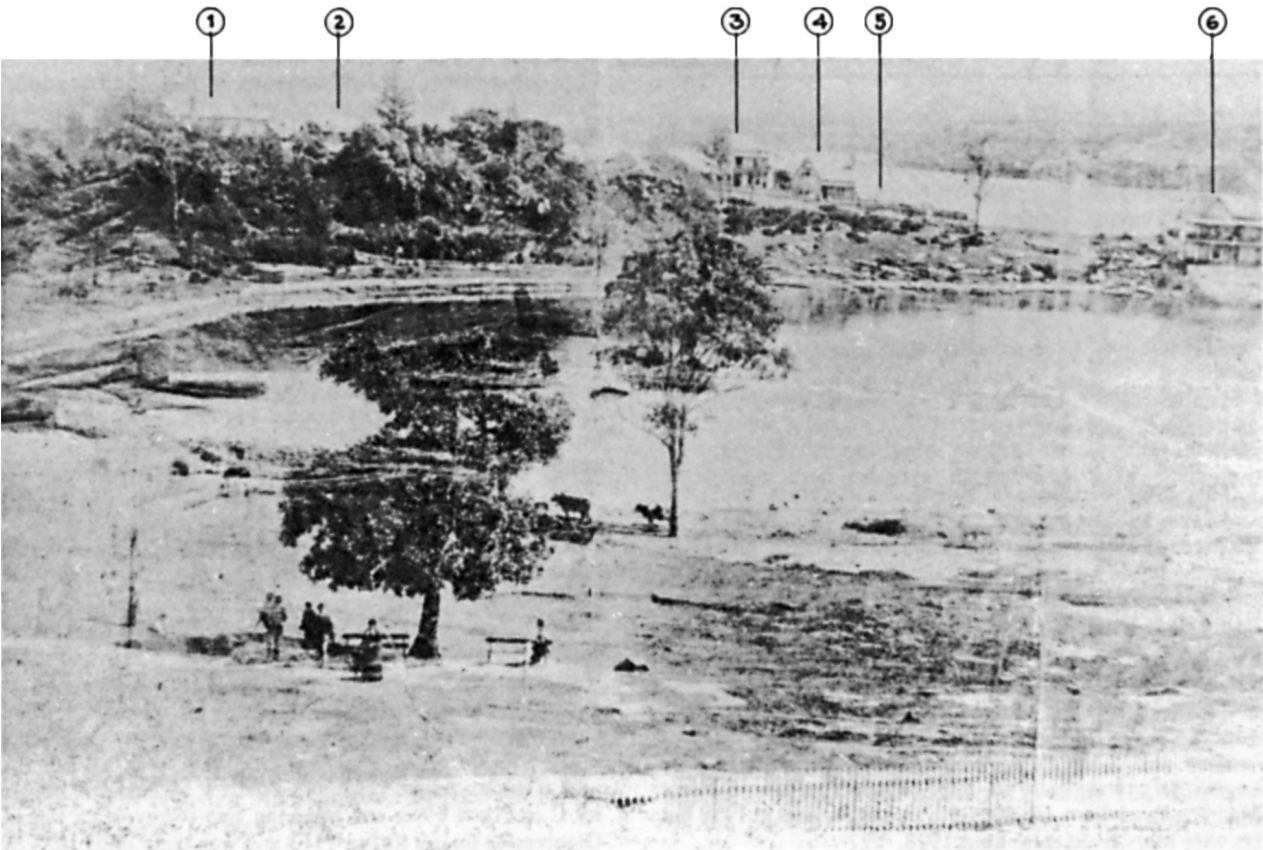
challenged by the rise, in England and English colonies especially, of the phenomenon of organized public recreation".²¹⁵

During the 1870s urban reformers and suburban residents urged the Government to "buy back land already alienated, to provide parks and recreation area". In 1880 Sir Henry Parkes' government passed the *Land for Public Purposes Acquisition Act* and allocated L200,000 for land purchase. By 1882, however, the money had been spent. The land reserved for public use was often of the poorest quality. This was the case with the Snail's Bay waterfront reserved by the syndicate for the park. It was nothing more than a wide expanse of mud at low tide. As previously outlined, the government bought blocks from the 1878 syndicate as well as three lots from Alfred Elkington in November 1881.²¹⁶

A trust was set up in 1882 to begin reclaiming the bay and Reuss drew up the plan to include a large amount of "landscape gardening, walks, shrubbery . . . with a big oval cricket ground." A wharf accessible through the reserve, was built by Balmain Council. In July 1883 work began on fencing in the "Birchgrove Recreational Grounds".²¹⁷

At that time the trustees were Mayor Garrard, Messrs Clubb, Phillips, Fitzhardinge, Elkington, Quarton Deloitte, and Edward Buchanan. It was proposed to use filling from the Sutherland Dock being excavated on Cockatoo Island to allow the cricket ground to be built. Buchanan called tenders for the laying of a practice wicket on 16 May 1885

SNAIL'S BAY: c1887	employed "to level off the rough ground". A practice cricket pitch was laid in 1885. In 1887, Thomas Rose, "a man with botanical experience "had two men to help him lay out the grounds". Work ceased during the early 1890s depression. The peace and serenity of the spot can be seen in the picture: park seats have been provided: cattle graze at the water's edge.	1	Birchgrove House (site of 67 Louisa Rd): c1810, 1827.
To reclaim the swamp a dyke wall (not seen in picture) was begun in 1887. Birchgrove Park was fenced in 1883 and filling began, probably using spoil from the excavation of the Sutherland Dock on Cockatoo Island. So little money was available that work could only proceed slowly: one labourer only was		2	Aldborough and Rangiona (Nos 54-56): 1885 or, Denham and Grafton House Nos 58-60): 1886.
		3	Milnathort (No 74): 1885.
		4	Douglas (No 76): 1881.
		5	House (No 78, obscured): c1860.
		6	Geierstein (No 85): 1886.
(Mitchell Library)			



when P Bradshaw was the successful tenderer.²¹⁸
Apart from the interest of the trustees and the energy of Buchanan, progress was slow. The trustees received an allocation of L300 and were able to employ one labourer only "to level off the rough ground".²¹⁹

By 1887 a dyke-wall was under construction and work proceeded on clearing undergrowth and rubbish. Buchanan was forced to ask the Council to cease dumping household refuse and gutter-sweepings on the park. In the same year the caretaker, Thomas Rose, a man of "botanical experience" with the assistance of two men continued laying out the grounds. Progress was halted by the 1890s depression and it was not until 1897 when further filling began, using clay carted from Davidson Street, Balmain. The new filling took the line of the reclamation beyond the 1887 dyke-wall so that a large oval could be levelled.²²⁰

The land between Edgehill (81 Louisa Rd) and the grocery shop (83 Louisa Rd) had been taken into Birchgrove Park. By 1904 a tennis pavilion and a grandstand had been made ready. The new sea-wall had also been completed and a new walkway created - Deloitte Avenue. This allowed a stroll from Louisa Road to Grove Street to become a delight to the eye and a pleasure to the mind. Even the pumping station for the Balmain sewer is a neat adaptation of the Federation Queen Anne style of domestic architecture.²²¹

Many ground improvements had been carried out on the

Park, with M A H Fitzhardinge as secretary of the trust, and it was described in 1910 as covering seven acres and being

in a most charming position at the head of Snails Bay, from where an uninterrupted view of the harbour is obtained. On it there are three cricket or football spaces, each having ample room for their own playing area. A neat little grandstand overlooks the oval whilst at the side is a tennis court and pavilion surrounded by a well-kept garden.²²²

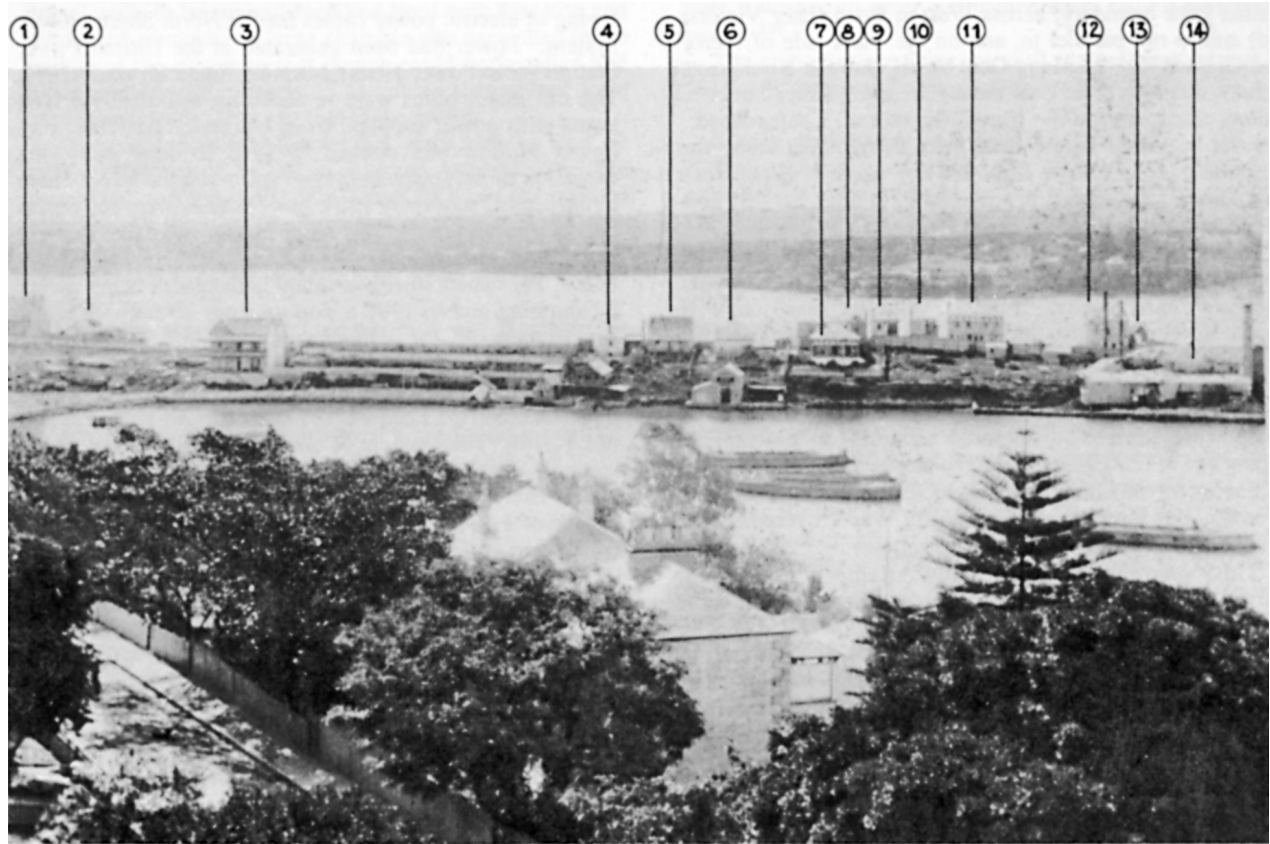
Birchgrove Park continued to benefit from the efforts of Edward Buchanan. In 1932 he drew up the specifications for a 6-foot high picket fence at the water side of the park. He supervised the construction of the lavatories in 1933. Illness forced his resignation but he continued to give advice when his health allowed. He died in 1943 but Balmain Council had honoured him in 1942 by naming the path leading from the gates at the back of the pavilion to the gates of the ground, Buchanan Avenue.²²³

The Birchgrove Park Trust ceased to exist in 1948 when the trustees resigned. There had been no funds available for two years and their task had become impossible. Control was then vested in Leichhardt Council.²²⁴

The Long Nose Point Railway

The means of transport to work was a controlling factor

SNAIL'S BAY: c1897	The hillside between Geierstein (No 85 Louisa Rd) and No 99 appears to have been quarried. Snail's Bay is in the middle ground with Iron Cove in the background. Wharf Road is in the foreground.	5	House (No 101): 1881.
Birchgrove seen at its narrowest width, with Louisa Road running along the centre of the long spine. The filling of the swamp for Birchgrove Park re-commenced in 1897 (see at left). The tidal mud-flats have been eliminated but the sea-wall has not yet been built.	1 Douglas (76 Louisa Rd): 1881.	6	House (site of No 103): 1881.
	2 House (No 78): c1860.	7	Rockbank (No 107): 1883.
	3 Geierstein (No 85): 1886.	8	Joylen (No 104): 1882.
	4 House (No 99): 1885.	9	St Aubyns (No 106): 1885.
	(Mitchell Library)	10	Craigend (No 108): 1885.
		11	Kenilworth and Abbotsford (Nos 110-112): 1887.
		12	Canterbury House (No 118): 1885.
		13	House (No 120): 1885.
		14	Former Cobalt Ore Refining Co Ltd (site of No 111): 1885.



BIRCHGROVE HOUSE IN 1967 (The garden front)

More than 150 years old, the house is seen just before its demolition in December 1967. Despite a strong campaign to save it, the house vanished without trace to be replaced by a block of units (67 Louisa Rd): not even the foundation stone was saved. The community lost an extremely rare example of Macquarie-period domestic architecture. Birchgrove House was a textbook of architectural details, of use of materials, and of lifestyle. Fortunately concerned locals took what they could move and some remnants are still being cared for. The original fireplace was installed as part of the restoration of Collingwood House in Liverpool. The cedar six-panelled door, "low, wide and thick", found a place in a Balmain home. Plants were grown again in local plots where "they still flourish as remembrances". Heritage legislation now prevents such devastation occurring again.

(Photograph by R Irving)



in the choice of domicile. The ferry and tram systems and later the railways helped to ease the burden of walking to work. Birchgrove was served by the ferry at Long Nose Point but it would not have a tramway down to the foot of Grove Street until 19 November 1917.^{224a}

Birchgrove almost had its own railway line. In the 1880s there were many schemes for connecting the Balmain peninsula to other transport systems. In 1888 the government considered connecting a goods railway from Tempe in the south western suburbs to Long Nose Point where a large coal depot and fruit and produce market would be established. The "Long Nose Point Railway" had been talked about for 20 years but at last seemed ready to go ahead. The line was routed along Balmain Road on the Callan Park boundary, across Weston Road (later Victoria Rd) and to run parallel to, and on the water side of, Terry and Glassop Streets, along Gow Street, through Birchgrove School and the future coal mine site, along River Street to follow along, but on the Iron Cove side of, Louisa Road. All the buildings would have been demolished along the northern edge of Louisa Road and the whole of Long Nose Point would have been taken up with sidings as well as a proposed market and coal depot.²²⁵

In some ways this was a far-sighted scheme because the coal mine was soon to be opened on this route as was the later Balmain Power Station. It meant "progress" and "jobs". It would have meant, also, the end of Birchgrove as a peaceful residential area.

There were some of the business class who thought that the terminus would be better sited at Glebe Island. Then there were some who favoured terminals at both Glebe Island and at Long Nose Point. Fortunately, the attraction of removing the noxious Glebe Island abattoir to make way for a new goods terminus, before World War I, overcame the proponents of the Long Nose Point railway.²²⁶

This was the first of many attempts to destroy Birchgrove's pleasant residential atmosphere. In the early years of the twentieth century, the Balmain peninsula began its era of heavy industrialisation. Birchgrove, less suited to large scale projects, suffered this transformation only slightly. The waterfront timber industry and shipbuilding were traditional industries and so were mostly acceptable by contemporary standards. Even the paint works on the Cobalt Ore Refining Co seems to have existed without much opposition. Large changes were planned, however.

The Long Nose Point Bridge

The Balmain Council announced in June 1906 that the Department of Public works had prepared an estimate for a bridge across the "swift running waters" from Long Nose Point to Mann's Point at Greenwich. The mayor called a public meeting to canvass the suitability of the scheme. This was the era of "improvement" and these projects meant increased mobility and, again, more jobs. The merit of the project was found wanting and it was left to later politicians to resurrect the idea of the harbour-crossing.²²⁷

The Electricity Tunnel

In *The Sydney harbour tunnel, Greenwich to Balmain*, James Dargan tells of one project that did go ahead - the laying of electric power cables for the North Shore railway system. Power had been generated at the Ultimo Power Station (now Power House Museum Stage II) since 1899. The old steam trams were replaced by electrically-driven trams with power supplied from Ultimo. The White Bay Power Station was opened in 1913 to cope with the extension of the tramway system and when the North Shore trams needed supply by 1904, power cables were run on the bed of the harbour. The route chosen was the shortest distance across the water - from Long Nose Point to Mann's Point. The cables were constantly in danger of being fouled by shipping and in 1907 a ship's anchor actually dragged against them.²²⁸

In 1912 it was determined to house them in a dry tunnel to run along the same route. Excavation began from both ends on 29 October 1913 and work was to take two years at a cost of £11,469. The gradient of one-in-two settled upon would reach the level area under the harbour at a minimum of 50 feet. The Birchgrove tunnel entrance was sited on the corner of Louisa Road and Numa Street and caused the demolition of Tabak (site of 146 Louisa Rd).

The noise from the air compressors drove residents to campaign against any work being done from the Birchgrove end. So successful was the campaign that all tunnelling was done from the Greenwich end at Mann's Point, where there were fewer houses. On that side the entry was 60 feet above high water mark.

Work was much more difficult than anticipated, however. On 22 May 1915 the tunnellers struck a deep fissure and thousands of gallons of silt and water flooded the tunnel. Two attempts to stem the flow were made. Work resumed in



BIRCHGROVE HOUSE IN 1967
(The garden front - verandah)

The solid cedar six-panelled door, with fanlight over, was flanked by sidelights and opened to the garden.

Tall trees modulated the view and ensured privacy from the park.

The verandah grill columns and railing were early examples of cast-iron and very likely were imported.

The cast-iron elements were added during J L Montefiore's ownership, between 1860 and 1876.

During that period, a coating of stucco covered the stone coursing and obliterated the dressed quoins.

(Photograph by R Irving)

August 1915 but another leak stopped work. A new and deeper tunnel was begun to finish 50 feet lower than the first. The new work was all carried out by hand because explosives were too dangerous.

On 22 July 1919 the tunnellers reached a point directly below the first fault and the tunnel flooded again. The depth of the fissure had not been anticipated. To overcome flooding, the fissure was sealed off and left for three months as a safety precaution. When the tunnel reopened water still entered and had to be pumped out at the rate of 25,000 gallons per hour.

The long time taken in the tunnelling had allowed technology to meet this demand. The pumping allowed the tunnel walls to be strengthened and lined with cast iron and reinforced concrete. A large chamber was excavated in the middle of the tunnel so that pumps could be installed and manned around the clock. The cables themselves were housed in shelves along one side of the tunnel.

The tunnel estimated to take two years actually took 12 before cables could be laid in July and August 1926. The completed cost was L173,000 - over 15 times the original estimate. Of the 12 cables installed, eight were 11,000-volt power cables, two were 6,660-volt, and two were 50-pair communication cables required for general railway and tramway operations.

Leaks continued to occur and pumping was expensive. It was decided in 1930 to allow the tunnel to flood. The cables were insulated and sheathed with lead and wound with steel wire to prevent mechanical damage. Flooding the tunnel minimized the heat generated by the conducted electricity. The cables still exist and the Birchgrove entrance to the tunnel is marked by the corrugated iron shed (146 Louisa Rd) at the corner with Numa Street.

The Snail's Bay Amateur Sailing Club

As if fulfilling the 1878 auctioneer's prophecy that Birchgrove would become "the nursery of our yachtsmen", a group of keen sailors formed the Snail's Bay Amateur Sailing Club. Many supportive locals viewed the club's first race held on 18 February 1911. The club, not confined to Birchgrove residents only, had its own internal competitions and raced against other clubs as well.²²⁹

Vagaries of climate were not the only hazards faced by the members. In April 1912 two club boats were taking a battering in a big blow near North Head and put in under

Green Point, where the quarantine flag was hoisted. After bailing out, making some minor repairs and reefing their sails, they made ready to go when they were apprehended by quarantine officials. They had broken the law by venturing inside the buoys. The members were informed that not only had they trespassed but also they had become quarantined. Because the passengers of the *Malwa* were in quarantine, and there was a risk of infection, the members had no alternative but to be vaccinated. When the quarantine officials were satisfied, the members were allowed to leave with certificates stipulating that they must attend the Customs House for medical examination at 11 00 am on the next three working days. By this action, the Quarantine Station showed how it wished to deter yachtsmen from sailing within the buoys.²³⁰

The club continued to race until the outbreak of war in 1914. When hostilities ceased, the members disbanded.

Storey and Keers and Resident Action

The residents struggle against construction noise generated by the harbour tunnel was not to be the last. Gilbert and Norman Storey bought George Hudson's lots 29 to 34 (site of 88-98 Louisa Rd, see Diagram IVb) and opened a large shipwright and engineering works there in 1941. The company had been founded in 1912 in Darling Harbour and in 1939 a second yard opened at the bottom of Campbell Street. The Campbell Street yard closed in 1946 and the works moved to the Louisa Road shipyard. Storey and Keers received many contracts for large projects from the navy. The demands of this work often caused overtime shifts to be worked which generated loud noise levels.²³¹

In February 1956 Leichhardt Council prohibited work between the hours of 9 00 pm and 7 00 am on weekdays and at weekends from 1 00 pm on Saturday to 7 00 am on the Monday following. The ban was in response to complaints from residents that on 10 March 1955 the men had worked through the night until 4 00 am next morning. The company maintained that the shift had to be worked to deliver a repaired vessel to the navy on the morning of 11 March.²³²

Complaints on 17 January and again on 18 February 1956 took the parties into court and the case went against the company. Despite an appeal that "the repair of ships cannot be restricted to certain hours on account of the movement of shipping", the verdict was upheld.²³³

Various factors caused the company to relocate their

operations and the valuable residential site received new townhouses (88-98 Louisa Rd) in 1986. The closure of the shipyard, the re-zoning for townhouses, and the resident action is an example of the change in land-use and the residents' perception of a reasonable amenity. This was not to be the last resident action.

Birchgrove House Demolished

In the early years of World War I, the von Sturmers decided to leave Birchgrove House. At first they let it to Percy L Short in 1915 but on 8 July of that year, Mrs von Sturmer sold to Mrs Lillian Maud MacDonald of Balmain for £1,150. The MacDonalds were to be the last family to live in Birchgrove House. Mrs MacDonald died on 14 July 1962 but the family continued to reside there.²³⁴

In the 1960s the rehabilitation of the area was just beginning, but there was a demand for large blocks of land for re-development. This was the time of the cheap and easy to build three-storey-walk-up units.

Birchgrove House was sold in December 1964 and Leichhardt Council approved development in 1967. The property changed hands on 21 July of that year for \$24,000. A company bought the house in December 1967 for \$30,000 and the three-storey unit block (67 Louisa Rd) which replaced it was called, ironically, Birchgrove House.²³⁵

Because there was no opportunity to conserve any of the contents of the house or its building materials, people took what they could. Some of the relics are still preserved. The main fireplace was cared for by the National Trust until it was installed in Collingwood House, Liverpool, during restoration work. A cedar six-panelled door "low, wide and thick . . . bespeak[ing] a quieter, Georgian period", and its many layers of paint, was given refuge in a Balmain house. Many other relics also found "safe houses".²³⁶

From the old-world garden, before it was razed, rosemary, irises and jonquils were taken to be grown again in local plots and "they still flourish as remembrances".²³⁷

Birchgrove House contained much more than remembrances, although these are important and necessary for any culture to survive. The house itself was a textbook of architectural detail, of use of materials, and of lifestyle. The garden planting and its layout were also vital links in understanding the past.

It is now evident that had the house survived for as little as five years longer, it would have been saved from demolition. With the conservation movement growing stronger in that short space of time, the rarity and significance of the 150-year-old house would have been recognised.

Birchgrove House was built 25 years before Waterview House - the earliest residence known to have been built in Balmain. In its last days it was as structurally sound as ever, but, like the lush garden, the old building had had to look after itself for too long. The garden front, once overlooking an extensive waterfront terrace, had not been altered in form since 1827.

This then was the historic property whose destruction was permitted at Christmas 1967. The National Trust and local organizations like the Balmain Association, as well as large numbers of people individually vociferous, wanted the building conserved - it was tremendously important in the history and architecture of the area.²³⁸

The Second Harbour-Crossing

In the early 1960s when Sydney's traffic began to grind to a halt, overseas consultants advised that a second harbour-crossing from Birchgrove to Greenwich would ease congestion. The project was shelved through lack of funds. In December 1981, the State government announced four new schemes for a second crossing. It was forecast that

in the year 2000 between 52,000 and 70,000 vehicles per day could use a second crossing, compared with 166,000 per day using the Harbour Bridge.²³⁹

Four schemes were proposed: a tunnel to pass under Gore Hill and the harbour and emerge at White Bay; the second to bridge the water from Mann's Point to Long Nose Point; the third to bridge from Ball's Head to Goat Island and then to Simmons Point; and the fourth for tunnel approaches and bridge from Berry's Island to Long Nose Point.

Each scheme posed catastrophic threats to the environment of the area. The first scheme, though a tunnel, would have needed vast and polluting ventilation shafts; the second required a viaduct over Snail's Bay, Birchgrove Park, Mort Bay and Balmain East; the third would have destroyed large areas of Balmain East; and the fourth would have combined the effects of the second scheme with the added destruction of the Rowntree Street/Cameron Street spine for the mammoth tunnel entrance.

An aggressive campaign by a combination of resident groups from both sides of the harbour resulted in all four schemes being abandoned at the end of 1982. Birchgrove survived this *ad hoc* attempt at traffic management. There were 75 years between the 1906 bridge proposal and the second harbour-crossing schemes. The distance between Birchgrove and Greenwich is less than 1,000 feet. Will the current project for a tunnel, east of the Harbour Bridge, prevent similar proposals arising again?²⁴⁰

Endpoint

Identifying Birchgrove

Is Birchgrove any different from the rest of Balmain? The area has been suburbanized but is it a suburb in its own right? Balmain, Rozelle and Birchgrove make up the old Balmain Municipality. Rozelle has its own postcode, although the postal area does not correspond exactly with the historic boundaries of the old Balmain West on which Rozelle now stands. Balmain and Birchgrove share 2041.

Because old areas were seldom exactly defined, there are great difficulties in the way of saying just what now is Birchgrove and what is Balmain. Birchgrove Public School, though in Birchgrove Road, is a long way outside the Birchgrove grant (Whitfield's Farm) whose suburbanization this article has been at pains to display. The present-day perception of Birchgrove seems to be an ill-defined area spreading along Iron Cove to Elkington Park and across to Mort's Dock.

To re-iterate the boundaries: the Birchgrove grant lies within the park side of Grove Street, the park side of Cove Street, and the water. Birchgrove was never a separate suburb but a part of the suburb of Balmain - a distinct and delightful part nevertheless.

Although the houses along Grove, Cove, Ferdinand and Rose Streets, with important exceptions, look much the same as the rest of Balmain, so do most of the houses along Louisa Road. What then is the difference?

It is the narrow spine of land surrounded by sparkling water; Louisa Road allowing only one row of houses on either side; the spectacular views from the park on Long Nose Point; and the serenity of Birchgrove Park. The difference is not one of building form or quality but of distinctive landscape.

All these elements give Birchgrove its sense of place. An understanding of its history will reinforce and preserve that sense of place.

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Running the Suburbs:

The Municipal Council and other Local Institutions

The inner-residential districts of Sydney achieved municipal status in the mid-nineteenth century. Within the framework of local government, there was a need to supply the suburbs with water and gas, to provide sewerage disposal and drainage, to develop a transport system, to educate the young, and to provide institutions for the leisure, welfare and religious needs of the people.

The development of basic services made the new suburbs, rapidly filling with people, healthier places to live while a whole range of new institutions and facilities that appeared helped make life more interesting and bearable.

Max Solling investigates the origins and changes in former local government areas now incorporated into the Municipality of Leichhardt and examines the relevance of a host of organizations that have occupied important places in the lives of ordinary people.

The first experience of local government in New South Wales were the Parish Road Trusts and District Councils created in 1840 and 1842. In Sydney the first municipal council was incorporated in 1842 to govern the inner core of the metropolis. Between 1843 and 1848 district councils, with powers to provide roads and schools, and required to pay half the cost of police administration, achieved little.¹

Sydney's first council, the Sydney Corporation with 24 elected representatives, created in 1842, ran into difficulties soon after its establishment. The Corporation was dissolved in 1854 and the control of the city's affairs placed in the hands of three elected commissioners.²

Despite the failure of early experiments in local government, when responsible government was achieved in New South Wales in 1856, local progress associations pressured the government for the provision of local services. The government lacked both the personnel and finance for the services required outside the city and in the country towns but the press agitated for the introduction of a system of local government.³

The *Municipalities Act of 1858* provided for a permissive or voluntary system of incorporation. The inhabitants of any urban or rural area were to present a petition signed by at least 50 householders. A municipality would be proclaimed by the governor, provided that within three months, no counter petition, containing a greater number of signatures, had been presented. Randwick became the first area to achieve municipal status in February 1859. By 1862 11 further residential precincts near Sydney had been proclaimed municipalities - Glebe and Redfern (1859), Balmain, Paddington, Woollahra, Waterloo, and St Leonards East (1860), Hunter's Hill and Marrickville (1861), and Camperdown and Newtown (1862).⁴



Sir George Wigram Allen (1824-1885)
Mayor of Glebe:
1859-1877.

The functions of councils under the *Municipalities Act of 1858* (which remained in force for nine years) included the care and management of streets, roads, bridges, ferries and wharves and the provision of water and sewerage schemes. They were empowered to make by-laws for the prevention of fire, the suppression of nuisances, the regulation and licensing of public carriers, markets, slaughtering and the preservation of public health and decency. Councils consisted of either six or nine councillors elected by the ratepayers for a term of three years, one third retiring annually. The chairman was elected annually from and by the councillors. Revenue was derived from rates levied upon annual values and government provided aid on a sliding scale for a period of 15 years.

Early municipal organization in Sydney was modelled on the English example, but local authorities here did not assume responsibility for services which were regarded as properly municipal in England. The building of roads and caring for local property were all that councils would or could do; the emergence of statutory corporations which took over such functions as water and sewerage, wharves and fire prevention, removing vital parts of urban planning one step further from direct citizen control.⁵

In 1873 the licensing of public vehicles for hire was given to the Board of Transit Commissioners; the Metropolitan Water and Sewerage Board was constituted in 1880 to take over water supply and sewage services; insurance and volunteer brigades became the responsibility of the Metropolitan Fire Brigades; and in 1901 the Sydney Harbour Trust, a wholly appointed body, took control of the port. When new public services such as tramways were called for they were provided by the State and only in the case of electricity could it be said that local authorities were able to provide services.

First Glebe Council

A petition signed by 64 Glebe householders requesting municipal status was gazetted on 30 March 1859⁶ followed by a very stormy meeting at Margaret Onan's Victoria Inn in Bay Street at which the pro-municipal faction clashed with the anti-incorporationists led by Geoffrey Eager.⁷ Those

opposing adoption of a municipal system argued that owners of large blocks of unoccupied and unimproved land would benefit from municipal expenditure without any contribution towards it. A counter petition of 265 local householders was met by a further petition of 300 signatures requesting the incorporation of the suburb.

Glebe was proclaimed a municipality on 1 August 1859 and flour miller James Pemell was appointed returning officer for the first Glebe elections held on 29 August 1859. Nine councillors were elected from 17 candidates - John Riley, Ambrose Thornley and Ono Earnshaw (Outer Ward); George Wigram Allen, Edmund Blacket and John Korff (Inner Ward); and John Walton, Thomas Tipple Smith and James Simpson (Bishopthorpe Ward).

Jabez Bunting, an unsuccessful candidate for the working class neighbourhood of Outer Ward, attributed his defeat to an ungodly coalition of Glebe Point landowners and residents. 26 electors in Inner Ward elected the same number of councillors, he observed, as the 400 electors of Outer Ward.⁸

First Balmain Council

The faction seeking to have Balmain proclaimed a municipality met with staunch opposition. Four petitions seeking incorporation, signed by 593 householders, was matched by no less than 837 Balmain signatories to four counter petitions.⁹ Balmain was incorporated as a municipality on 21 February 1860 and some 24 candidates contested the first election on 3 April 1860. Ewen Wallace Cameron with 174 votes topped the poll; others elected were James Beattie, James Burt, George Elliott, Owen Evans, J H Palmer, Andrew Reynolds, Thomas Rowntree and Ralph Mansfield, the first chairman.¹⁰

Throughout the 1860s and 1870s the administration of Balmain and Glebe Councils was dominated by men of wealth and influence. On the Balmain peninsula among those to wear the mayoral robes during the first 10 years of Council's administration were Methodist missionary and newspaper editor Ralph Mansfield, druggist George Elliott, wholesale grocer Walter Church, master mariner and shipbuilder Captain Rowntree, lawyer and literary patron Nicol Drysdale Stenhouse, medical practitioner Owen Spencer Evans, timber merchant John Booth, Egyptologist and chairman of the Stock Exchange Josiah Mullens, ferry proprietor Henry Perdriau and ironmonger Frederick Robinson.¹¹

Everard Digby's *Australian Men of Mark*, published in 1888, was a collective celebration of individual success where the entrant subscribed to be included, supplying the relevant details, and the biography was accompanied by a flattering portrait. These "men of mark" which included Church, Booth, Robinson and Rowntree from Balmain and George Allen Mansfield, William Bull and William Hutchinson from Glebe emerge as paragons of industry, thrift, sobriety and perseverance, the migrants who made good in a new land. Other local elected representatives from Balmain and Glebe also feature prominently in the pages of W F Morrison's *Aldine Centennial History of New South Wales*.

Early Glebe Councillors

Prominent Glebe councillors between 1859 and 1875 were architects Edmund Blacket and George Allen Mansfield, surveyor Thomas Harwood, chemist William Pinhey, retail trader Michael Chapman and future Premier George Dibbs. However the unchallenged leader of the local community was George Wigram Allen, mayor for 18 consecutive terms from 1859 to 1877. The eldest son of Glebe's largest landowner, received a gentleman's education at the hands of W T Cape. It was the only proper schooling for those who wanted to maintain or to attain unrepachable social position. He saw himself as a natural leader of society, and local government

was a means by which Allen and other professional and business men could strengthen their propertied interests.

Local government, some said, would fall into "illiterate hands" if the propertied "best people" were denied plurality voting. In addition, a low percentage of eligible voters actually cast a vote. At the Glebe elections in 1860, for example, there were only 254 resident and 87 non-resident electors out of a population of 3,712.¹²

Working class representatives on Glebe Council never threatened the hegemony of G W Allen.¹³ In 1863, 117 Outer Ward citizens petitioned to leave the Glebe borough and have their low-lying precinct incorporated as the Municipality of St Phillip.¹⁴ They perceived Glebe Council as a tool protecting the interests of Glebe Point landowners. Their representatives on Council, Ambrose Thornley and "Honest John" Riley, escapees from the British class system, knew their place and refused to support them.¹⁵

Soon Thornley moved upwards socially as well as geographically when he acquired an Arundel Terrace address and in 1873 builder Thornley told distinguished citizens at Balmoral that no municipality was better managed than Glebe and he attributed this in great measure "to the ability combined with the courtesies and gentlemanlike demeanour of Mayor Allen".¹⁶

Churches and Pubs

In the early forties, small churches and public houses appeared in Sydney's newly-built suburban districts that frequently lacked all other communal buildings. The public house, open from 4 00 am to midnight six days a week,¹⁷ was the only institution largely designed for the working man. The relatively open and flexible nature of the "local" was its strength and its attraction. The working class in the inner city sought entertainment outside the home. Overcrowding and impermanence of housing among labouring folk made any stable family life difficult and at the pub in the evening they could drink with others with whom they felt a certain solidarity in facing the daily problems of poverty and family life. Drink served as a stimulant and a release.¹⁸ If any evidence was needed of the position of the pub as an important institution the proliferation of pubs dotting the landscape by 1861 was ample proof.¹⁹

Attempts to reform the manners of the working class to nourish habits of thrift, temperance and industry, centred on active missionary work.²⁰ The appearance of penny banks at Balmain, Glebe, Newtown, Surry Hills and Waterloo in the 1860s represented a concerted attempt to implant the thrift habit in the working populace. The various denominations all competed to implant Christian principles among the poor and efforts to civilize the working class (Christianity and "civilization" were generally synonymous terms) was a reaction to the growing social segregation of the city.²¹

In the suburbs, the pub initially complemented the church, with the faithful using licensed premises for a variety of church functions. However the organized forces of respectability soon began campaigning against the demon drink; at church and chapel the temperance society, Sunday Schools, band of hope and mutual improvement society provided organized entertainments, readings, lantern lectures and musical evenings in a deliberate and systematic attempt to counteract the influence of the pub. In a society relatively starved of recreation, the pub and the temperance society, vigorously competing for the attention of the new masses, symbolized alternative styles of life.²²

Throughout the nineteenth century the church and the public house remained important suburban social centres. The creation of borough councils helped promote the notion of corporate identity. New institutions to loom large in suburban life from the 1860s were the volunteer corps, schools of arts and working men's institutes.

The Volunteer Corps

The Crimean War stiffened the colonial resolve to uphold the British flag and in Sydney the volunteer movement was nurtured as a means of colonial self-defence.²³ Young men going places enrolled to defend Queen and Country. In England Charles Kingsley described the volunteer corps as "centres of cordiality between class and class" and it was no different in the colonies. On the drill ground a man might make useful connections as well as defend his Country.

First lieutenant of the Glebe Volunteer Corps architect George Allen Mansfield handed over to timber merchant and philanthropist John Goodlet who told a meeting at the Forest Lodge Hotel in 1868 of the advantages derived from joining a volunteer corps - a grant of 50 acres after five years service and exemption from jury service. Captain Phillips said Glebe was capable of furnishing "as large and as fine a body of men as any town in the colony".²⁴ The Glebe Volunteers took the oath of allegiance and signed the roll, drilled daily in front of Sydney University, joined in impressive parades on the Queen's Birthday, received their efficiency certificates at the annual meeting at St Barnabas's, practised their shooting and went on excursions.

In 1869 Sydney battalions claimed 527 members - South Sydney 100, Paddington and Surry Hills 82, Balmain 66 and Glebe 63.²⁵

Institutes and Libraries

The Sydney School of Arts was established by Henry Carmichael in 1833 with an aim of educating the artisan class but Carmichael soon complained that "so few of the mechanics of Sydney" for whom the institute was intended were actually members.²⁶ In the suburbs middle class patrons exhorted working men to employ their spare hours meaningfully to improve their chances of mounting the ladder of success. Dr Walker told Glebe citizens in October 1860 that there were "very many men of intellect and means resident at the Glebe who would, he was sure, readily come forward and help the working man in the establishment of the School of Arts in the locality". It was a college as well as the club of the working man and he had repeatedly seen the advantage they had conferred upon the labourer and the mechanic elsewhere".²⁷ However the proud skilled workmen and artisans of Glebe stayed away in droves, repelled by the patronage of the middle class worthies imposing their standards. The working men of Bishopgate needed elementary education of a much more practical kind than the School of Arts provided. Glebe's bastion of learning, beset by internal dissensions from the beginning, was dissolved in 1861.²⁸

Lectures at the Balmain Literary Institute, with Nicol Drysdale Stenhouse as its patron, also found little support from the artisan class.²⁹ The Balmain Working-men's Institute, formed in 1863, was very active but Henry Parkes told 250 men at a tea meeting in June 1868 that "in Balmain where so many of the better portions of the working class reside the Institute should have 500 members".³⁰ The average Victorian reader was poorly provided for by local libraries. Children were even more neglected than adults and here the Sunday School libraries played an important role in the education of poorer children.

The free municipal library was a natural consequence of the schools of arts and the mechanics institutes. The municipal library, which received a government subsidy if it could attract sufficient readers, fared poorly in competing for the attention of the masses. The Glebe municipal library was so little used in 1901 that Council dispensed with the services of its librarian and the following year mayor Nosworthy sought local views on what should be done to make the library more useful and attractive. The mayor's call generated little interest and in 1907 the Working-men's



Percy Lucas (1845-1930)
Glebe Alderman and ten times Mayor:
1880-1925.

Institute asked Council to hand over the books of the municipal library to the Institute.³¹

Before the Great War the Working-men's Institute emerged as a thriving institution with a large number of members, healthy bank balances and substantial libraries. Most of the revenue the institutes generated came from their main attraction, billiards. In 1912 the Balmain and Annandale municipal libraries with 800 and 628 books still had their doors open but they were losing ground to the rival institutes, The Balmain Workingmen's Institute claimed 696 members and 6,540 books in 1912, the Glebe Institute 320 members and 2,543 books and Leichhardt 215 members and 2,300 books. The Rozelle Mechanics Institute which earned a mountainous £1,908 from billiards in 1912 (and only £151 from subscriptions) had 309 members and 2,451 volumes.³²

Volunteer Fire Brigades

The volunteer fire brigades which appeared in the suburbs from the 1870s, staffed by a small group of enthusiastic working men, were another sign of urban advancement. Brigades were formed at Balmain (1875), Glebe (1877), Leichhardt (1887), Rozelle (1909) and Annandale (1916). Suburban brigades revealed a co-operative spirit assisting one another to raise funds and members readily assisted at benefit concerts for the sick, maimed and widows of victims of a hard age.³³

Friendly Societies

By the 1880s membership figures indicate the growing importance of the friendly society. In a society with no workers compensation, unemployment relief or old age pension, friendly societies played a critical role in the network of social welfare, serving more than 30% of the Australian population in 1900.³⁴ They could tide the breadwinner over an illness but most sickness benefits terminated after 12 months.

In Glebe, Balmain and Leichhardt branches of the Grand United Order of Oddfellows, the Independent Order of Oddfellows, the Ancient Order of Foresters and numerous

other societies,³⁵ were known for their organization of medical services, for organizing the supply of medicines, for their sick pay and for the help they gave to those who fell on hard times. They also offered members a variety of social activities - feasts, dances, euchre parties and smoke nights, organized outings and sponsored picnics and sports days and often such occasions were marked by colourful processions led by the friendly society band. In 1910 Balmain boasted the second largest friendly society dispensary in Sydney.

Water Supply and Sewerage

The gold rushes had a dramatic effect on colonial society, doubling the population of New South Wales between 1851 and 1861. Immigrants pouring into Sydney increased its suburban population by 73% between 1851 and 1856³⁶ and demands for housing in the suburbs outstripped supply, and high costs for both labour and materials produced much sub-standard building.³⁷ Water carts, tanks and wells were the main source of water for those living beyond the city limits.

The absence of sewerage and drainage facilities in densely peopled working class neighbourhoods on the urban perimeter meant that the stench was of a vileness which the euphemistic language of contemporary accounts "noxious effluvia" did nothing to sweeten.³⁸

After disputes over charges, the city Council agreed to extend its mains to Glebe, Darlington, Redfern and a part of Paddington in 1862 when local consumption so increased that it was necessary to shut off the water supply nightly.³⁹ The water supply to Glebe was neither regular nor sufficient and demands were made for a share of the revenue as compensation for the tearing up of suburban streets.⁴⁰ All residences in Glebe were connected to town water pipes by the late seventies; mains were extended to Leichhardt, Balmain and Marrickville between 1878 and 1882. The quality of Balmain's water supply remained a problem for some time.⁴¹

The cesspit, the earliest form of sanitation in the suburbs, was superseded by the pan system. Because it was common practice to dig wells and cesspits next to each other, there was a higher incidence of water-borne infectious diseases in the neighbourhoods not supplied with mains water. The absence of underground drainage meant suburban gutters flowed with household wastes, increasing in volume as it proceeded down the slopes, eventually finding an outlet in the harbour.⁴²

In 1885 Glebe Council in "a spirit of self reliance and with the warm approbation of the ratepayers" decided to undertake its own sewerage works. Contractors began laying sewerage pipes in 1886 and most of the work was completed by 1889. The Glebe sewerage scheme, which cost ratepayers £11,779, was taken over by the Metropolitan Water Sewerage and Drainage Board in 1895.⁴³

E H Buchanan, the mayor of Balmain, told a Parliamentary Standing Committee in 1889 that his municipality was served by 4,300 pans (which each cost £1.0.0 per annum to empty) and 300 to 400 cesspits. Leichhardt had 2,700 pans and 750 pits.⁴⁴

Horse-buses and Trams

In the 1860s Glebe was still a walking suburb but the distance by land to Balmain from the city made ferries the main form of conveyance for commuters.⁴⁵ The outward spread of Sydney's suburbs was still clearly defined by the available means of transport and the high cost of transport restricted its regular use to a small proportion of the population.

The sixpenny horse-bus fare from Glebe into the city was beyond the means of the average working man who walked daily to his place of employment.⁴⁶ By 1872 the cost of a horse-omnibus trip to the city had been reduced to

threepence.⁴⁷ Apart from the cost, omnibus and tram services were geared to the needs of the middle class office workers and the bulk of labouring folk in the 1870s were still working a ten hour day, from 6 o'clock in the morning to 6 at night, making public transport generally inaccessible to them.

Steam tram lines were extended to Glebe in 1882 when the fare remained at threepence and in 1887 when special workmen's fares were introduced, the fare was twopence.⁴⁸ By 1884 tram lines had been extended to Annandale and Leichhardt but the high plateau and steep foreshores of the Balmain peninsula made a tramway connection difficult and it was not until 1892 that the tram lines were extended to Balmain.⁴⁹

Improved and more rapid modes of transit meant that the new apparatus of metropolitan communications was capable of carrying more people farther and cheaper than it had so far. As the city crept closer to the suburbs the rural character of Leichhardt and Annandale began to disappear.⁵⁰

Gas and Electricity

In Balmain and Glebe a basic urban infrastructure could be discerned in the 1860s. Roads and carriageways were being aligned and gazetted, pounds established, and by-laws for the care and management of roads and public thoroughfares and for the suppression of nuisances and houses of ill-fame were promulgated. Glebe Council signed a contract with the Gas Light Company to light its streets in 1860 and by 1867 gas was used almost exclusively for street illumination and simple domestic lighting was available for most Glebe residents.⁵¹ Gas mains were extended to Balmain in 1873.

The streets of Balmain, Glebe and Leichhardt in 1887 were lit by 323, 308 and 312 gas lamps respectively.⁵² Country centres led the way in lighting streets with electricity. Tamworth was the first in 1888. Glebe Council wanted to conduct its own electricity supply but it first had to put the question to its ratepayers. In February 1905, 434 Glebe electors voted in favour of the borough being lit by electricity; 302 said no.⁵³ The Glebe gas lamps were replaced by electric light in 1911. In 1908 the Balmain Electric Light and Power Supply Corporation became one of the private concerns supplying electricity to the suburbs.⁵⁴

First Leichhardt Council

Leichhardt housed only 614 inhabitants in 1871 but it was proclaimed a municipality on 14 December 1871 after 98 householders petitioned the governor seeking incorporation. Salesman Frank Beames, draper John Wetherill, grocer Albert Barrell, warehouseman, Frederick Parsons, sawyer Aaron Wheeler, and brickmaker Charles Linney were elected to the first Council.⁵⁵ Its distance from the city restricted residential growth to 1,866 people in 1881 but the tram service opened up the 1,300-acre municipality to unprecedented development and its population swelled to 17,067 by 1891.⁵⁶

First Annandale Council

Leichhardt municipality was reduced to 1,120 acres when Annandale achieved municipal status on 2 January 1894. The borough of Annandale, covering 320 acres, elected John Young, William Ferris, Robert McDougall, Francis Young, Albert Guthrey, William Wells, William Francis, Owen Ridge, Charles Dwyer, William Pritchard, Alfred Horton and John Maxwell to their first Council.⁵⁷

Councils and Politics

By the 1880s with Balmain, Glebe and Leichhardt rapidly filling up with people, the early suburbanians withdrew from municipal affairs to be replaced by newcomers whose new-found wealth was closely associated with the rise of urban

industrialism. These much respected creatures of local industry, the "self made man", soon gained influence, respectability and, after an interval, a good measure of social recognition. Municipal politics now took on a different tone, with a more robust style of campaigning, as eager aspirants jostling for municipal honours were not backward in telling the public at large the shortcomings of their opponents.⁵⁸

From 1859 the merchants and professional men of Glebe had enjoyed a near absolute sway through the whole range of suburban institutional life from church and chapel, borough council, school of arts and volunteer movement. The control they exercised on the apparatus of local power and influence was also reflected in parliamentary politics. G W Allen became the MLA for Glebe in 1869 and was followed by fellow aldermen Michael Chapman and John Meeks.

Municipal councils in nineteenth century Sydney tended to be the preserve of men of means with time to spare. It was also very much a Protestant fraternity and Catholic aldermen were conspicuous by their absence, a situation that prompted Italian Catholic priest Felice Vaggioli to express concern about the spritual and moral welfare of his flock in a country under Protestant and Masonic hegemony.⁵⁹

Freemasonry

Freemasonry was a part of the increasing cohesion and organization of suburban social life in the 1880s and protected by its armoury, many of its members gained a seat on Council. Brethren, numbering 112, were present at the consecration of Glebe Masonic Lodge on 18 July 1881. Strongly represented among the local business and property-owning community, Freemasonry, with its moral code veiled in allegory and illustrated by symbols, had as its aims service to society and the cultivation of brotherhood. It gave socially mobile young Protestant men an opportunity to develop contacts with others from similar backgrounds and interests. Wearing aprons, gloves and regalia they met regularly at Glebe Town Hall from 1881 to 1927 but because of the attitude of their church no prominent Roman Catholic belonged helping to intensify sectarianism and erect social barriers against Catholics.

It is difficult to assess the pervasive influence of this institution on suburban life, but as it claimed as members many citizens who were frequently influential at the local level in forming opinion, there is little doubt it was a powerful organization indeed.

Eligibility to Vote

The property based system of plurality voting ensured that a majority of the total adult population was excluded from the suffrage and absence of payment for municipal office generally made participation in local affairs inaccessible to wage and salary earners.⁶⁰

Municipal franchise was essentially a ratepayer franchise; those who paid the rates had a right to vote according to a scale based on annual rental values. Critics of plurality voting saw it as placing control of the municipalities in the hands of the well-to-do, to the exclusion and injury of the masses.⁶¹

The table below reveals that the minority of Sydney's adult population who were entitled to vote stayed away from municipal elections in large numbers.

Town Halls

Erected during the boom years, the town halls are lasting monuments to local pride and independence, embodying every flamboyance that appealed to the taste of the Victorian age. Glebe people celebrated the opening of their town hall on 24 June 1880 with a grand concert. It was the largest project of architect Ambrose Thornley junior.⁶²

At Balmain, mayor Edward Buchanan opened the new hall



Thomas Glasscock (1862-1944)
Town Clerk of Glebe:
1884-1933.

Table I Electors who Voted as a Percentage of Total Electors: 1860-1885						
	1860	1865	1870	1875	1880	1885
Balmain	26.42	-	29.65	33.31	27.16	10.82
Glebe	44.57	-	11.34	16.95	-	12.83
Leichhardt	-	-	63.76	-	-	-

he had designed in August 1888⁶³ while the official opening of the Leichhardt Town Hall by Governor Carrington on 26 September 1888 attracted a crowd of 5,000 people.⁶⁴

The people of Glebe, Balmain and Leichhardt paid L5,000, L4,500 and L5,600 respectively for these edifices of municipal wealth. A more modest town hall for Annandale people was completed by architect John Richards in 1899.⁶⁵

Local Newspapers

The establishment of a local newspaper came to be an essential amenity for any suburb with claims to progress and prosperity. In an era of hand presses, hand setting, small staffs and the clipping of news from other papers, the capital requirements of a local newspaper were modest. Most suburban newspapers possessed an ideology of independent and fierce local patriotism. In 1900, for example suburbanites could read the *Balmain Observer and Western Suburbs Advertiser*, the *Glebe Argus* or the *Leichhardt Standard*.⁶⁶

Sport and Recreation

The embryonic pattern of leisure activities did not emerge in Sydney until the 1870s. The Saturday Half Holiday Association succeeded in persuading major establishments to close at 1 00 pm on Saturday in 1870 and thereafter the precedent was followed in one industry after another by workers demanding a free Saturday afternoon.⁶⁷ Cricket, football and rowing became important parts of the recreational apparatus known as "sport".

A growing sense of identification with place meant that clubs taking the name of the suburb attracted strong local

support and pillars of the community were pleased to lend their patronage to activities that helped the masses fill their increasing leisure time with recreation that was healthy and harmless, and satisfying to local patriotism.

Lack of playing fields inhibited the expansion of organized sport in the suburbs. Extensive reclamation works at Blackwattle Bay and Snail's Bay provided the people of Glebe and Balmain with two large areas reserved for public recreation purposes - Wentworth Park (proclaimed in 1885) and Birchgrove Park (proclaimed in 1894). In 1912 Balmain had 55 acres of parkland, Glebe 52 acres, Leichhardt 39 acres and Annandale 7 acres.⁶⁸

Cricket

Cricket clubs at Balmain, Glebe, Pymont and Newtown were listed in *Bell's Life in Sydney* in 1857⁶⁹ but by the 1880s with a growing concentration of population in the suburbs a fine-meshed network of local clubs, focussing on local loyalties and talent were operating in the suburbs. Victory on the cricket field against men from a nearby municipality became a matter of deep suburban pride.⁷⁰

Cricket became more systematized in 1893 when a Sydney electoral cricket competition, based on residential qualifications, was introduced.⁷¹ A Glebe first XI participated in the first year of the district competition; Leichhardt was admitted in 1894-5 and Balmain made their entrance into the second grade competition in 1897.⁷²

Football

Varieties of football were played in Sydney from an early date but it was not until 1864 that the first rugby club was formed. Between 1874 and 1882 rugby teams from Balmain and Glebe engaged in a loosely organized round of games under the auspices of the Southern Rugby Football Union. Balmain was the champion club in 1875. Encroachments by partisans onto the unenclosed fields frequently disrupted club matches but the competition acquired a recognisably modern shape in 1883 with the introduction of a senior and junior club system of premiership matches.⁷³ A Sydney district rugby competition, based on local loyalties, became a reality in 1900 when Glebe emerged as premiers in all three grades.⁷⁴

Rowing

Amateur rowing was a relatively expensive sport and those who enjoyed a disproportionate share of wealth and time dominated its early growth. The New South Wales Rowing Association, formed in 1878, adopted a definition of an amateur oarsman that precluded manual labourers rowing in regattas organized by the Association. The muscular practice of the artisan and mechanic, it was said, gave them an unfair advantage over more delicately nurtured competitors. Rowing clubs in Sydney remained segregated along class lines until 1903 when the manual labour bar was removed.

The first rowing club outside the city was opened at Glebe on 12 July 1879⁷⁵ and the Balmain club, formed in June 1882, gained considerable prestige when world sculling champion Bill Beach rowed in their black and yellow colours in championship races.⁷⁶

Leichhardt Rowing Club claimed to be the first club to be established on the "lines of true democracy as the manual labourer and the brain toiler were admitted to membership" when its boatshed was opened on 24 September 1887.⁷⁷ A place was found for artisans who liked to row when Lord Carrington opened the Balmain Workingmen's club on 27 February 1886.⁷⁸

Swimming

As swimming came into vogue, public baths were opened at the foot of Point Street in 1875.⁷⁹ Glebe residents lobbied unsuccessfully for a tidal pool in Blackwattle Bay in 1879 and

despite efforts in 1901 and 1912, Glebe never acquired its own pool. Balmain gained its own public baths in 1883⁸⁰ and so too did Leichhardt folk.

Revenue and Arrears

The suburban building boom ended in 1889 and as the economy went into recession there was an immediate fall in land values, in debt repayment and much less money was spent on public works. Rate revenue received by councils decreased between 1893 and 1896 and the fall in land values after 1891 continued even after the depression trough of 1896. The days of free spending had gone and by 1897 inner city councils had huge debts. Balmain topped the list with L68,915, Leichhardt L41,418, Glebe L39,060 and Annandale L12,154.⁸¹

Table II Revenue: 1873-1893

	1873 L	1883 L	1893 L	Arrears L
Balmain	1,809	5,281	12,207	10,036
Glebe	2,346	5,002	9,608	1,176
Leichhardt	391	2,140	5,896	2,916

The Labour Leagues

Parliamentary representation in New South Wales from 1856 to 1890 was monopolised by men of independent means and artisans rarely reached the legislature before 1889, the year when payment of members was introduced in New South Wales. A mobilization of the working class was reflected in the formation of the Labor Electoral Leagues in Balmain, Glebe, Redfern and Newtown in April 1891.⁸² The local business fraternity responded to the challenge by becoming members of the new political organizations of the workers and at Ashfield and Leichhardt they were prominent in forming Labor Leagues.⁸³ The leadership of the new Labor Party was concerned with democracy, home ownership and local progress. It did not promote municipal socialism.⁸⁴

Home Ownership

Studies by Jackson suggest that for many home ownership was far less common than had previously been thought. In 1891 84% of Glebe houses and 73% of residences at Glebe Point were tenanted. Elsewhere in the inner city in 1891 a high proportion of houses were tenanted - Paddington 77%, Newtown 71% and Darlingtown 78%.⁸⁵

Housing prices in the late Victorian period reflect the social differentiation of Sydney's suburbs. Prices ranged from L4,000 at Darling Point to more than L1,000 at Randwick and Mosman. The average house price was L723 but in the industrial areas of Waterloo and Alexandria, a house could be bought for less than L400.⁸⁶

The Changing Class Structure

The development of commerce and finance increased the clerical workforce dramatically. As a group clerks remained firmly attached to notions of white collar respectability supporting conservative politics. A significant proportion of the suburban population was heavily represented in commercial transport and service occupations, and compared to their British counterparts they enjoyed high wages, short hours and stable employment. However recent studies indicate a prevalence of insecurity and intermittency of earnings across large sections of the city's working class. For casual labourers, on irregular incomes, poverty was a constant companion.⁸⁷

Increasing population density and a consequential reduction in the amount of open space and expansion of industry tended to reduce the social desirability of an inner-suburban address. As we have seen a dramatic new mode of personal mobility,

the steam tram (succeeded at a respectable distance by the electric tram) made the outer fringes of development more accessible.⁸⁸

The End of Horse Transportation

The horse remained the principal means of goods transport. In 1885 there were 670 horses in Balmain and 846 horses in Glebe.⁸⁹ A working horse consumes 30 pounds of fodder (5 tons a year) so there was a need for large amounts of fodder. Horse manure, much of which was deposited on the streets, created a sizeable pollution problem; ultimately the urban transport revolution and the increasing direct and social costs of the horse brought about its demise.⁹⁰

The Inner Suburbs become Slums

In 1893 Francis Adams described Sydney's inner suburbs as a "congerie of bare brick habitations . . . an arid desolate waste . . . utterly unrelieved by tree or grass where the shoddy contractor despotises in his vilest and most hateful shape".⁹¹ The more affluent element abandoned these once genteel suburbs in droves as they leapfrogged from suburb to suburb in the quest for respectability. Middle-class church and professional groups now began expressing concern about the existence of "crowded" inner city areas, adopting the word "slum" to describe habitats they regarded as socially unacceptable. They advocated the demolition of Pyrmont, Glebe, Surry Hills, Paddington and Newtown and the movement of the residents to outlying areas.⁹²

In an increasingly middle-class society those who remained in the residential districts ringing the city drew upon themselves the stigma of slum-dweller. If you lived in Balmain or Glebe you could probably fight or play football, they thought, but do precious little else.

Labor Politics

After the Great War the social pattern of the inner suburbs was set in a way that was not to be drastically revised for a long time. Balmain had returned a Labor man to State Parliament from 1891, Leichhardt from 1907 and Glebe in 1910 when Labor came to power in New South Wales for the first time.⁹³ State voting patterns reflected the class differences in Sydney. At the 1917 election, for example, the seats of Annandale, Balmain, Glebe, Leichhardt, Marrickville, Newtown and Redfern were Labor strongholds while the Liberals held all the seats north of the harbour.⁹⁴

The local business fraternity, committed to private enterprise and imbued with the protestant ethic of individual success through hard work, remained firmly esconced in Balmain, Glebe and Leichhardt Town Halls in the Edwardian era. Apart from governing the communities through the councils, they continued to exert social leadership through the churches and local organizations.

After Tom Keegan became the MLA for Glebe in 1910 the Labor Party contested the Glebe municipal elections for the first time in January 1911.⁹⁵ They met with no success. For Labor to emerge as a force in local politics it had to achieve a full adult franchise. In June 1915 the commercial interests on Glebe Council responded to the threat to their domination of local affairs by petitioning both houses of parliament "not to extend the franchise to the class of voters known as residents in the Local Government Franchise Bill".⁹⁶

The restrictive scope of municipal franchise was broadened in 1906 when plurality voting was abolished, the franchise was extended to the occupier of rateable property and aldermen retired simultaneously at the end of a three-year term. The legislation of 1906 was repealed by the *Local Government Act of 1919* which codified existing municipal law. A significant change was the introduction of a full adult franchise at local elections.



William Walsh (1882-1954)
First Labor (and Catholic) Mayor:
1926-1929.

Stimulated by its victories in the State and Federal elections the Labor Party organized its forces and made a determined attempt to gain control of the inner-city councils. In 1920, 92 candidates endorsed by the ALP stood at elections throughout Sydney and 24 Labor men were successful. In 1922 three Labor men were elected to Glebe Council and three years later the ALP gained control when they won nine of the 12 seats. William Walsh became the first Labor mayor of Glebe in 1925.⁹⁷

As inner suburban councils became Labor strongholds they spawned formidable municipal machines. The urban political machine was a multi-functional creature; not only was it of value to the deprived but also it was useful to the upwardly mobile and to men of business.⁹⁸ Local people with political ambitions saw no alternative to being Labor and in Glebe working class denizens excluded from the rewards and possibilities of wider society, developed territory and kinship networks both within their own families and the surrounding community. Their access to the political system lay in the numbers game of Labor party politics.⁹⁹

Personal power was the business of local politics, power based on family feuds, faction fights and backroom deals. Machine men distributed clothing, blankets and meals to those in need; found employment, often with a council, for those without jobs. They believed election to council or to parliament would bring them status and benefits. A local elected representative was not paid but it offered the ambitious an opportunity to run for State or Federal parliament. It also meant a chance for public prominence and resources for demonstrating in a variety of ways that one had become a figure of substance.¹⁰⁰ Their name could be imprinted forever on the landscape, on foundation stones or a street, lane or park could be dignified by their name.

In Glebe they are remembered by Rock Lane, Pedersen Steps, Colbourne Avenue, Walsh Avenue, Foley Park, Minogue Crescent and Keegan Avenue. For the less ambitious, years of faithful service to the party could be rewarded by preselection at the municipal election or a certain seat on Council.

Local Politics and Religion

To succeed in the municipal arena it was an advantage to be Catholic for a feature of the inner-city machine was the high proportion of members with strong emotional, if not religious affiliations, with the Catholic church. Most of the aldermen on Glebe Council between 1925 and 1948 were Catholic¹⁰¹ and nearly all the State and Federal parliamentarians since 1917 have been Catholic.¹⁰²

Amalgamation of the Councils

Glebe Council had acquired a reputation for corruption, electoral fraud and intimidation during the depression years when the percentage of the male workforce unemployed in Glebe, Balmain, Leichhardt and Annandale exceeded 30%.¹⁰³ As several Labor men withdrew from municipal office in disgust, the conservative press took delight in chronicling in detail Labor's fall from grace in Glebe - "£1,200 for Trots alleged", "Alleged corruption in Glebe", "Mayor of Glebe found guilty".¹⁰⁴ In 1939 Glebe Council was dismissed and an administrator appointed.¹⁰⁵ Leichhardt Council suffered a similar fate in 1953.¹⁰⁶

In 1945 a Royal Commission was appointed to consider the question of local government areas in the County of Cumberland which finally resulted in a reduction of local authorities within the County from 66 to 40.¹⁰⁷ Glebe, Annandale, Balmain, Darlinghurst, Redfern, Paddington and Newtown were among the municipalities subsumed by amalgamation in the *Local Government (Areas) Act of 1948*. The boroughs of Balmain and Annandale became part of the Leichhardt municipality while Glebe merged its municipal identity with the Sydney City Council.

In 1968 the City of Sydney's boundaries were again restructured, this time by a non-Labor government anxious to return control of the city to the pro-Liberal Civic Reform party. Glebe became part of the Leichhardt municipality.¹⁰⁸

Appendix

Table III Population; Local Government Areas: 1891-1947

	1891	1901	1911	1921	1933	1947
Annandale	-	8,349	11,240	12,648	12,202	12,396
Balmain	23,475	30,077	32,038	32,104	28,384	28,398
Glebe	17,075	19,220	21,943	22,754	19,874	20,510
Leichhardt	17,067	17,454	24,254	29,356	30,209	29,462

Table IV Occupied Dwellings; Local Government Areas: 1921-1947

	1921	1933	1947
Annandale	2,825	2,913	3,265
Balmain	6,866	6,524	7,335
Glebe	4,337	4,456	5,848
Leichhardt	6,047	6,647	6,928

Table V 1933 Census; Local Government Areas Male Breadwinners (16-64)

Male breadwinners (16-64) percentages			Unemployed %			
L52-155	L155-207	L260	Male	Fem	Male work force	Fem work force
Annandale 24.5%	15.6%	3.0%	1,271	284	32.7%	20.7%
Balmain 24.4%	11.7%	5.3%	3,346	694	38.1%	23.8%
Glebe 23.1%	12.7%	7.4%	2,506	565	39.5%	24.4%
Leichhardt 24.2%	14.6%	6.1%	2,777	649	31.0%	22.3%

Table VI Population; Leichhardt Municipality: 1954-1976

	1954	1961	1966	1971	1976
	64,919	61,951	59,325	71,338	62,540

Abbreviations

ACTJ	<i>Australian Town and Country Journal</i> .
ADB	<i>Australian Dictionary of Biography</i> .
SM	<i>Sydney Mail</i> .
SMH	<i>Sydney Morning Herald</i> .
V & P	<i>Votes & Proc of the NSW Leg Assembly</i> .
NSWLA	<i>Assembly</i> .
V & P	<i>Votes & Proc of the NSW Leg Council</i> .
NSWLC	<i>Council</i> .
NSW PP	<i>NSW Parliamentary Papers</i> .
L	One pound = \$2.00.

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- 2 Larcombe, *op cit* (1), p79; F A Bland, "City government by commission" in *J Roy Aust Hist Soc* vol 14 (1928) pp119-199; C H Bertie, *Early history of the Sydney Municipal Council* (Syd 1911).

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- 6 *Govt Gazette*, No 52 of 1859, p738.
- 7 *Sydney Evening Mail* 9 Apr 1859.
- 8 *SMH* 1 Sep 1859 p5.
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- 10 *SMH* 5 Apr 1860 p9.
- 11 For Mansfield, Rowntree, Stenhouse, Booth and Cameron see *ADB*.
- 12 *NSW Statistical Register* 1860, p243.
- 13 Hegemony is used in the sense of non-coercive means of social control which make a general system of attitudes and behaviour seem "right" and normal.
- 14 *Govt Gazette* 3 Mar 1863 pp545-6, 24 May 1863 pp1239-41.
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- 17 "An Act to consolidate and amend the

- 18 laws relating to the licensing of public houses and to regulate the sale of fermented and spirituous liquors in NSW" in *Public Statutes of NSW 1847-1851*, 2 Oct 1849.
- "Final Report from the Select Committee on Intemperance" in *V & P NSWLC 1855*, vol 1; A W Martin, "Drink and deviance in Sydney: investigating intemperance 1854-5" in *Hist Studies*, vol 17 No 68 (April 1977), pp342-60.
- 19 F Low, *The city of Sydney directory 1844-5*; Ford's *Sydney directory 1851*; Sands *Sydney directory 1861*.
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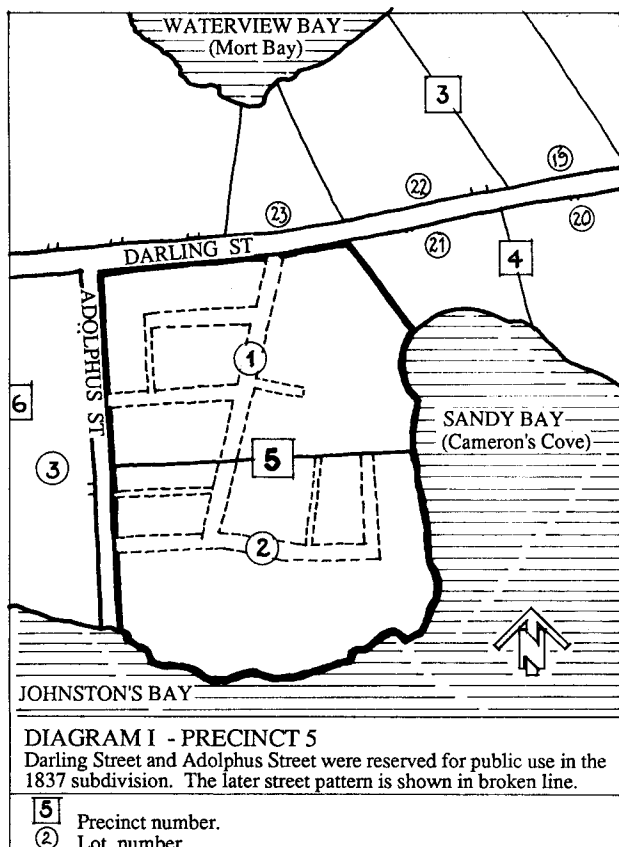
FROM CAMERON'S COVE TO ADOLPHUS STREET*

5 Blake's Lot 1 and Hyndes's Lot 2

(Cameron, Hunt, Ford, and Crook)

The inter-relationship between history, architecture and conservation is immutable.

In the fifth article on the suburbanization of Balmain, Peter Reynolds investigates this bond and shows that conservation and re-development need not be in opposite camps.



Changes in land-use can create redundant buildings. Unwanted structures inevitably become dilapidated and are often regarded with contempt. This contempt of the worn and familiar seems to be a twentieth-century phenomenon, particularly since the end of World War II.

In the past it has always seemed natural to keep old buildings for as long as they could remain standing and be useful. Progress has come to mean replacement of the old by the new. But why should a community save old buildings? The romantics when faced with the bulldozer will cry "It's historic", "we like it", "it's old", "it's quite unique", or "Henry Parkes lived there". These statements can often lose the battle.

Conservationists for many years have been devising a set of rules and a new language to specify why places of cultural significance should be retained. Robert Irving lists seven points in a rationale "to widen our perspective of the things we would like to see kept":

- 1 Continuity is good psychology,
- 2 Keeping is sociologically sound,
- 3 Holding on enhances aesthetics,
- 4 Old buildings are educational,
- 5 Caring signifies good economics,
- 6 Re-using makes economic sense,
- 7 Conservation deepens history.#

The first point refers to old buildings as symbols of community stability - "society's memory". The loss of this stability and memory breaks "the perpetual partnership that makes for orderly growth in the life of a society".

The seventh point lets us see an old building as not just a piece of real estate but as a link in the chain of the National Estate - a primary source item. (See Appendix)

* The western boundary of Precinct 5 is the eastern side of Adolphus Street. The western side of Adolphus Street is the eastern boundary of Precinct 6.

R Irving, "Why should we keep old buildings" in *National Trust Magazine* 20 Jun 1983 pp6-8, 22 Nov 1983 pp6-8.

It is argued that a thorough understanding of the history of a place is a pre-requisite for its felicitous conservation.

Precinct 5 in Balmain contains many structures rich in history. Regarding five of them, Clontarf, Hampton Villa, Heathfield, Bleak House and Ewenton, their stories illustrate past attitudes to the status of old buildings.

Heathfield and Bleak House were destroyed by neglect. Hampton Villa just happened to survive until real estate values proved it to be more valuable alive than dead. Clontarf is being conserved by a mixture of local Council and State government action. Ewenton is being restored by re-development. A change of zoning and the sale of new townhouses on the site are providing the funds to "make a seemingly worthless old building sparkle with new life".

A study of these houses, and the other buildings in Precinct 5, will show some of the community's losses and gains over a 150-year period in the development of the built environment.

Gilchrist's 1837 Subdivision

Previous articles on the suburbanization of Balmain dealt with Professor Gilchrist's 1836 sale of the area from the narrow neck of Balmain East down to Darling Harbour. That land was nominated Precincts 1 to 4. The origin of Precinct 5 is to be found in Gilchrist's 1837 sale (see Diagram I).

On 7 August 1837 Gilchrist offered the second section of the Balmain Estate for sale. This portion of 350 acres was advertised as 31 blocks, 16 of which fronted Johnston's Bay and the main road (later Darling Street). The other 15 had access to Johnston's Bay and to a "reserved landing [later Darling Street Wharf] opposite Miller's Point". The blocks varied in area from eight to 20 acres.¹

In the absence of the survey plan it is impossible to know the layout of the blocks or understand the distinction between the 16 blocks and the 15 which had access to the "reserved landing". The land sale notice, allowing for the almost obligatory exaggeration, gives some idea of the terrain which possessed:

scenery of the most varied and interesting description with an abundant supply of excellent water, and in many parts the soil is eminently adapted for horicultural purposes . . . and gardens. The ground is gently undulating in every part, and possesses an abundance of excellent stone for building purposes; several rivulets intersect it in various directions, and there is a good landing for boats in every situation where the water touches.²

Despite this glowing account only four lots were sold. The lots cover the area, in present-day terms, from Cameron's Cove along Darling Street to Gladstone Park and by the waters of Johnston's Bay. About one-third of this is Precinct 5 under study and is the area from Cameron's Cove along Darling Street to the east side of Adolphus Street and down to Johnston's Bay. Precinct 5 covers lots 1 and 2 of the 1837 sale.

The Blake Estate

Robert Blake purchased lot 1, about eight and a quarter acres, overlooking Sandy Bay (now Cameron's Cove), for L253.16.3. William Ternen from nearby Mount Holloway was a part-owner in the transaction. He bought Ternen's half-share on the next day and began to develop the land.³

Blake was born at Eyre Court in County Galway, Ireland, to landowner Peter Blake and his wife Jane (nee Eyre) in 1806. Young Robert joined His Majesty's 17th Regiment of Foot in 1823 and before reaching 20, he was made a non-commissioned officer. By the time the regiment left for New South Wales, in the early 1830s, Blake was a quartermaster-sergeant.⁴

His "steady, sober, trustworthy" conduct in the Sydney garrison earned him the recognition of his commanding officer, Lieutenant-colonel Despard, who intended to promote him to regimental sergeant-major. While Blake welcomed his commander's approbation, he chose a civil career instead of a military one. Letters of recommendation from Ireland and the support of the Secretary of State, Lord Goderich, were instrumental in Blake being appointed to the New South Wales Sheriff's Office in August 1835. His service was satisfactory and he was made under sheriff of the colony on 1 July 1837. This promotion gave him the confidence to bid for lot 1 at the August 1837 sale of the Balmain land.⁵

Blake's scheme for the property resulted in the building of houses on 13 varying-sized blocks of land which, combined with smaller buildings along Darling Street, would bring in good rentals (see Table I). By building these one at a time, he thought that the incoming rent would repay money borrowed to achieve this aim. There was no formal survey plan: Blake built the houses to suit the topography, to take advantage of the water views, and to make use of the main street and the reserved road (later Adolphus St) between Precinct 5 and the 1837 lot 3. He laid down no formal road system but granted right of carriage across the property to his tenants (see Diagram II).

First he needed somewhere to house his family. Robert had married the 16-year-old Ann Ashton at St Philip's Church on 11 September 1834. The couple lived at Green Tree Cottage in Clarence Street at first but early in 1838 Robert and Ann moved to their new Balmain house on what was to be called the Blake Estate. Their son Henry Giles was born at Mount Shamrock (site of 8, 8a Ewenton St) on 28 May 1838. The infant lived only five months and died on 23 October 1838. After moving to another of his houses, Blake leased Mount Shamrock to Thomas Nalder for seven years from 14 February 1840 at L126 per annum. Ann died at Moorefield on 10 July 1840 just 22 years old.^{5a}

In the same month Blake was dismissed from the Sheriff's Office. He had been found negligent in his duties and in a

Table I Development by Robert Blake: 1837-55
(1837 Lot 1 - Blake)

LOT	BUILDER	YEAR ⁺	HOUSE	REMARKS
1	Blake	1854-1855	Blake Vale	Enlarged to Ewenton, 1860, 1872; exterior restored 1986; formerly 6 Ewenton St
2	"	1848	Shannon Grove	10 Ewenton St
3	"	1837	Mount Shamrock	Later Kincora, demolished c1927, site of 8, 8a Ewenton St
4	"	1845	Maryville	Formerly 4 Ewenton St, demolished c1951
5	"	1840	Walls court Lodge	Formerly 2 Ewenton St, demolished c1951
6	"	1839	Moorefield	6 Charles St
7	"	1852-1853	Kinvarra	3 Ewenton St
8	"	1844	Clontarf	4 Wallace St
9	"	1845	Eyreville	Demolished c1897, site of 6 Adolphus St
10	"	1844	Morvern	demolished c1951, site of Bowling Club
11	"	1850-1853	Adelaide Cottage	"
12	"	1845	Wrenvale	"
13 #	"	1857-1860	Shop and dwelling	Demolished pre-1951, cnr Adolphus & Darling Sts, later chemist's shop, site of Bowling Club
⁺ #		Date of building. Later lot 9 on DP396, the Ewenton Estate subdvn: 1878 (see Table III).		

campaign to prove his innocence he had attacked an influential member of the judiciary. This public squabble caused Governor Gipps to terminate his employment in July 1840.⁶

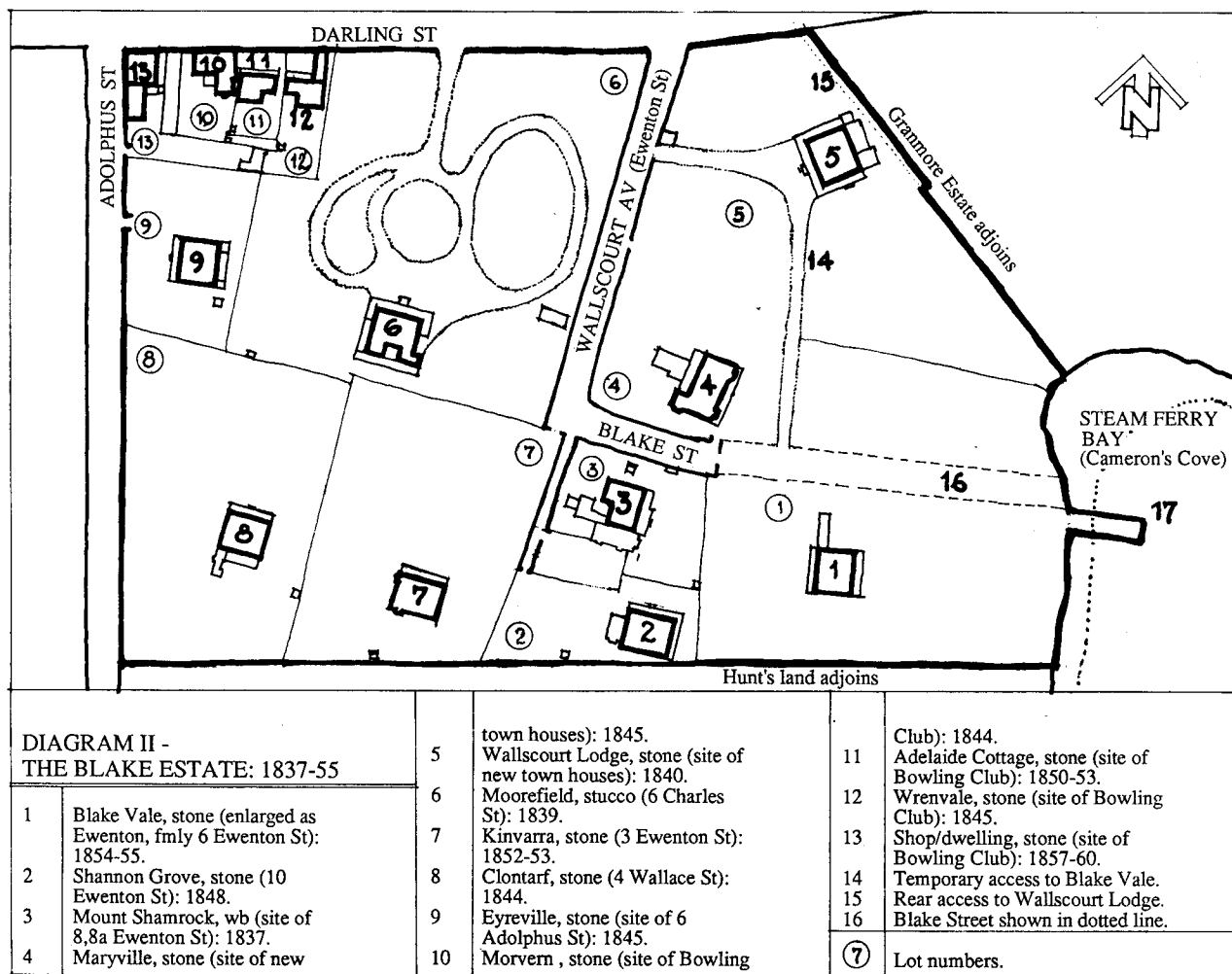
Mount Shamrock

Blake had begun building Mount Shamrock (lot 3) in 1837 after the purchase had been completed (see Table I). It was a large weatherboard house sited on lot 3 on a knoll above Sandy Bay and looking towards Sydney with fine views of the city and Darling Harbour. The house was surrounded by an excellent garden "replete with almost every description of the finest vegetables and well-stocked with fruit trees". Internally the house had a drawing room (18 feet by 16), dining room (25 by 15), three bedrooms, pantry, servant's room, "two commodious storehouses", a detached kitchen, stables, and a "cow-house and pig-yard". Blake constructed this comfortable house for L550.⁷

Shannon Grove

It seems that lot 1 was the stone quarry for building some of the other houses and so was not to receive a house until much later. Blake built Shannon Grove (10 Ewenton St) on lot 2 in 1848 for L500 (see Table I). Like many of the houses, Blake used a name from Galway. Shannon Grove was named after a village near the River Shannon. It was a simple stone house with verandah and attic rooms. It was sited to take in the view rather than the rough track (later Ewenton St) leading to it. In 1850 the house was occupied by John William Weight (or Wright): Mrs Thomas was the tenant in 1853.⁸

On of the many tenants from 1855 was the Reverend Ralph Barker, an Anglican clergyman, who conducted a boarding school there for "a limited number of private pupils" in classical, mathematical and commercial subjects. The Rev Barker had moved to Deniliquin by 1858. Henry Earnshaw Tidswell of Tidswell, Wilson and Co, was the next tenant.⁹



Blake returned to Mount Shamrock on lot 3, after the death of his first wife, but when the occasion arose he was quite prepared to move to another of his houses to gain a rent advantage. In 1850 he declared that it would fetch a yearly rent of £60. He was still there, however, in 1853.¹⁰

Maryville

Maryville (site of the Cameron's Cove townhouses) was the house that Blake built on lot 4 in 1845 (see Table I). The "cut stone" house had a garden which extended down to the water and its occupants had the use of Blake's wharf on Sandy Bay where the steam ferry called. Arthur Devlin occupied the house in 1848 and in 1850, Abraham Emmanuel. In 1852 the tenant was John Cooper of the Port Phillip Packet Co.¹¹

Wallscourt Lodge

Wallscourt Lodge (site of the Cameron's Cove townhouses) was the fine "cut stone Mansion" which Blake built on lot 5 in 1840 at the corner of Darling Street and the entry track to his properties (see Table I). The house became so well known that the track was called Wallscourt Avenue (later Ewenton St). The large house cost Blake £1,700 to build but he was able to lease it to Alexander Grant for £200 per annum for seven years from 1 March 1841. The Reverend R Allwood was the tenant in 1844. Blake sold the house in the early part of 1850 for £1,100 but the sale was never completed.¹²

The 1850 occupant was Robert Knox and the 1853 tenant, James Charles White, was clerk of works to the Colonial Architect, Edmund Blacket. Dr Gunst had moved from Moorefield to the house by April 1854. A long term resident

of Wallscourt Lodge was Thomas Butterfield. Mrs and Miss Butterfield conducted a ladies seminary there from 1858.¹³

Blake's Wedding Voyage

When Blake was building Wallscourt Lodge, his future was unpromising. His first wife had died and he had lost his position in the Sheriff's Office and all that he had was his capital and the income from rents. He applied to the Government for copies of the correspondence relating to his dismissal but, instead of seeking another post, he abruptly left the country in the month following the signing of the lease with Grant for Wallscourt Lodge.¹⁴

It seems that the journey was a wedding trip because while *en route*, Blake took a new wife. Embarking in the *Richard Webb* for London in April 1841, Blake either took with him, or met on board, Mary Ashton (b 1820), who was most likely his first wife's sister. Although the precise circumstances are unknown, Robert and Mary were married at Bahia in Brazil on 17 June 1841. The couple then either made the voyage to Robert's home county of Galway, or returned to Balmain.¹⁵

Blake Returns to Balmain

In 1843 after a two-year absence the Blakes returned to Balmain and probably lived at Mount Shamrock. Mary was the beneficiary of a one-third share of her father's estate which included the Clarence Street hostelry known as The Wine Shades or the Old Black Horse Inn. Located near the military barracks this valuable property probably helped Robert to continue developing his Balmain property. By 1850 he had "expended upon the Estate full Seven thousand pounds".¹⁶

Moorefield

An important house to be built on the Blake Estate lot 6 was Moorefield (6 Charles St) or Moorsfield as it was sometimes known (see Table I). Blake commissioned the Sydney architect John Bibb (1810-62) to build the house in brick, stuccoed and lined out to imitate fine stonework, with a verandah on three sides, in 1839. The "substantial Brick Villa" cost £1,200 to build. Moorefield was the only brick house built by Blake on the estate. Mount Shamrock was timber and the other houses were built from stone probably quarried from lot 1.¹⁷

It seems that Blake intended to set himself and family in Moorefield as the centrepiece of the estate. The house faced Darling Street and had fine views over Waterview Bay (now Mort Bay). A circular driveway from Darling Street curved through the gardens (site of Balmain Bowling Club) at the front of the house. The 1844 tenant was Joshua R Young.¹⁸

After the death of his first wife Ann at Moorefield in 1840, Blake continued to live there probably until he left for overseas in 1841. The tenant in 1850 was Augustus Hayward, and in 1853, barrister C K Murray. He advertised the house, complete with porter's lodge, in December 1852 as

the most lovely picturesque spot in Balmain . . . [and the house] can accommodate a large family. A copious supply of pure spring water [is available]. The residence is built on a terrace overlooking the bay, and in the centre of a shrubbery of between 2 and 3 acres of pleasure grounds.¹⁹

A tenant of Moorefield was Dr Gunst whose Hydropathic Establishment in February 1854 offered treatment of

acute and chronic diseases, rheumatism, gout, asthma, paralysis, tic douloureux, piles, diseases of the heart, consumption, diseases of the liver, indigestion, constipation.²⁰

Little else is known of Dr Gunst except that he received "no indoor patients except such as can furnish respectable references and whose cases upon inspection appear to admit the hope of cure".²¹

J E Graham, the tenant of Moorefield in June 1856, sold his furniture and vacated the house. The list of items sold by Risworth and Co on 1 July 1856 read:

Mahogany sideboard

Large dining table (one spare leaf), Dining room chairs

Rosewood cheffonier [sic], plate glass back and front,

marble top, Mahogany cheffonier, Carpets, hearthrugs

Large wardrobe, a most substantial and useful article

Iron bedsteads, Washstands, Cane seated chairs

Kitchen utensils, Dinner service, Glassware, Crockery

Garden Tools, Provisions

Large American cooking stove with boiler, kettles, etc

Also a small but select library of useful and entertaining works by the best authors.²²

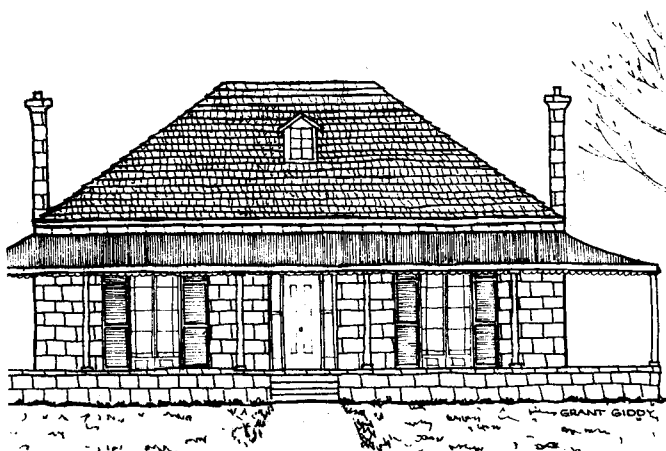
The Reverend Stack of St Mary's Church, Balmain, was a tenant in 1857.²³

Kinvarra

Blake built the stone Kinvarra (3 Ewinton St) on lot 7 in 1851 or 1852 (see Table I). The verandahed house was named after the area of Galway Bay which has Kinvarra Bay and the village of Kinvarra. It was let to the Clerk of the Executive Council, Michael Fitzpatrick, in 1853 but was occupied by Dr Elliott in 1856.²⁴

Clontarf

On lot 8, entered from Adolphus Street Blake, built



MOOREFIELD (6 CHARLES ST): 1839

The Georgian Regency style house was designed by John Bibb, architect. A good-sized house, Moorefield was built of brick, coated with stucco to imitate quality stone work.

Looking out over Waterview Bay, the house had an impressive carriage loop and extensive gardens. The loop and front garden is now the site of the Balmain Bowling Club. (Drawn by G Giddy)

Clontarf (4 Wallace St), a "substantial cut stone Building" for £450 in 1844 (see Table I). Named after a famous battle in Ireland, Clontarf had nine "apartments" and was located in "an airy and delightful situation". The single storied verandahed house with attic rooms was flanked by "two neat gardens and pleasure grounds" with a well of "excellent water" and its occupants had the use of a family bathing house down on the water in Sandy Bay. The house was let to William Thompson from 1845 to 1850; to H W Ellis in 1852; and to James Arthur of Messrs Arthur and Son, Port Phillip in 1853. From 1855 Mrs H Langley "a lady of mature experience, recently from Europe" operated a school at Clontarf for young ladies.²⁵

Eyreville

Blake built Eyreville (site of 6 Adolphus St) on lot 9 in 1845 of stone and "just the fellow of" Clontarf but with a verandah facing, and approached from, Adolphus Street (see Table I). The house was let to Edward Willes Layton in 1850 and to Miss Irvine from about 1853 to 1860.²⁶

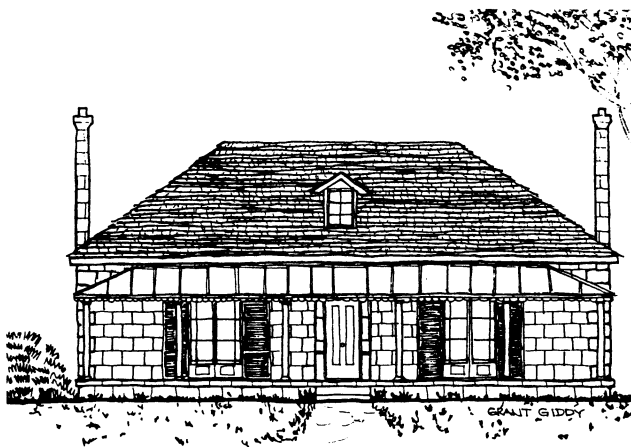
Lots 10 to 13

Lots 10 to 13 were small lots with cottages and shops (site of Balmain Bowling Club) facing Darling Street. Three of the cottages were called Morvern, Adelaide Cottage and Wrenvale (see Table I). Morvern stood on lot 10 and was a "cut stone cottage" with shop built in 1844. It was occupied by a Mr Wilkins in 1853 and by William Parker, the local chemist and later district registrar of births, deaths and marriages. Parker was there in 1857.²⁷

Built between 1850 and 1853 on lot 11, Adelaide Cottage was occupied by a Mrs McCallan in 1853 and James Stuyck in 1857. Wrenvale, another stone cottage, was erected on lot 12 in 1845 and was tenanted by Joseph Cooper in 1853. Lot 13, on the corner of Darling and Adolphus Streets, with a shop and dwelling constructed between 1857 and 1860, was leased by Blake to ironmonger George Neal for 99 years from 27 August 1860 at £30 per annum. This building was later occupied by William Parker.²⁸

Blake's Financial Situation

Since their return to Balmain in 1843, Robert and Mary had been living at Mount Shamrock and it was there that their first child Robert McDonald Blake was born on 24 February 1848. Their only daughter Eleanor Maria Blake followed on 5



CLONTARF (4 Wallace St): 1844

The stone cottage had a verandah facing Wallace Street on to which French windows opened. Below the timber-shingled roof were attic bedrooms. (Drawn by G Giddy)

November 1850, again at Mount Shamrock. In August of that year Blake again sought Government employment. The position of under sheriff was about to be vacated but he was unsuccessful. Blake had been a steady borrower from the bank from 1844 to 1847 but in July 1850 he needed L1,500 to build the last four dwellings. He borrowed from Lieutenant Colonel George Barney, the former Colonial Engineer and now Chief Commissioner of Crown Lands.²⁹

Although the houses, said to be worth L25,000 by Blake in 1853, were bringing in steady yearly rents of L1,620, Blake's financial position was far from secure. In 1853 to remedy the situation he advertised the whole of the property in separate lots and prepared to leave for Europe again. There were no buyers, however, and Blake borrowed L2,000 from the Sydney merchant John Gilchrist (no relation to the original owner, John Borthwick Gilchrist). This sum helped to repay Barney's mortgage and to satisfy other creditors.³⁰

Blake Vale

Blake did not leave the Colony as planned and decided to build another house of stone on the vacant waterfront lot 1, which, it is thought, served as a quarry to build some of the other houses (see Table I). Blake Vale (lower storeys of the 1860 wing of Ewenton) was built from 1854 to 1855. Although no illustrations of the house survive, it was probably of one storey with an attic roof. After the birth of his second son, D'Arcy Stephen, the family moved from Mount Shamrock to the new house. The infant, however, died on 12 June 1855 at seven months. Blake offered Blake Vale and the other houses for sale on 19 July 1856. When he sold Blake Vale just before 2 October 1856, he moved his family back to Mount Shamrock where the third son, Peter D'Arcy, was born on Christmas Day 1856.³¹

Blake and Cameron

The purchaser was Ewen Wallace Cameron, a successful businessman and partner of T S Mort. On 2 October 1856 he paid Blake L2,500 for the cottage with a large waterfront. Blake was able to repay his loan from Gilchrist in June 1857 but in the following November borrowed L2,000 from John Nodes Dickinson, a Supreme Court judge. In August 1857 Blake unsuccessfully tried to sell the rest of his estate.³²

Blake was out of the colony in 1859 but after his return in 1860 he lived in Wallscourt Lodge. Cameron bought Shannon Grove and Mount Shamrock, adjoining Blake Vale, from him for L2,000 at the end of that year. In 1861 the loan from Dickinson fell due and Blake needed to sell more houses.³³

In October 1861 Cameron astutely, bought the remaining dwellings with their fenced gardens for L10,250. The 13 lots were entered from Darling Street, Adolphus Street and the entry roadway called Wallscourt Avenue. The name became Ewenton Street after Cameron bought Blake Vale.³⁴

Blake had only created one other road - Blake Street. Wallscourt Avenue (later Ewenton St) terminated at the north boundary of Mount Shamrock and a right-of-way gave entry to Shannon Grove. To get down to Blake Vale, he created Blake Street (now Charles St east) and intended it to terminate at the waterfront. Because the slope was too steep, Blake Street terminated at the eastern boundary of Mount Shamrock and Maryville. Grafton Street did not extend down to the bay and to get down to Blake Vale on the lower level, Cameron was permitted to use a temporary driveway from the Wallscourt Lodge entrance which would get his carriage into the north-western corner of Blake Vale.³⁵

Blake Leaves Balmain

Blake took his family on another voyage to Europe with this new capital. Exact details of the voyage are not known apart from a stay in London in 1864 and again in 1866 but it is most likely that he took the family to Eyre Court in Galway.³⁶

On his return in 1868 Blake purchased about 11 acres at Hunter's Hill with a frontage of 350 feet to Tarban Creek. The land with fine views over the river was at the corner of Drummoyne Street (now Mount Street) and Church Street. The new house was called Blakewood (formerly Elliston, later Kareela, later re-named Blakewood, 6 Mount Street) and he remained there until his death on 11 July 1875 aged 70.³⁷

Ewen Wallace Cameron

The new owner of Blake Vale, Ewen Wallace Cameron, was born in 1816 in France to Lieutenant-colonel Charles Cameron and his second wife Luduvina Rosa da Silva. Lieutenant-Colonel Cameron saw distinguished service in the Napoleonic Wars and was posted to garrison duty in Van Dieman's Land after 1821, where he brought his family. Ewen attended W T Cape's school in Sydney and later joined the Commissariat Department as a clerk. He held a similar position in the office of Aspinall, Browne & Co. In 1838 with his brother-in-law, W H Dutton, Ewen and others formed one of the first overlanding parties to South Australia. Later with his friend John Bell he took up land in New England and on the Darling Downs. These ventures were unsuccessful and he took himself off to the California gold diggings.³⁸

On his return he entered the office of T S Mort with whom he had been associated in 1848 as co-assignee of a Queensland sheep station. He soon became Mort's financial manager and a partner in 1856 when the firm of T S Mort & Co was created. He took charge of the wool consignments, squatting accounts and pastoral finance.³⁹

In public affairs he was active in charitable institutions such as the Sydney Hospital, the Sydney Infirmary and Dispensary, the Sailor's Home, Bethel Union, Female Refuge Society and Royal Prince Alfred Hospital. In local affairs he was president of the Balmain Working-men's Association but advised against trade unionism with the dictum, "let everything be competitive on the same fair principles, the deserving and industrious artisan takes his labour to the best market, the worthless must amend or suffer".⁴⁰

In 1861 he joined the Volunteer Balmain Rifles and became lieutenant in March 1862 and captain in 1868, holding that position until 1876. He was captain and adjutant of the Sydney battalion in 1869 and 1870. He was a churchwarden of St Mary's Balmain, a member of synod and lay cannon of St Andrew's Cathedral. In 1872 he was elected fellow of St Paul's College, University of Sydney. He was an original member of the Union Club in 1857 and of the Royal Sydney Yacht Squadron in 1862. In August 1875 he was elected a

member of the Royal Society of New South Wales.⁴¹

On 7 October 1852 at St Mary's Church, Balmain, he married Sophia Usher (b 1830) eldest daughter of George Nail, merchant, and Barbara (nee Lawson). Her father was a widely-travelled man and for a time is said to have been secretary to Lord Minto, a former governor-general of India (1807-13). Sophia was born at Port Louis, Mauritius, on 21 September 1836 and was brought to Sydney in 1840 or 1841. She had twelve children of whom ten survived childhood. They were (1) Luduvina Rosa da Silva C (b 1853), (2) Sophia Charlotte C (b 1855), (3) Julian Barbara C (b 1857), (4) Charles George C (b 1859), (5) Ewen Mort C (b 1861), (6) Jessie Isabella C (b 1864, d 1864), (7) Wallace MacPherson C (b 1865), (8) Annie Catherine C (b 1867), (9) Ronald John C (b 1869), (10) William Lawson C (b 1871), (11) Donald Clive C (b 1874), and (12) Elsie Neville C (b 1876, d 1876). All the children, excepting Luduvina (b Balmain), Sophia (b Darling Point) and Annie (b Geneva), were born at Ewenton.⁴²

Ewenton

After purchasing Blake Vale, Cameron renamed the house Ewenton, the Camerons moved in in October 1856 and the third child, Julian Barbara, was born there on 9 June 1857. Concluding that the house was too small for the rapidly expanding family, he commissioned the Balmain architect, James McDonald, to add an upper-storey and entrance portico in 1860 (see Table I). The upper-storey, in keeping with the proportions of the original house, was given a bay window of singular appearance. It is fascinating to think that it was the result of an exotic taste acquired by Mrs Cameron from her origins. The new addition contained two large rooms with views of the bay: three smaller rooms were located above the entrance side of the house.⁴³

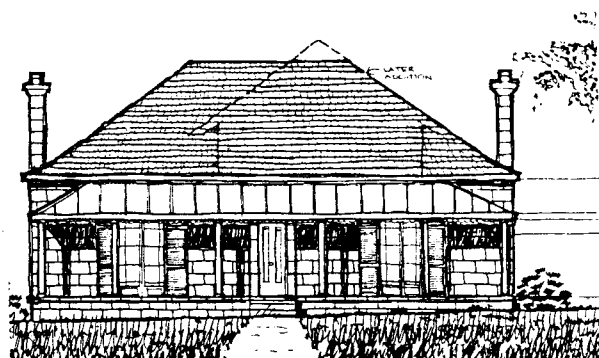
The Camerons Leave for Overseas

Cameron retired from active involvement in Mort and Co in early 1886 and decided to take the family on the "grand tour" of Europe. The Balmain Working-men's Institute, to acknowledge his interest and financial support, gave him a farewell dinner at the Oddfellows Hall on 7 March 1866. The 100 guests seated at the dinner were entertained by the Volunteer Rifle Band, the hall being dressed with flags, flowers and evergreens. To mark the occasion, a large portrait in oil of Cameron was hung. The chair was taken by alderman John Booth (timber merchant) supported by Walter Church (chairman of the Balmain Municipality), the Rev Mr Stack (of St Mary's) and Henry Broderick (engineer). The toast of the evening was to Cameron as "friend of the working classes".^{43a}

In responding, he urged all to promote the cause of educating the young affirming that "want of education is the crying evil of the land". He took this opportunity to offer half the cost of the new classroom at the institute, as well as half-cost of the deficit for the recent picnic. The healths of Mrs Cameron and the children were drunk. In a few days they were aboard the *Strathnavor* bound for England. While in Switzerland, the eighth child, Annie Catherine, was born at Campagne Basin, Geneva, on 13 June 1867.^{43b}

The Camerons Return

Almost two years to the day, the Camerons were back in Balmain. This time the Working-men's Institute chose to celebrate the occasion with a gala picnic for 250 well-wishers at Clontarf, Middle Harbour. Cameron, as president, and 150 ladies and gentlemen sat down to a sumptuous lunch, which he saw to be merely "a symbol of the good feeling that existed between the members and friends of the Institute". Echoing his urgings of the farewell reception, he exhorted those who could afford it to "take a more thoughtful interest in the welfare of others not possessed of the same advantages".^{43c}



SHANNON GROVE (10 Ewenton St): 1848

Built of stone on the cliff above Blake Vale, Shannon Grove was sited to take advantage of the excellent view over Darling Harbour to the city. The 1886 detail survey shows a verandah on the east face of the house. Shannon Grove had attic rooms and probably dormer windows (not shown in the drawing). (Drawn by G Giddy)

He reported on his findings in Europe: the gymnasts performing at Geneva did so in a family atmosphere where good health and good behaviour were obvious; there were 1,400 members of the Leeds Institute and many books; and strikes on the Clyde had destroyed the shipping industry. He forecast that strikes would be a serious disruption to production and progress in New South Wales. After all, he said, "let labour and capital shake hands, their interests were identical". The picnickers returned to Balmain shortly before 7 00 that evening. Cameron's interest in the Working-men's Institute seems to have been a mixture of patronage and an earnest desire to help those that he saw to be "deserving" to get themselves educated and, so, to be of use in the capitalistic system. A self-made man, he expected others to make something of themselves.^{43d}

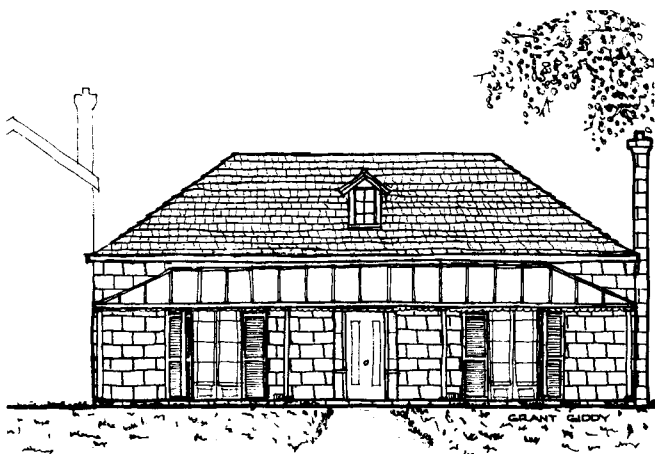
Ewenton Extended in 1872

Fifteen months after returning, Ronald John, the ninth child, was born. The tenth William Lawson, appeared a little more than two years later. The north wing was proving too small to hold the swelling family. Cameron again called McDonald in to build a three-storey wing with basement on the south side of the house (see Table I).⁴⁴

The three-storey south wing was totally dissimilar to the north wing despite the fact that the same owner commissioned the same architect to design the extension. It is distinctly possible that while travelling, Cameron, or his wife, had seen something that captured his, or her, imagination and the memory was transformed into stone by the architect. McDonald's regular thinking could easily have been swayed by suggestions from such a powerful client.

The new wing, slate roofed like the 1860 wing, was built of high quality stonework of unusual detailing. The heavily outlined window openings with their curious tops are like nothing in McDonald's known work. The continuous window sills, however, are his trademark and are to be seen on buildings such as his own house in Thames Street (No 10). The string courses boldly define the different storeys and help to express the diminished thickness of the stone walls as the building rises, giving it a very slightly stepped effect. The deep modelling of the facade is in high contrast to the smoothness of the walls of the earlier wing.⁴⁵

The ground-floor level verandah of the older wing was carried at the same level across the face of the new wing. The heavily modelled arches of the door openings prevented the verandah roof-line from being extended at the same level and



KINVARRA (3 EWENTON ST): 1852-53

The stone house with timber-shingled roof and attic rooms was another of the houses to provide Blake with an income. (Drawn by G Giddy)

a curious double-arched effect was produced by curving the corrugated iron to follow the sweep of the arches. The fascias of the arcaded verandah were perforated to add lightness and the roof was supported on wooden columns which had stylised Corinthian capitals. The arcaded verandah again emphasised the contrast between the two wings because the older verandah had a sawtooth-like valence which mimics bunting fluttering in the breeze. To tie the two verandahs together visually, the criss-cross balustrade was common to both verandahs.

Ewenton was entered through impressive gates at the end of Blake Street. The carriages turned south inside the gates and followed a high-level driveway around the south side of the house to stables and coach house which were on the lower part of the site. A sharp turn back near the 1872 wing allowed carriages to arrive at the portico. Pedestrian access to the house from Blake Street was effected down a flight of steps in line with the main gate and then by a curving path to the entrance portico. Steps and a central path, at right angles to the house, led back up to the driveway. Cameron retained McDonald to see to the driveway, the erection of retaining walls, and general ground improvements.⁴⁶

Young's Subdivision of Hyndes's Lot 2

The entrance to Ewenton continued to be difficult because Grafton Street did not exist beyond Ewenton Street as it does today. Grafton Street has its origins in the second lot sold at Gilchrist's 1837 land sale. Thomas Hyndes bought lots 2,3 and 4 which was all the land along Darling Street from Cameron's Cove to Gladstone Park with the exception of the Blake Estate which had been the 1837 lot 1. Gilchrist's 1837 subdivision included a reserved road which was to become Adolphus Street (see Diagram I).⁴⁷

Adolphus Street was named after the next owner of Hyndes's land, Adolphus William Young, a Sydney merchant, magistrate and, in 1842, sheriff of New South Wales. This article will deal only with the 1837 lot 2, bounded by Johnston's Bay, the east side of Adolphus Street and the southern boundary of the Blake Estate.⁴⁸

Young divided lot 2 on the eastern side of Adolphus Street into lots 1 to 5 (see Table II). He sold lots 1 to 3 to Edward Hunt - the five-and-a-half acres for £1,100 in November 1847 (see Table I). By this subdivision Adolphus Street was dog-legged around to get down to the waterfront where Young had a wharf built. He also created Grafton Street leading at a right angle from Adolphus Street to end at the western boundary of Hunt's purchase (see Diagram III).⁴⁹

Hampton Villa

On Hunt's land stood a "weatherboard cottage, outoffices, stable and garden" (later Hampton Cottage, site of 14,14a Ewenton St) which had been there since 1844 (see Table II#).

These buildings were leased by Rollo O'Farrell (occupation unknown) and were set well back on lot 1, so as not to impede future development of the site. Between Hunt's land and Adolphus Street were lots 5 and 5a. Young had sold the northern half of both these lots in October 1850 to Robert Blake (see Table II) and he sold to Edye Manning, a Sydney merchant. Manning bought the southern halves of these allotments from Young in June 1853 (see Table II). Manning sold lots 5 and 5a to Hunt in July 1856 for £700.⁵⁰

Hunt sold most of lot 2 and lot 3a to Robert Thomas Ford of Balmain in May 1851 for £380. Ford sold lot 3a to Louis Barber, a merchant of Sydney in September 1853. Hunt sold lot 3b to Barber in May 1853 (Ford bought a portion of lot 3b back from Barber in September 1853).⁵¹

These sales left Hunt about three-and-a-half acres which was all the land from Adolphus Street to the little bay between the Blake Estate and those sales made to Ford and Barber. On this land Hunt built a fine stone house with attic roof which he called Hampton Villa (12b Grafton St) between 1847 and 30 August 1849 (see Table II). On that latter date his third daughter, Henrietta Elizabeth, married Rowand Ronald from the house. Given a delay in the registration of the land title, it is possible that the house was built as early as 1845.⁵²

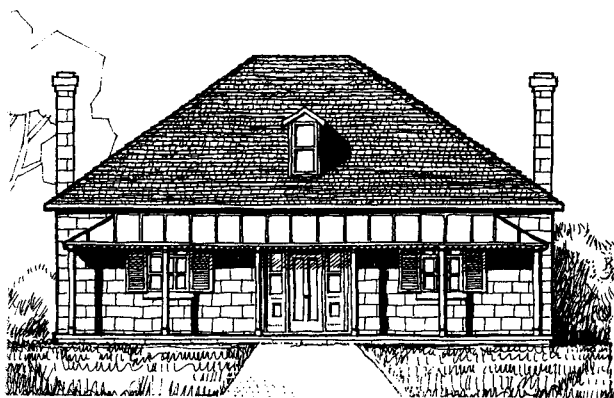
Edward Hunt, Cabinetmaker

Edward Hunt was born in London in 1792 the son of Charles North Hunt, barrister, and Mary (nee Place). He came to Sydney as a free settler aboard the *Broxbornebury* on 28 January 1814. On 20 June 1821 he was married at St John's, Parramatta, to Hannah Paget, the 17-year-old daughter of Martin Mason who had arrived in Sydney in 1798 as the surgeon on the *Britannia*. Surgeon Mason began a medical practice at Green Hills in 1804 and this is said to have been the first medical practice in Australia. Hannah was born at Toongabbie in 1804 to her mother Maria, nee Verity. Edward and Hannah Hunt's children were (1) Maria H (b 1822), (2) Mary A H (b 1824), (3) Hannah (b 1825, d in infancy), (4) Henrietta E H (b 1826), (5) another Hannah H (b 1828), (6) Annie H (b 1833), (7) Emily Blackwell H (b 1835), and (8) Edward Mason H (b 1840 or 1841).⁵³

Edward Hunt set up as a cabinetmaker and undertaker in George Street, at Brickfield Hill, at the beginning of 1819. He found trouble in getting good cedar at a reasonable price and after being refused permission by Governor Macquarie in 1821 to get it from Newcastle was finally allowed to go further north. He advertised his "Claw dining tables, cellaret sideboards, chests of drawers, tent and portable bedsteads, wash hand stands, tables etc" as "Cabinet Furniture of superior workmanship and made from the best materials".⁵⁴

Hunt had been in partnership with his brother, Frederick, who had also arrived on the same ship with him. The partnership was dissolved in 1828 and Edward moved to premises in George Street. In 1833 he opened the "Cabinet, Ware and Shew Rooms" in Jamison Street. The new building, which included a residence, was designed by the noted architect, John Verge. It seems that Hunt was in partnership with Charles North Hunt, his nephew and son-in-law and the business was referred to in Fowles' Sydney in 1848 as the C N Hunt Cabinet Factory. Charles had married Maria Hunt on 9 July 1841 and they later lived in Hampton Cottage. By 1846, Charles was in charge and the workshop became one of the largest in Sydney.⁵⁵

In public life Hunt was to the fore. In 1820 he was a member of the committee of the Sydney Bible Association; in 1821, and for many years after, he subscribed to the Sydney Benevolent Society; in 1824 he contributed to the building of Scots Church, Sydney; and in 1827 was appointed to the



BLAKE VALE (later enlarged as Ewenton): 1854-55

No evidence of the house has survived and the drawing is therefore conjectural. Blake Vale, here seen from the west, was almost certainly incorporated into the 1860 wing of Ewenton. (Drawn by G Giddy)

committee of the Wesleyan Auxiliary Missionary Society. Deciding to run for the new City Council, he announced in September 1842 that Sir John Jamison was "at the head of his electoral committee of 35". He was elected a councillor in the November 1842 elections and urged that something should be done about the state of the streets. In December 1842 he put a motion to invite tenders for cleaning the streets.⁵⁶

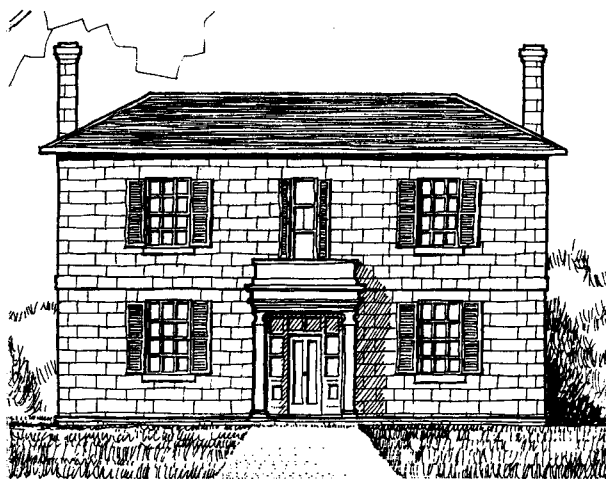
His success was evidently limited because in June 1843 he told the Council that "Bourke Ward is so filthy as to engender disease especially in Queen's Place [city]". Hunt continued his efforts for the benefit of the city but was defeated in the November 1843 elections. In 1844 Hunt was in residence at Newlands at Parramatta, sometimes called East Newlands. In July 1844 he was a signatory to a trust for a land grant for "Particular Baptists" and in December of that year was publicly thanked for acting as a trustee during the building of the Bathurst Street Chapel.⁵⁷

Hunt resumed his public career in March 1858 when he was nominated as a Member of the Legislative Council. He retired from the Legislative Council on 13 May 1861. Hunt died at Hampton Villa on 20 December 1866 and Hannah continued to live there until about 1872 when the house was let to the businessman, etcher and gallery director, Eliezer Levi Montefiori.⁵⁸

The new tenant had been in Victoria where he helped to found the Victorian Academy of Art and became a trustee of the Melbourne Public Library, Museums and National Gallery. He resigned in 1871 to settle in Sydney where, with T S Mort and others, he founded the New South Wales Academy of Art. He was a director of the Pacific Fire and Marine Insurance Co (1871 to 1891) and one of the original founders of the National Art Gallery of New South Wales which opened on 22 September 1880. From 1883 to 1893, his etchings illustrated the gallery catalogues.^{58a}

Robert Thomas Ford and Heathfield

Next to Hampton Villa, Robert Thomas Ford, built Heathfield (later demolished, site of White Bay Container Facility), a two-storey stone house with verandah, looking out to the city over the "little bay" (see Table II). Ford bought most of lot 2 and lot 3a from Hunt in May 1851 for L380. It seems that Ford built the house in 1850. Ford sold lot 3a to Louis Barber, a Sydney merchant, in September 1853. Hunt



EWENTON (formerly 6 Ewenton St): 1860

The Victorian Simplified Classical style stone house was designed by James McDonald, the Balmain architect. It seems that the ground floor and basement incorporate Blake Vale. (Drawn by G Giddy)

also sold lot 3b to Barber in May 1853. Ford bought a portion of lot 3b from Barber in September 1853, on which he had constructed his carriageway (see Diagram III).⁵⁹

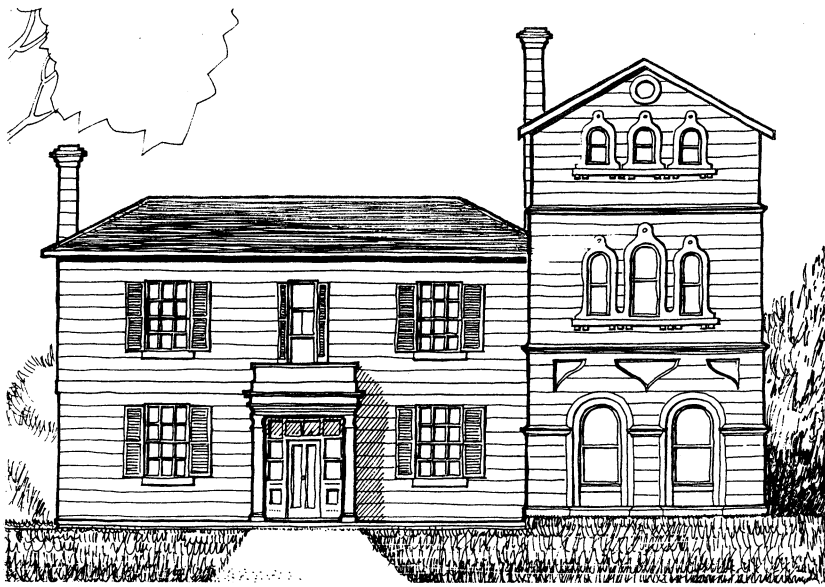
Robert Thomas Ford (b 1807) was one of the three sons of Robert Ford of Heathfield Terrace, Turnham Green, Middlesex. Ford senior was a partner in Bruce and Ford of Clerkenwell, London, publishers, bookbinders, who took county and export orders, supplied seals and engraving. The other sons, William and Frederick, became booksellers, printers and stationers of Lower George Street. In 1851 they published the well-known *Sydney commercial directory for the year 1851*. Robert Thomas Ford was a custom house agent and ship broker. Ellen Pringle (b 1796) became his wife in Sydney in 1844 in Sydney. He was located in Jamison Street, in April of that year, from where he traded in sheep and other interests. In 1846 he moved his agency and ship brokerage to Bridge Street and his private residence was in Morgan's Buildings, Kent Street. In 1860 his business address was Circular Quay and in 1863, Macquarie Place. By 1858, with Robert Adams, he founded R T Ford and Co to carry on the agency and brokerage. The firm became Ford, Adams and Co in 1870 and continued to trade for many years.⁶⁰

Although Grafton Street was planned to run straight through to the bay, the steep drop would have made it difficult to use and it stopped at the boundary between lot 3a and lot 4. Ford's land was entered via a 16-foot wide right-of-way from the end of Grafton Street. Ford died at Heathfield on 8 August 1876, aged 69, but his widow Ellen remained there for many years. There were no children of the marriage.⁶¹

Samuel Crook, Cabinetmaker

To the west of Heathfield, Louis Barber, the owner of lot 3a and the residue of lot 3b, bought lot 4 from Young in August 1853 for L360 (see Table II). Combined with lot 3a and the part of lot 3b, his holding amounted to about two-and-a-half acres. Barber sold to George Alfred Lloyd, a Sydney merchant, in September 1853 for L3 300 (excepting the small portion sold to Ford for his carriageway). This sharp increase in selling price means that there must have been a house on the land, possibly built by Barber (see Diagram III).⁶²

Lloyd seems to have acted for Samuel Crook, a cabinet-maker, who had been in business in Melbourne. When the sale was concluded for L3,500, however, the property was



EWENTON
(formerly 6 Ewenton St):
1860, 1872

Cameron was forced to add the south wing in 1872 to accommodate his ten children. He commissioned James McDonald to design the new wing of stone.

The same owner and the same architect produced these markedly different wings. Although the continuous window sills can be found in McDonald's other work in Balmain, the stone window architraves and centre-holed "top-knots" are extremely rare in Australian architecture.

(Drawn by G Giddy)

registered in the name of Crook's wife, Zenobia, in August 1854. The family were very likely in the house by then.⁶³

Samuel Crook, born 24 March 1814, was the only son of the Rev William Pascoe Crook (1775-1846) a missionary, schoolmaster and Congregational pastor, and Hannah (nee Dare). From the age of two until he turned 16, young Samuel spent his life with his parents and his eight sisters on his father's various mission stations in the Society Islands - with the longest period at Tahiti. The family returned to Sydney in December 1830 and lived in Jamison Street (near the site of the Qantas building). Edward Hunt's cabinetmaking business was opposite the Crook home and Samuel entered an apprenticeship there.⁶⁴

Samuel completed his training with Hunt on 20 October 1835 and set up on his own as a cabinetmaker in Castlereagh Street. He married 19-year-old Zenobia Smart, a sister of Thomas Ware Smart, the auctioneer and later member of the Legislative Council, on 12 December 1836 in Scots Church, Sydney. Their first child, Hannah Jane C, was born in 1837.⁶⁵

Samuel decided to try his luck at Port Phillip and embarked in the Schooner *Kate* on 26 July 1839 and arrived in Melbourne on 3 August 1839. The children born there were (2) William Pascoe C II (b 1839, called Willy), (3) Thomas Ware C (b 1842), (4) Samuel Ebenezer C (b 1844), (5) Zenobia Ann C (b 1846, called Zoby), and (6) Grace Frances Augusta C (b 1851).⁶⁶

He established his cabinet and upholstery warehouse in William Street "near the wharf". He announced in January 1840 that he was building a hearse, said to be the first in Melbourne, which he would hire out on funerals which "would be furnished punctually and conducted in the neatest manner possible". He moved with his family from William Street to Collins Street in 1842 where his workshop and timber yard attached. In 1849 he had "furniture of every description on hand and made to order, of the best cedar, blackwood, huon pine, cypress, etc". Crook's excellent billhead for 1851, illustrated in the definitive *Nineteenth century Australian furniture* by K Fahy, C Simpson and A Simpson, shows the extent of Samuel's enterprise:

Buildings executed, furniture of best quality, cabinet maker, a spring van for removing pianofortes etc, shops fitted up, the lowest prices for cash, upholstery, etc, mattresses [sic], palliasses, carpeting, blinds, draperies, etc, a hearse, mourning coaches, and every other funeral requisite.^{66a}

He remained in Collins Street and in 1851 owned Nos 69-71

on the site of the Melbourne Town Hall. Meanwhile, in Sydney, the Rev Crook's health began to fail and he took the sea voyage to Melbourne to live with Samuel's family in 1841. For a time he conducted non-conformist services in the furniture store. He was still being cared for by the family when he died on 14 June 1846.^{66b}

Samuel Crook and Bleak House

Samuel returned to Sydney with Zenobia and the seven children "after upwards of 14 years of toil and trouble" and bought the land overlooking Johnston's Bay from Barber through his agent Lloyd, as mentioned previously. As things turned out, it was very wise of Samuel to agree to the house being in Zenobia's name with Thomas Ware Smart, MLC, as trustee. Because of protracted legal matters, the transaction took a very long time to settle and Samuel, knowing of Dickens' book *Bleak House*, which railed against the "Law's delay", decided to call his new Balmain home Bleak House (later Clermont, sometimes Claremont, later demolished, site of White Bay Container Facility). The house was built of dressed sandstone, with slate roof and wide, long sandstone-flagged verandahs. It had many large rooms to accommodate a large family and to entertain friends. Crook terraced the grounds, laid lawns, planted a garden and laid a tennis court.⁶⁷

Although Dickens' house in the story was anything but bleak, the same could not be said of Samuel's future. Despite his experience as a cabinetmaker, he decided to try his hand in the water-transportation business. At the foot of the property was a wharf which became known as Crook's Wharf and from there, by April 1854, Samuel was preparing to run a steam ferry service to the city. He bought three-iron hull ferries, *Nautilus*, *Pearl* and *Peri*, of 11 tons each. They were said to be the most modern on the harbour but almost from the beginning things seemed to go wrong.⁶⁸

The family life of the Crooks has come down to us in the letters which passed between them and the Nisbets. The Reverend Henry Nisbet, a missionary at Apia in Samoa, married Sarah, the sister of Samuel Crook. Numbering over 1,000, the letters reveal many joys and sorrows and give a picture of life in Bleak House. Samuel's unmarried sister Betsy was an indefatigable correspondent and it is from her that we know of the tragedy that befell Samuel's wife.

Zenobia gave birth to a son, (7) Robert Reeves, at Bleak House on 24 March 1854 but the child died on 29 August of that year. Another son, (8) John Alexander Armstrong (called Alick) was born there on 4 September 1855. Said to have been of a very excitable disposition, Zenobia became distressed during the visit of "some very imprudent Christian

friends who . . . entered into long religious discussions in her room in which she appeared very much interested but it threw her into a state of despondency". She died on 24 September 1855 and baby Alick was taken to Samuel's sister, Lydia, for care and nurture. Lydia was nursing her own infant and was quite happy to accept the new baby.⁶⁹

At the time of his wife's death, Samuel's "steamers [had] just arrived" and it was fervently hoped by members of the family that this would divert him from his grief. Engaging a housekeeper for Bleak House, Samuel attempted to make a go of the ferries. As well as these expenses, Samuel had been giving his children "the best education procurable in Sydney which costs no trifling sum, but their education is of too much importance to be neglected at any price". At the time of Zenobia's death, Hannah Jane had left school and "Zoby was sent in her place": the boys were at private schools.⁷⁰

Samuel's steam ferries were extremely unprofitable: twelve months after Zenobia's death, the boilers had to be replaced and he was meeting with competition "there being now 4 steamers from Balmain in opposition to him". At the beginning of 1857, he was ruined but fortunately the ownership of Bleak House, as a consequence of Zenobia's death, had been entailed in the children's names and could not be sold to settle any of his outstanding debts or to provide for his future. Zoby was taken away from her school and the boys were sent to the National School "which is almost free".⁷¹

The Second Family of Samuel Crook

There was a happy turn in Samuel's life, however. On 14 May 1857 he married Eliza Horsley at St John's, Parramatta, and they lived at Bleak House for a short time. Eliza was the 29-year old daughter of Captain John Horsley and the late Jane (nee Jackson). Before coming to New South Wales as a

free settler in 1814, Captain Horsley had served with the Royal Horse Guards during the Napoleonic Wars. Samuel did not conceal his financial state from Eliza who "declared herself willing to share his troubles with him [and was] still intent upon marrying him". By March 1858 Samuel had become insolvent but Bleak House was in trust for the children.⁷²

On 25 March 1858 young Hannah Jane was able to write from a new home on a farm at Fairfield (near present-day railway station), belonging to the Smart family:

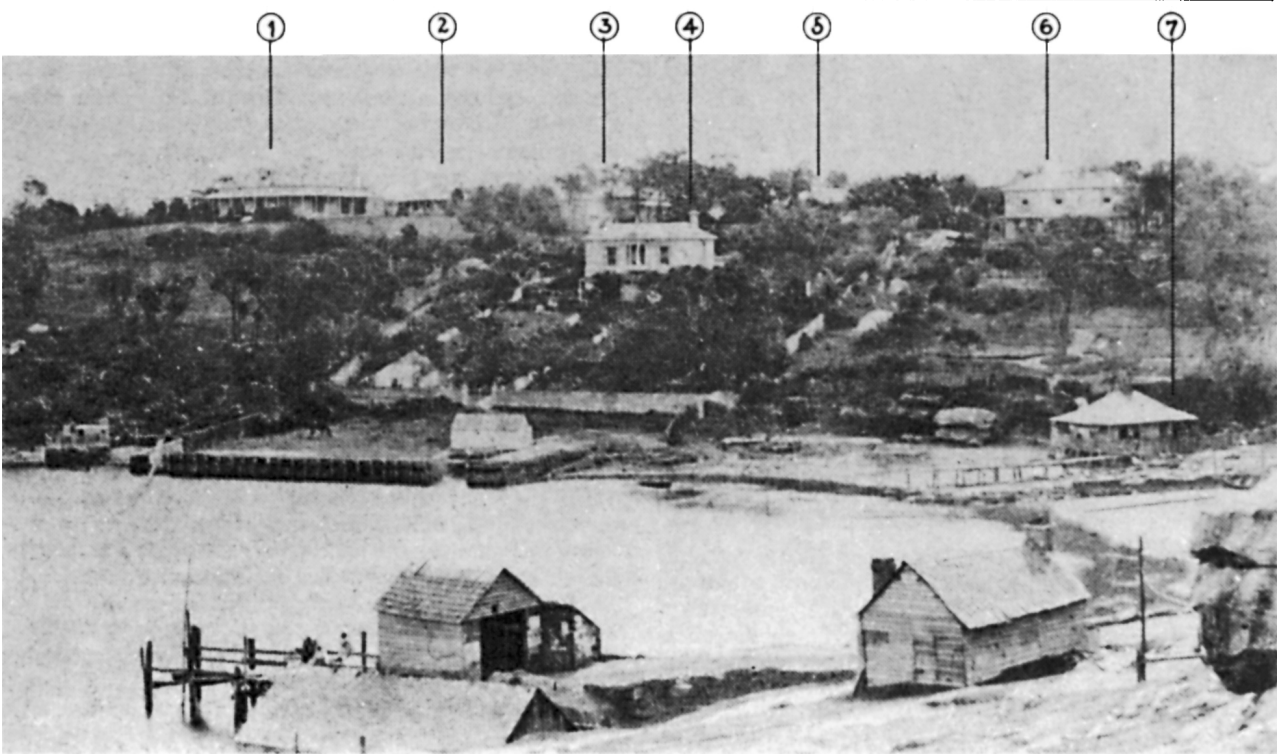
I suppose you will hear from everyone that we have left Bleak House so I shall say nothing about that. This is a very pleasant place to live in and having the railway right through the farm affords those who have the wish to see us a very good opportunity for so doing. The terminus is about three or five minutes walk from the house - we have a nice little orchard and had plenty of fruit but it is now all gone. In the winter we shall I believe have a very good crop of oranges. About a "Scotch mile" from here is Woodland, a farm in the possession of Mr Kenyon (Eliza's brother-in-law) his wife is a sweet little woman. I like her much. We often go there.⁷³

Crook had come to terms with his new life for he was able to write on 21 April 1858: "I have lost all but I have very much to be thankful for and do not repine. I have a priceless wife and we are very happy".⁷⁴

He set about improving life still further and by August 1860 was building a new cottage nearby. Eliza was able to write that Samuel

studies my convenience and comfort in everything and I am quite delighted with his plan of the cottage. It is situated

PRECINCT 5 BEFORE 1872	1	Hampton Villa (12b Grafton St): 1847-49.	6	Maryville (site of new town houses): 1860 wing.
The little inlet was first called Sandy Bay and then Steam Ferry Bay. Hunt's land is to the left with Hampton Villa on the skyline. The 1860 north wing of Ewenton is seen with the exotic bay window. Ternen's Wharf at the foot of Ternen Street is in the foreground.	2	Hampton Cottage (site of 14, 14a Grafton St): pre-1844.	7	Patrick Killeen's first cottage (site of Ewenton Park): 1840-44.
	3	Shannon Grove (10 Grafton St): 1848.		
	4	Ewenton (fmly 6 Ewenton St): 1860.		
	5	Mount Shamrock (site of 8, 8a Ewenton St): 1837.		
				(Courtesy of the Mitchell Library)



on a hill overlooking the orchard, the foundation is hard and most of the materials are on the ground but owing to the inclemency of the weather little has been done for the past few weeks [27 September 1860]. The twins have whooping cough and all their teeth. Samuel has just gone over to our little farm. He expects to have us all there in about three weeks.⁷⁵

The new farm, situated in present-day Smithfield, was known as Sherwood Grange. As well as the twins (9) Eliza Jane Martha C and (10) Fanny Elizabeth Sarah C (b 1859), there were two sons, (11) Arthur Joseph C (b 1861), (12) Walter Samuel Horsley C (b 1862) and (13) Anne Maud C (b 1868). Little is known of Samuel's life at Sherwood Grange, except that he made his will there on 23 May 1863. By the time of his death on 12 May 1883, the family were living at Park Hill, Parramatta: his funeral was noticed as leaving from Dencibel, Parramatta Park.⁷⁶

Later Tenants of Bleak House

The Crook family let Bleak House to a number of tenants after the family left for Fairfield. One of the tenants was the wine merchant, Frances A Blake, who had his cellars in Mort's Passage, off Pitt Street. He lived in the house from about 1865 to 1875. Crooks Wharf at the bottom of Adolphus Street was also leased to various persons. George Bonamy had a wood and coal business there from 1858, as did George Read of Birchgrove in 1865.⁷⁷

Henry Perdriau leased the wharf in 1867 as the coal depot for his steam ferries.⁷⁸

The Perdriau Family

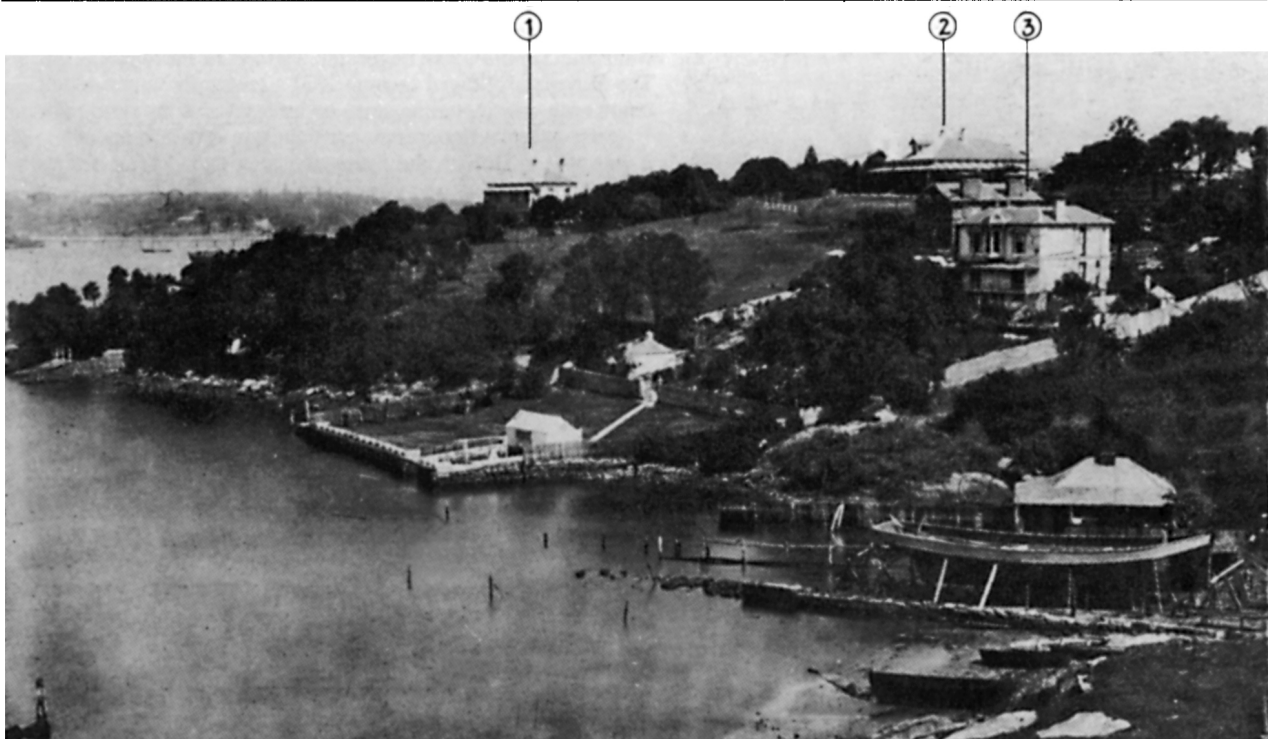
It seems remarkable that for the same "14 years of toil and trouble" that Samuel Crook spent cabinet-making in Melbourne, Henry Perdriau was also undergoing a period of "toil and trouble" in Balmain. Where Crook's struggle had not been successful, and his subsequent four years in Balmain financially disastrous, Perdriau's enterprise was crowned with success. In fact, it was the Perdriau steamers that were the "great opposition" to Crooks ill-conceived ferry service.⁷⁹

The Perdriau family has its roots deep in the history of France. The name is said to mean partridge (*perdreau*, young partridge) - the family crest features three partridges. The family was well established in 15th century La Rochelle on the Bay of Biscay. The Perdriaus were a Reformist family in Tours in 1557 when Jacques Perdriau, a *taffetier*, took his family to Geneva to seek a more tolerant religious atmosphere. From the 1560s the Reformists were called Huguenots and Jacques was made a citizen of Geneva on 13 May 1572. Geneva was a fortunate place to be in 1572 because of the St Bartholomew Day Massacre which saw the murder of many Huguenot families in France on 24 August.⁸⁰

The Edict of Nantes of 1598 allowed the Huguenots freedom of worship, one of the many "elusive freedoms" that the family were to encounter. The Revocation of the Edict of Nantes in 1685 saw the mass migration of Huguenots to the Protestant Low Countries and to England. The Perdriau Huguenots went to London in the 1680s and to Ireland as well. The Perdriaus also went from England to New York and South Carolina in 1867.⁸¹

The Perdriaus that were to come to Australia found themselves in the British West Indies. Settling in St Kitts, Stephen Perdriau III married Louisa Elizabeth Callas on 20 September 1730. In 1761 he was elected a member of the

PRECINCT 5 AFTER 1872	Bleak House is behind Heathfield obscured by the headland Patrick Killeen's cottage is at right behind the boat. Johnston's Bay crossed by the Glebe Island Bridge is in the background. Grafton Street was not extended down to the little bay until after the 1893 subdivision. The bay was called Cameron's Cove in 1985 when the new	development began.
Ewenton is seen with the 1872 wing added on to the south of the 1860 wing. Cameron's wharf, slipway and boat shed can be seen. The carriage horses grazed in the enclosed area next to the boat shed. The boundary between Hunt's land and Cameron's land is just to the left of Ewenton.		<ol style="list-style-type: none"> 1 Heathfield (site of Container Facility): 1850. 2 Hampton Villa (12b Grafton St): 1847-49. 3 Ewenton (formerly 6 Ewenton St): 1860, 1872. <p>(Courtesy of Clive Lucas and Partners)</p>



Assembly for the Parish of St Paul's Capisterre and died at St Kitts on 17 August 1783. His son Stephen IV (b 3 July 1731) married Margretta Langley in 1766 and took his father's seat in the Assembly in that year. The Perdriau slave plantations produced sugar cane, coconut and coffee. Stephen IV died on 10 March 1801 at St Kitts and his son Stephen V (born 1768) had by that time become a lieutenant on HMS *Alkmar*.⁸²

Stephen V began his service with the Royal Navy as a boy of 12 on 12 August 1780 when he served in HMS *Venus* as "Captain's servant". On 2 May 1785 he became Captain Horatio Nelson's servant aboard HMS *Boreas*. His diligence was recognised and he was promoted lieutenant of HMS *Zebra* on 1 January 1797 and other vessels until qualifying at the British Royal Naval Academy, Portsmouth, on 20 December 1796. More naval service followed and he became Lieutenant and Commander of HMS *Hardy* from 12 December 1805. His sea-going came to an end in October 1812 when he relinquished command of HMS *Waldemar* to become officer in charge of the Royal Navy Semaphore Station at Southwark, London. He died, still in service, on 22 January 1820.⁸³

Stephen V married Maria Rowe (b 1766) the daughter of George Rowe, a Royal Navy surgeon, on 23 July 1802 at Fratton, Portsmouth, where they lived. Their children were Stephen P VI (b 1804), George Augustus P (b 1814), Joseph Packwood P (b 1816), Henry Carter P (b 1817, the Balmain ferry master), and Catherine P, Charlotte P, Mary-Ann P and Maria P.⁸⁴

Despite a distinguished naval career, Stephen V lost £18,000 in the "failure of a Provincial Bank at Gosport, Hampshire". The family's straightened circumstances were improved a little by the £1.0.0 weekly pension to widow Perdriau from the Royal Navy. On her death on 12 November 1824, the eldest daughter, Catherine, was 21 and it was she who brought up her brothers and sisters. Catherine kept house at Westminster Road, Lambeth, and entered young Henry Carter in the Greenwich Royal Hospital (RN) School as an orphaned child of a Royal Navy officer in 1826. The boy, named after his mother's brother-in-law, Dr Henry Carter, entered the Lower School on 4 December 1826 and the Upper School for Officers on 10 April 1828.⁸⁵

Henry Carter Perdriau, Ferrymaster

Henry Perdriau's successful discharge from the school on 20 May 1831 allowed him to be apprenticed to his eldest brother, Stephen VI, who was master of the *Beatrice* trading out of London to the West Indies. He learned the duties of captain's servant, able seaman, and ship's officer, gaining valuable experience in practical seamanship.⁸⁶

It was not Henry who came first to Australia, however. Joseph his elder brother arrived as an apprentice aboard the *George Hibbert* in Sydney on 30 May 1833. It may have been because of Henry's friendship with a seaman, later to become a well-known Balmain identity, that brought him to Sydney. Henry was on the *Beatrice* when he first met Charles Harrold in 1832 in the West Indies. They remained friends until Harrold's death in Balmain in 1894. Nine years older than Perdriau, Harrold "looked after him like a brother" when they worked on the same ships. Harrold had served in the Royal Navy and in 1832 was an officer on mail ships between the West Indies and Spain. From about 1841 Harrold was the master of ships trading between Sydney and other Australian ports to New Zealand, Tahiti, Batavia and Mauritius. He settled in Balmain in 1839 where he later became a harbour pilot and was the author of a book on the navigation of the Torres Strait. When he retired from the sea he became assistant harbour master until 1877.⁸⁷

Perdriau Comes to Balmain

Henry Carter Perdriau arrived in Sydney aboard the *Lord William Bentinck*, 443 tons, Captain Daultry, on 8 October

LOT	VENDOR	DATE ⁺	PURCHASER	OCCUPATION	DEVELOPMENT
1-3	Young	12/1 1847	Hunt, Edward	Cabinet-maker, Balmain	(Hampton Villa), Hampton Cottage, # (Heathfield)
4	"	31/8 1853	Barber, Louis	merchant, Sydney	(Bleak House)
5,5a north	"	23/10 1850	Blake, Robert	esquire, Balmain	(Hampton Villa Estate, west part)
5,5a south	"	20/6 1853	Manning, Edye	merchant, Sydney	(Hampton Villa Estate, west part)
+ Date of purchase of land.					
# Hampton Cottage existed before sale to Hunt.					
(-) Later development shown in brackets.					

1837. Daultry was the first to report the news to Sydney of the death of King William IV. Henry was the only one of the brothers to settle in Australia.⁸⁸

Perdriau had fallen in love with steamers and noted the lack of steam-powered water-transportation and could foresee the replacement of sail by steam. The 140-ton steam packet *James Watt* arrived in Sydney on 18/19 February 1837 from London and began a trial voyage to Newcastle for coal on 30 April of that year. The *James Watt* later that year made the first steam-vessel voyages from Sydney to Melbourne, and Sydney to Brisbane.⁸⁹

Early Ferry Services

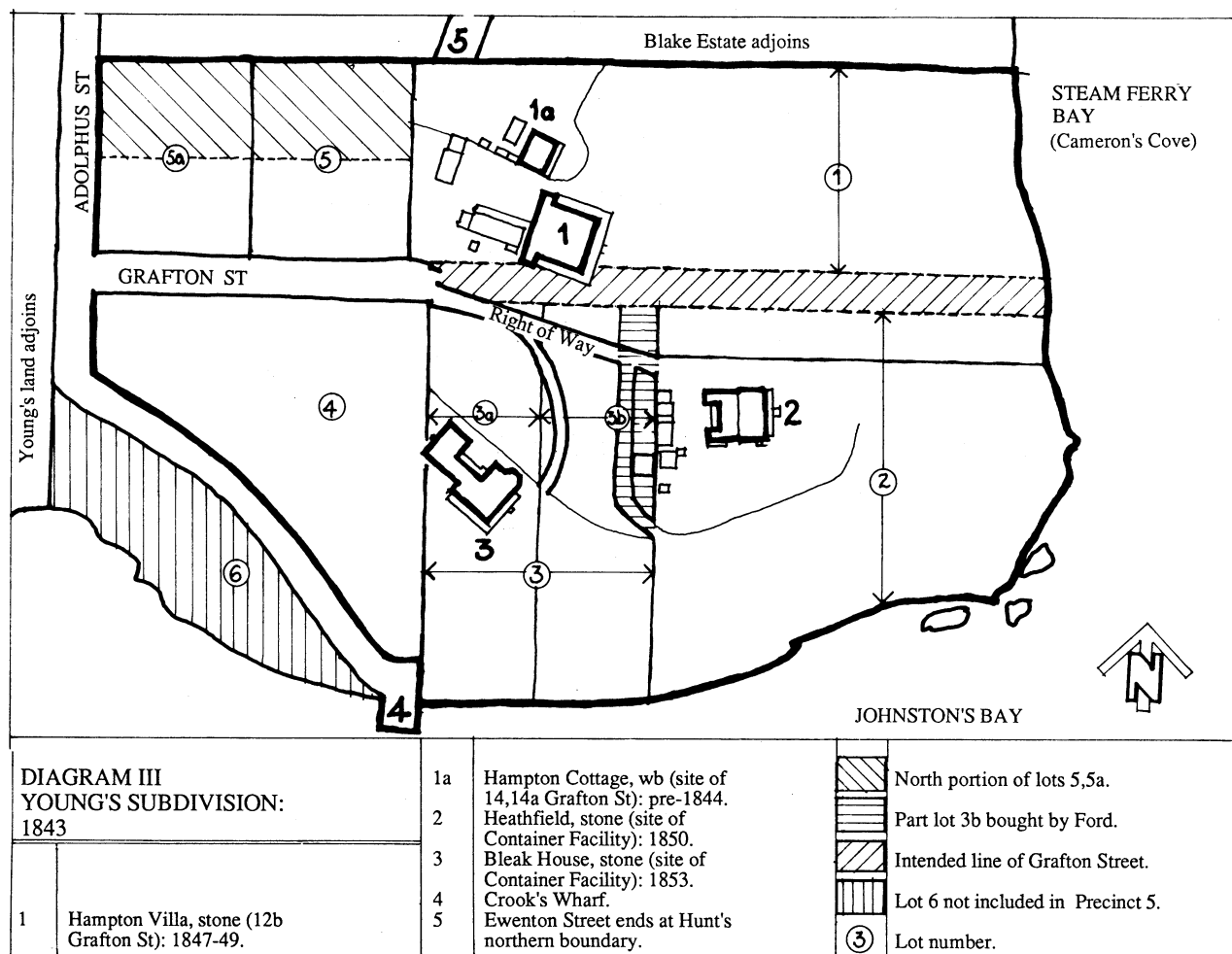
By 1841 Perdriau had built a small timber cottage at the foot of Datchett Street on the Johnston's Bay waterfront. By gaining a marine engineer's ticket as well as his master's certificate, he set about operating a steam ferry from Balmain to Sydney. The harbour and its rivers were the obvious means of transportation. Governor Phillip, for example, had got to Parramatta (Rose Hill) by water before there were any roads. Because Sydney was a maritime town, it was logical that water transportation would be to the fore.⁹⁰

The had been steamers on the inner waters since May 1831 when the *Sophia Jane* began the Sydney to Parramatta run. The *Surprise* followed in June 1831 - taking three-and-a-half hours each way including stops on both sides of the river. The *Surprise* was the first steam vessel built in Australia and when it was sent to Hobart, the *Kangaroo* took over. After a short time, the *Kangaroo* was taken to Melbourne.⁹¹

The next ferry was the *Experiment* and demonstrated its name by the mode of propulsion. Power was supplied by four horses chained to walk a circle on deck. Their action drove a capstan connected to the shaft of the paddle wheels which propelled the boat. The *Experiment* could do the trip to Parramatta in three-and-a-half hours, the same time as the *Surprise*, but the more tired the horses became, the longer the journey took. The *Experiment* lasted only a few months. In 1834 the *Australia* took over, followed in 1835 by the *Experiment* again. This time a steam engine had replaced the horse-power. In 1836 *The Rapid* was also on the run - the first double-ended steamer to operate in Sydney Harbour.⁹²

In 1841 the *Experiment*, the *Emu* and the *Kangaroo*, now operated by Edye Manning, were still on the Parramatta-River-to-Miller's-Point run and began a weekend picnic service. The new service included stops at Balmain.⁹³

The alternative means of transport, and in these early days the more reliable, were the watermen. Using excellently crafted light cedar skiffs of about 18 feet, the licensed watermen were stationed at various points around the



harbour. They had a system of signalling to answer calls for passengers either from landings or from ships anchored in the harbour. Though usually propelled by sturdy oarsmen, the skiffs carried small sails for long journeys.⁹⁴

Perdriau invested in some of these boats and found them to be profitable. Because Balmain was then "the nursery of Sydney's shipbuilding", he could see the value of investing in small boatyards, particularly those where steam engines were being fitted. These early investments were "stepping stones to his main ambition" - to operate steam ferry services.⁹⁵

In 1842 Perdriau ordered a 50-foot paddle wheel steamer with 9-foot beam, and of 10 tons, powered by an 8-horsepower engine for L175. The depression of 1842 and 1843 caused him to lose some of his capital and he borrowed from six of his watermen to pay for the steamer.⁹⁶

Remembering the source of his funds he called the new boat *Waterman* and began a circuit from wharves at Nicholson Street, Darling Street, Ternan Street, Lime Street (near Erskine St) and Grafton Street (Sydney, just below Observatory Hill). The fare was threepence each way with a good reduction for season tickets.⁹⁷

Part of the ambition was to maintain a regular timetable but, because the *Waterman* broke down many times, Perdriau bought another steamer and put it on the run. This allowed him to make engineering improvements to the *Waterman*. In 1843 he sold some of his Balmain land to help put the business on a sound footing. During 1844 and 1845 the *Waterman* was running a daily 15-minute service from 8 am to 7 pm on the Grafton Wharf-to-Balmain circuit. Soon the *Ferry Queen* and the *Pet* were on the service which was extended to wharves at Windmill Street and Miller's Point.⁹⁸

In 1845 Perdriau began a new service by running the *Ferry Queen* from Miller's Point to Blue's Point. The ferry towed a punt for vehicles on each side of it. In March 1846 he sold the *Waterman* for L300. The *Waterman* and the 43 ton *Gipsy Queen* were in competition against him on the Balmain run but he was able to buy them both and operate them himself. In 1847 he had *The Brothers*, a wooden paddle-wheeler able to carry 50 passengers, on the Miller's Point vehicular punt service along with the *Ferry Queen*. *The Brothers* made a few trips to Manly in that year.⁹⁹

From 1848 onward Perdriau leased land at the foot of Erskine Street and this gave him an entry point into the heart of the city for his ferry passengers. Erskine Street was to be the city point of call for the Balmain ferries until January 1964. By 1851 the *Waterman* and the *Gipsy Queen* were on the Balmain to Erskine Street circuit. In that year the *Gipsy Queen* joined the *Victor* on the Dawes Point to Blues Point run and later on the *Ferry Queen* was on the Milson's Point run. Perdriau had gained a monopoly over the Balmain run.¹⁰⁰

During this time time Perdriau had the backing of his partners, Joseph Hunt and Alexander Buchan, and traded as Perdriau & Co. By 1858 the company had become Perdriau and Hunt. He was later able to buy his partners out. In 1854 the company bought land fronting Darling Harbour below Weston Street at Pearson Street and a further purchase in 1855 extended his headquarters along the waterfront to Darling Street Wharf. His overnight moorings were in the sheltered waters of Waterview Bay.¹⁰¹

In the 1850s he extended services from his two wharves at Erskine Street to Bald Rock (White Bay) with intermediate stops each way at Stephens Street and Reynolds Street. He had



JOHN WARD (1865-1955)
The Blue Bird Hunter of Balmain



WARD PUTTING THE FINISHING
TOUCHES TO A "BIRD PAINTING"

His heavy wrinkled hand produced extraordinary detail, his watercolours looked like oil-paintings.

another service to Mort's Dock with intermediate stops each way at Yeend Street and Darling Street. Then came services to Harris Street, Pyrmont, and Johnston Street, Annandale.¹⁰²

When ferries ceased for the night, Perdriau saw to it that his efficient service would be carried on by the watermen whom passengers engaged by appointment. The ferries he had in 1855 included the very sleek *Alma*, 18 tons and locally built, with length six times the beam "and she was speedy". The *Alma* was named after the battle of the River Alma in Russia where the British and French defeated the Russians in the Crimean war. Perdriau kept the *Alma* until 1891. In 1856 he bought the even speedier *Premier* of 19 tons and of similar build to the *Alma*.¹⁰³

Henry Perdriau and Family

Henry Perdriau married Anne Eliza (b1824), the 21-year old daughter of Ebenezer Simpson of Newry, County Down, Ireland. Simpson came to Sydney in 1838 on the barque *Parland* and set up a tannery at Camden. The marriage took place at the "Congregational or Independent Registered Chapel" in Pitt Street on 20 February 1845. Their children were (1) Henry P (b 1845), (2) Edward P (b 1847), (3) Maria P (b 1849), (4) Harrold P (b 1851, named after Captain Harrold), (5) William George P (b 1853), (6) Clara P (b 1854), (7) George Alexander P (b 1856), (8) Stephen Edward P (b 1858), (9) Walter Simpson P (b 1860), (10) Ann May P (b 1861), (11) Albert William P and (12) Ernest Charles P (b 1864, twins), (13) Gertrude Sarah P (b 1866).¹⁰⁴

After living at the bottom of Datchett Street, the Perdriaus lived in Elgin Cottage (site of 136 Darling St) where William George was born. In 1860 Henry was located in William Street; Paul Street in 1864; Darling Street in 1867; again in Darling Street on the north side between Mort Street and Elliott Street in 1870; and again in Paul Street in 1874.¹⁰⁵

The Perdriaus in Bleak House

As well as leasing Crook's Wharf, Perdriau offered to buy Bleak House but the Crook trustees could not sell because all of the children were not yet 21. Instead he was given a long lease of the house and it became the family home after 1875. The Perdriau children loved Bleak House but thought it too "cold, [and] colourless [a] name for their gracious home, colourful gardens and warm hospitality". In deference to them Perdriau called it Clermont (sometimes written as Claremont), the name of the first successful passenger steam vessel (built 1807) in service on the waterways of the USA.¹⁰⁶

Clermont was the name used socially but Perdriau continued to give Bleak House as his business address.¹⁰⁷

The Perdriaus were always fascinated by new things. Their pioneering father had passed on his eye for the potential of new developments to his children. Machine sewing was introduced in the 1850s and in 1855 Henry gave Eliza a Singer sewing machine for Christmas. When her relatives visited from the country by horse-drawn vehicle, the sewing machine was the centre of attraction. In 1858 when the telegraph lines between Sydney, Melbourne and Adelaide were opened, Eliza was able to send greetings to her friends and relatives.¹⁰⁸

Henry Perdriau was aware of Bell's invention of the telephone in 1878 and the Perdriaus were among the first in Balmain to have a service installed. He was so impressed with it that he called his next paddle-wheeler *Telephone*.¹⁰⁹

All the sons worked on the ferries doing odd jobs and the girls helped their mother in the house. When the sons and daughters married and had children, Bleak House continued to be the centre of family life. There were plenty of servants to help run the home. There were so few job opportunities for young women that it was the accepted practice for many of them to go into service until they married. There were many visits to friends as well as parties at Bleak House. There were "gypsy teas", outings to the beach or into the bush with meals cooked over camp fires and billy tea, and harbour and river excursions by boat. The Huguenot trait was still strong and Sunday was mostly taken up with church "up the Hill" in the mornings and afternoon Sunday School.¹¹⁰

There were of course grandfather Perdriau's stories which the children loved to hear, to say nothing of the nautical expressions. His stories usually contained a moral and were generally about the sea. He taught his grandchildren in the same way that he had taught his sons: to understand the placing of flags on ships; to recognize lights; the indication of time by ship's bells; the basic rules of navigation; and that steam must give way to sail. Bleak House was the family's centre of gravity and grandfather a wise counsellor.¹¹¹

Other Investments of Henry Perdriau

At the end of the 1870s Perdriau formed the Balmain Fuel Co. He had his own coal stock for Bleak House and it was stored out of site of the house at the foot of the cliff. Residents asked him to sell them coal and wood as well. This led him to form the fuel supply company and he brought logs down by water from the Hawkesbury to the wharf below Bleak House. He set up a circular saw driven by a steam engine taken from the *Wonga*, one of his old ferry-boats. One of his men cut the logs into small blocks and two others delivered by horse-drawn carts. Old Henry was the manager until about 1887 when his mariner son George took over.¹¹²

Perdriau's Later Life

After settling in Bleak House, Henry Perdriau retired from the ferry business in 1880 and sold off some of the branches. The remainder of the business was taken over by Henry junior and Harold as Perdriau Bros from 15 April 1881. Henry senior took some of the family on a trip to France and England in 1881 and 1882. A high point of the trip was a visit to the Greenwich College where he had trained as a boy. After returning to Bleak House, Henry senior moved to a house called Portland in Avenue Street, Burwood in 1885. Henry junior lived in Bleak House from 1886 to 1888 when he also moved to Burwood to Goudhurst, in Victoria Street.¹¹³

On 16 June 1882 the Perdriau brothers sold the Erskine-Street-to-Mort's-Dock service to the Balmain Steam Ferry Co but they still owned some ferries which they chartered out until 1892. The Perdriau Steam Ferry Transport Co was also sold in 1882. The wharf below Bleak House was leased to fuel merchants, Cunningham & Thornton, in the mid 1880s.^{113a}

Life looked good for the Perdriaus. Harold, a skilled marine engineer, went into partnership with boilermaker William West and formed the Balmain Engineering Co. Henry junior turned away from things marine and began to import indiarubber goods. He founded the Perdriau Rubber Co in 1883, later to merge with the Dunlop Rubber Co.¹¹⁴

Financial Ruin

Although Henry Perdriau senior had weathered the 1842 depression, the "great bank smash" of the early 1890s ruined him. Harold was also ruined. Fortunately, Henry junior's rubber business was not badly affected by the crash. Henry Carter Perdriau's health was so badly affected by his family's loss that he died on 22 January 1892 at North Sydney. He was buried in the Presbyterian section of Rookwood cemetery. Bleak House was let to other tenants and was sold to John Alexander Oag, a Balmain contractor, in April 1903. The house, it seems, had disappeared by that time.¹¹⁵

The Cameron Estate Subdivided in 1878

Although Hampton Villa, Heathfield and Bleak House remained relatively unchanged in the second half of last century, and the first few years of the 1900s, many changes took place on Cameron's land. The former Blake estate had stayed much the same until the death of Cameron on 25 May 1876, aged 59. By the terms of his will, Ewenton remained the family home but the rented houses were to be sold. The sixth child, Jessie Isabella, had died at Ewenton on 22 July 1864, aged only five months. Elsie Nivelle, the twelfth child, died on 13 November 1876, aged 11 months. For the children the loss of a father and a sister, in the same year, was made all the more tragic by the death of the mother, Sophia, on 8 January 1878, aged 41.¹¹⁶

The older daughters had all reached 21 before the property settlement took place on 30 August 1878 and the next eldest child, Charles George, would be 21 on 25 November 1880. Luduvina married Alfred William Holt, the second son of Hon Thomas Holt, MLC, at St Mary's Balmain, on 16 September 1880. Sophia Charlotte married Arthur Kingston Moore, third son of Robert Waters Moore, also at St Mary's, on 21 December 1878. Julian Barbara married John Waugh, eldest son of David Lindsay Waugh, again at St Mary's, on 27 February 1879.^{116a}

Including the reclamation of the waterfront the total property now measured a little more than nine acres. The Cameron trustees subdivided the land into two sections, one either side of Ewenton Street. The trustees had secured permission in September 1878, from the Hunt family, to continue Ewenton Street across their land to join Grafton Street. This proposal had benefits to both parties: the

extension of the street would give better access to Hampton Villa, Heathfield and Bleak House; and it would make the Cameron lots offered more attractive (see Diagram IV).¹¹⁷

New streets with family names were created on the Cameron land: Wallace Street, to connect Ewenton Street to Adolphus Street; and Charles Street, entered from Ewenton Street, with lane access around to Wallace Street.¹¹⁸

Because Ewenton, and the garden and wharf, was to remain the family home it was not numbered in the subdivision. Section A, on the eastern side of Ewenton Street, was divided into four lots to contain the houses already built by Blake: Shannon Grove (lot 1), Mount Shamrock (lot 2), Maryville (lot 3), Wallscourt Lodge (lot 4), and a new lot 5 (the front garden of Wallscourt Lodge) on the corner of Ewenton and Darling Streets (see Table III).¹¹⁹

On the western side of Ewenton Street, section B had 20 lots with separate blocks for the Blake-built houses: Kinvarra (lot 1), Clontarf (lot 3), Eyreville (lot 7), the four cottages and shops (lots 9 to 12) and Moorefield (lot 19) (see Table III).¹²⁰

The bulk of Cameron's land holdings in Sydney went on to the market, at the direction of the trustees of his will, on 9 September 1878 when W H Pritchard put up for sale the Ewenton Estate, including 13 "family residences and shops" (see Table III), ten acres of unsubdivided land on Iron Cove between the Birchgrove Estate and White Horse Point (later Elkington Park) and four acres at Taylor's Bay, Bradley's Head.^{120a}

Shannon Grove and John Ward

As advertised by Pritchard, Shannon Grove (10 Ewenton St) on lot 1, occupied by Sydney Toogood, stood "on a lovely eminence commanding a glorious view of the city and the harbour". Its ground floor had an entrance hall and two rooms 18 feet square, connected with folding doors. There were two smaller bedrooms, two attics, kitchen, two pantries, wash house and flower garden in front.¹²¹

Johanna Cameron, the wife of John Cameron, commission agent, purchased the house in March 1879 (see Table III). John Cameron (not a son of E W Cameron) was mayor of Balmain in 1883 and 1884 and lived at Shannon Grove until the end of the 1880s.^{121a}

In 1923 John Cameron's family sold to John Edward Ward, a journalist of Balmain. Ward was born in 1865 in Birmingham and was the son of a publican who had interests as diverse as art collecting and horse breeding. Young John was put to study at the age of 13 to Robert Mann, a protegee of Turner. At 14 he joined a firm of lithographers which was to be of great benefit in his future life.¹²²

The Ward family migrated to Queensland in 1883 and John began a long career with newspapers. His first post was as lithographic artist and designer with the *Queensland Boomerang*. He returned to England in 1893 to deliver a consignment of fauna. Returning to Brisbane, Ward was employed by the *Brisbane Courier* and the *Queenslander*.¹²³

From 1904 to 1908 he worked in New Zealand on the *Auckland Star* and the *Graphic*. Ward's next move was to Sydney where he did illustrative work for the *Sydney Morning Herald* and the *Sydney Mail* from 1908 to 1914.¹²⁴

He became more interested in birds and in 1914 began the first of 14 expeditions which were to take him bird-seeking in the unexplored parts of New Guinea. The Blue Bird of Paradise was his goal. He sailed for New Guinea aboard the *Morinda* and arrived at Port Moresby to search for the Blue Bird. His expedition, poorly equipped and badly planned, failed the task. Even on his second journey he returned empty-handed. It seems that he was misled by the natives but on the third trip he drew a sketch which was recognised and he was taken to Blue Bird country.¹²⁵

Ward's description of seeing the bird for the first time explains his feelings:

I am not likely to forget the thrill I experienced when the first live Blue Bird of Paradise was brought to me. It was the native children who first attracted my attention as they raced past my *dubu* [native hut] shouting *Manika! Manika!* which is the *Kuni* name for the Blue Bird of Paradise. As the natives climbed the stile at the entrance of the village, the leader held up the bird for my inspection. Words failed me completely. I was lost in wonder at the dazzling beauty of this specimen compared with the few bedraggled skins that I had seen before. Here, at last I saw before me that which few men have had the privilege to behold, a live Blue Bird of Paradise. I could not hope to describe the sensation that came over me at that impressive moment as I gazed upon the bird I had come so far to see. Its jet black head radiated a deep crimson from the depths of the velvet-like texture of the feathers; the exquisite azure blue of its wings and tail possessed an opalescent effect; the fine delicate colouring of its display plumes partly hidden under its wings were purple blue near the base, graduating to a delicate mauve tone toward the outer edge, while two long streaming flexible shafts hung gracefully down from its tail. Only a bird lover could appreciate fully the elation with which I gazed, enthralled at this beautiful creature.¹²⁶

On a subsequent trip to New Guinea Ward brought back 11 live Blue Birds, some of which he sent to museums in the United States where they had never been seen before. Many bird hunting expeditions followed and he became famous among ornithologists. He entered into film-making and "Quest for the Blue Bird", "Terrible Twins" and "Australia's Own" were shown briefly in Australian cinemas but could not compete with imports.¹²⁷

His greatest success in later years were his bird paintings. In 1951 Ward sold the rights to his bird paintings to *Life* magazine for £1,000. He was then 86 and still painting. Each of the few dozen paintings that he executed featured a colourful bird in its natural setting - usually a luminous maze of deep green ferns, grasses and trees. Each leaf and each feather is carefully shaped, reflecting the craftsmanship that Ward developed as a lithographer. One of his bird paintings is featured, in full colour in the *Australian Encyclopedia* (1958 ed) in the section on birds.¹²⁸

John Ward first moved to Balmain in 1908 to Glenarvon (1 Thomas St) and he later lived in Rowntree Street. He moved to Shannon Grove in 1914 and bought it in 1923. He lived on his "little bit of jungle" in sight of the city where he was known to his friends as Jack and to his family as Pop. Wearing an undersized dome-shaped hat and a ready smile on his weatherbeaten face, Jack Ward spent his time tending his "jungle" until its growth and his old age got the better of him. For many years the "birdman of Balmain" kept large aviaries at Shannon Grove and experimented with cross-breeding fish in a small concrete hatchery in the garden. He also wrote articles on the lyrebird and kept numbers of them at home, avowing that they were wonderful pets. Because they were easily domesticated they ran loose in the garden.¹²⁹

Ward died at Shannon Grove in 1955 at the age of 90. The house began to run down but new owners in 1961 began renovations that were among the earliest in the rehabilitation of Balmain.¹³⁰

Mount Shamrock Becomes Kincora

Occupied by William F Harris, the weatherboard Mount Shamrock (site of 8, 8a Ewenton St) on lot 2 according to Pritchard, stood on stone foundations and had, on the ground floor, three large handsome lofty-ceilinged rooms opening through French windows on to the garden. The verandah was on the city side and its view stretched from Observatory Hill to Sydney University. Upstairs were two large bedrooms and an attic as well. The service areas included a kitchen with

Table III The Ewenton Estate Subdision: 1878 1837 Lot 1 - Blake					
LOT	VENDOR	YEAR ⁺	PURCHASER	OCCUPAT- ION	DEVELOP- MENT
Section A# DP396					
1	Trustees	22/3 1879	Cameron, Johanna	m woman, wife of John C, agent	Shannon Grove, 10 Ewen- ton St
2	"	8/1 1879	Cronin, James D	paymaster, Balmain	Mount Shamrock site of 8-8a Ewenton St
3	"	8/1 1879	Heselton, Thomas	m. mariner Balmain	Maryville formerly 4 Ewenton St
4	"	"	"	"	Wallscourt Lodge, fmly 2 Ewenton St
5	"	"	"	"	Vacant (add- ed to lot 4)
Section B DP396					
1	Trustees	8/1 1879	Davidson, George	engineer, Balmain	Kinvarra, 3 Ewenton St
2	"	"	"	"	Vacant (Puriri, 2 Wallace St)
3	"	11/1 1789	Yeend, Charles	publican, Sydney	Clontarf, 4 Wallace St
4	"	"	"	"	Vacant (Mc- Kenzie's yard Wall- ace & Adol- phus Sts)
5	"	13/3 1879	Rankin, John	contractor, Balmain	Vacant (part site 2-18 Adol- phus St)
6	"	"	"	"	Vacant (ditto)
7	"	"	"	"	Eyreville (ditto)
8	"	"	"	"	Vacant (ditto)
9	"	8/1 1879	Parker, William	chemist, Balmain	Shop, Adolphus & Darling Sts (pt site Bowl Cl)
10	"	9/1 1879	Cole, Edward R	bookseller, Sydney	Morvern, Darling St (ditto)
11	"	"	"	"	Adelaide Cottage, Darling St (ditto)
12	"	"	"	"	Wrenvale, Darling St (ditto)
13-16	"	30/12 1878	"	"	Vacant Darling & Ewenton Sts (Bowl Cl)
17 [^]	-	-	-	-	-
18	"	15/4 1879	Petersen, Fredk A	furniture broker, Sydney	Vacant (pt site 2-4, 4a, 6 Charles St, 1 Ewen- ton St, 1 Wallace St)
19	"	"	"	"	Moorefld (pt site 2-4, 4a, 6 Charles St 1 Wallace St)
20	"	15/4 1879	Jaques, Arthur T	solicitor, Balmain	Vacant (site 3-7 Wallace St, 8, 10 Charles St)
⁺ Date of purchase of land. [#] Ewenton House not numbered on DP396. [^] Not numbered on DP396, probably taken in lot 18. ⁽⁻⁾ Later development on lots shown in brackets.					

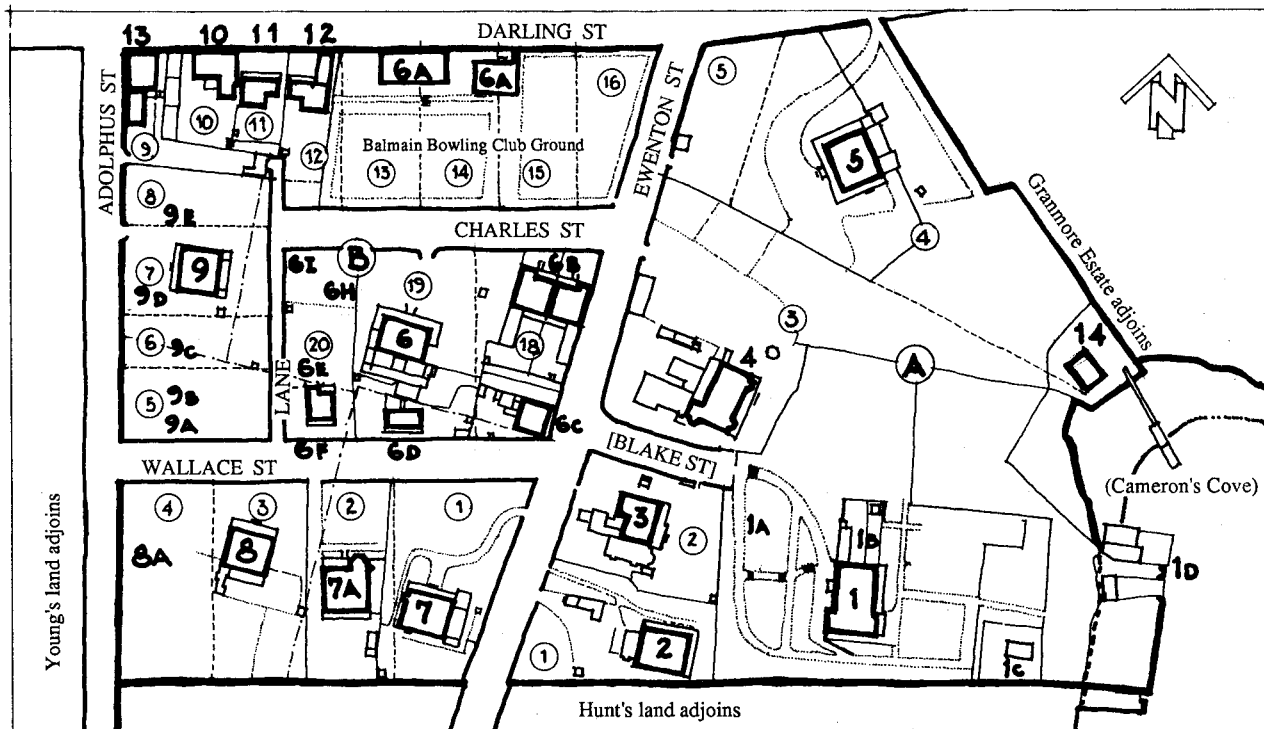


DIAGRAM IV
THE EWENTON ESTATE
SUBDIVISION: 1878
(From the 1886 Detail Survey)

1	Ewenton, stone (fmly 6 Ewenton St, incorporating Blake Vale): 1860, 1872.
1a	Carriage-way, paths and steps.
1b	Paved yard.
1c	Unknown wb building, probably stables.
1d	Slipway and three "boat houses".
2	Shannon Grove, stone (10 Ewenton St): 1848.
3	Mount Shamrock, wb (site of 8,8a Ewenton St): 1837.
4	Maryville, stone (site of new town houses): 1845.
5	Wallscourt Lodge, stone (site of new town houses): 1840.
6	Moorefield, stucco (6 Charles St): 1839.
6a	Balmain Bowling Club: 1880.
6b	Houses, stucco (2-4 Charles St):

6c	1885. House, wb, (1 Ewenton St): 1885
6d	House, stone (1 Wallace St): 1879-81.
6e	House, wb (site of 3-7 Wallace St): c1885.
6f	Site of terrace, stucco (3-7 Wallace St): 1887.
6g	Site of house, brick (4a Charles St): c1927.
6h	Site of house, wb (8 Charles St): 1892.
6i	Site of house, brick (10 Charles St): c1975.
7	Kinvarra, stone (3 Ewenton St): 1851-52.
7a	Puriri, brick (2 Wallace St): 1882.
8	Clontarf, stone (4 Wallace St): 1844.
8a	McKenzie's store-yard (later foundry from 1923, site of new pensioner units, Adolphus St).
9	Eyreville, stone (site of 6 Adolphus St): 1845.
9a	Site of Nyngan and Bimbi, brick (16-18 Adolphus St): 1897.
9b	Site of Glenugie and Glenisla, brick

9c	(12-14 Adolphus St): 1897.
9d	Site of Coolangatta and Wallangarra, brick (8-10 Adolphus St): 1897.
9e	Site of Camarra, brick (6 Adolphus St): 1897.
10	Site of Me-Mel and Myee, brick (2-4 Adolphus St) 1897.
11	Morvern, stone (site of Bowling Club): 1844.
12	Adelaide Cottage, stone (site of Bowling Club): 1850-53.
13	Wrenvale, stone, wb (site of Bowling Club): 1845.
14	Parker's chemist shop, stone (site of Bowling Club): 1857-60.
	Site of Patrick Killen's first cottage, wb (now site of Ewenton Park): 1840-44 (not included in Precinct 5).

13	Lot number.
B	Section
---	Blake lots shown in chain-dot line.
---	Ewenton Estate lots in broken line.

cooking stove, pantry, store, wash house, a good yard and a supply of water.¹³¹

The house was bought by James Daniel Cronin, a Treasury paymaster, in January 1879 and he began to live there in that year (see Table III). He had been living in Kinvarra (3 Ewenton St), across the road, since 1866. James was born at Park, Killarney, Ireland in 1830, the son of Daniel Cronin and Harriet (nee Roche). In 1851 James married Mary Ann Griffin, the daughter of a writer antagonistic to English rule. As a result of the marriage he was rejected by his family who feared British reprisals. The couple embarked for Australia, via London, in 1852. Landing in Melbourne, he was soon drawn to the Ballarat goldfields where he opened a general store. Illness later forced him to leave for Melbourne.^{131a}

He came to Sydney in 1855 where he joined the Colonial Treasury and was progressively clerk, second-class clerk, chief clerk and then paymaster. His post as paymaster placed him in the upper echelon of the civil service. The exact date of his settling in Balmain is not known but it was probably at the

end of 1856 and possibly in Kinvarra. The children of his first marriage probably born in Victoria were (1) James C (b 1853), (2) Alfred H C (b1854), and in New South Wales and very likely in Balmain, (3) Edward G C (b 1856), (4) Harriet C (b 1858), and (5) Amy M C (b 1860). His first wife died in Sydney in 1860, three months after having her last child. In 1863, at St Augustine's, Balmain, he married Appolina Agatha Kenny, aged 33, the daughter of the governor of Parramatta Gaol who had been sent out by the British government to take up that post. Their children, all born in Balmain and almost certainly in Kinvarra, were (6) Henry J C (b 1864), (7) Inez A C (b 1866), (8) Hubert L C (b 1868), (9) Beatrice H C (b 1870), (10) James E C (b 1872), (11) Frederick B C (b 1874), (12) Victor B C (b 1876), and (13) George R C (b 1881).^{131b}

Cronin changed the name of Mount Shamrock to Kincora after about 1887. He lived in the weatherboard house until his death there, aged 72, on 26 May 1902. Appolina his widow lived on there until she sold in 1908 to Thomas Campbell, a

works manager of Drummoyne. She died at her son George's house in Mosman in 1913, aged 68, on 14 September 1913.^{131c}

Campbell changed the name Kincora to Montana and lived there until 1913. Mrs Drago, the next tenant, called it Strathdon and lived there until 1914 when Mrs Catherine Riley moved in and kept the same name. John Steel in 1915 reverted to the name Montana as did William Martin in the following year. Charles Goodwill was the tenant in 1917 and Mrs Annie Goodwill in 1923. She was last there in 1927 and the house was not listed again. It seems that the house burned down at this time and the foundations remained for many years as Kincora's only memorial. Henry Brisbane Swan, the Balmain timber merchant who had bought Ewenton, acquired the Kincora block in 1914. The Swan family built two weatherboards (8,8a Ewenton St) on the land in about 1940.¹³²

Maryville in Later Years

Mrs Wright was the advertised tenant of Maryville, a "modern built residence" of stone with shingled roof. It had a handsome entrance hall and dining and drawing rooms, were connected by folding doors to make a space 40 feet by 15 with fine bays windows fronting the bay. There were two large bedrooms on the ground floor, each 15-foot square. Above were four commodious bedrooms and servant's bedroom on the landing. The "servant's offices" comprised a kitchen, scullery, pantry, wash house, bathroom, two large tanks and good well of water with pump. Gas was laid on throughout the house. Maryville had its own waterfront.¹³³

Captain Thomas Heselton bought Maryville on lot 3 (site of Cameron's Cove townhouses) and moved in and changed its name to Edith Villa (see Table III). He was the vice-president of the Balmain Bowling Club from 1893 to 1902. He died at Maryville on 18 October 1902. The house was let for many years: Dr William McKay until 1904; Mrs Agnes Fraser from 1906 to 1908; Captain George Savage, 1909 to 1915; Mrs Lucy Savage in 1916; Douglas Gill, 1917 to 1919; and Mrs Emily Lawson, 1920 to 1929.^{133a}

Wallscourt Lodge in Later Years

On the Darling Street corner of Ewenton Street Wallscourt Lodge was advertised as a "commodious detached family residence" of stone with shingled roof. The ground floor had an entrance hall and four large rooms with verandah all around. Three good-sized bedrooms were upstairs with lofty ceilings. There was a kitchen, servant's room and a large tank. In the spacious grounds which ran down to the water, stood two weatherboard cottages, with water frontages, located on that part of the site close to the rear of the School of Arts.¹³⁴

Captain Heselton also bought Wallscourt Lodge (lot 4) and the vacant lot 5 (see Table III). He let the house first to Charles R Walsh in 1879 and then to T F Waller in 1881. Mrs Chilcott leased Wallscourt Lodge from Heselton in about 1883 for her Ladies School until 1893 when Carl Gehring became the tenant. He changed the name to Edelweiss. The next tenant after Gehring was J C L Rae, the manager of the Balmain Colliery who moved in in 1897 and changed the name to Strathmore after 1901. He left in 1905 and James M Lawson was the next tenant until 1913. Strathmore was the Lycett family home from 1914 to 1928. Lot 5 was never built upon and remained the front garden of the house.^{134a}

Kinvarra in Later Years

Kinvarra (3 Ewenton St), advertised by Pritchard as the residence of J D Cronin, was a "detached cottage family residence", again of stone with shingled roof. A centrally placed entrance hall separated two pairs of rooms each with folding doors. A verandah sheltered the front of the house. There were two attics, servant's room and "a good supply of water from a never failing well". Kinvarra was said to be three minutes from the steam ferry and its view took in

Waterview Bay. A "choice block of land", adjoining on the west, was also for sale.¹³⁵

On section B on the western side of Ewenton Street, Kinvarra (lot 1) and lot 2 were bought by George Davidson, an engineer of Balmain (see Table III). He subdivided the land into parts A and B and in March 1879 sold part A with Kinvarra to William Douglas Cruickshank, engineer, surveyor and Marine Board inspector, and later to be a founder of the Balmain Bowling Club. The brick addition on the eastern side of the house was probably added by Cruickshank. He lived in Kinvarra until his death on 11 November 1912. Donald Hugh McKenzie, contractor, Balmain, bought Kinvarra in April 1914. He lived there from that year until 1922 when he sold to William Finlayson, later proprietor of the Balmain Motor and Engineering Works: he lived there into the 1930s.^{135a}

Puriri, a New House

Davidson sold part B (comprising lot 2 and part of the Kinvarra block) to Christina Harris Selfe, wife of Henry J Selfe, engineer's surveyor, and they built Puriri (2 Wallace St), a brick house, in 1882 (see Table III). The Selfes remained until 1889 and in the following year Captain John G Punch lived there until 1891; Charles Gooch in 1892; Captain P W Bull until 1895; Nelson Booth until 1899; Andrew Christie until 1905; and Eyvind Hummelstad to 1909. William Ernest Heselton, architect, was the occupant from 1910. Captain Heselton of Maryville had bought Puriri in November 1891. W E Heselton died there until on 31 August 1916.¹³⁶

Clontarf and the Banks Family

The 1878 advertisement for Clontarf stated that it was a "stone-built verandah cottage" with two rooms on each side of a central hall. Upstairs were two attics and downstairs at the back were the servant's room, kitchen, cooking stove, pantry, fixed copper, two sheds and a "good well of water". A "choice corner building allotment" faced the new Wallace Street and Adolphus Street. The tenant's name was not mentioned.¹³⁷

Clontarf (lot 3) and lot 4 were bought by the Sydney publican Charles Yeend (see Table III). The tenant of Clontarf (4 Wallace St) from about 1870 was Thomas Banks, a pianoforte tuner, who first came to Balmain in 1864 and lived in Campbell Street. He moved to Duke Street in about 1869 before moving into Clontarf. Banks was born in Preston, England, in 1821 and married Elizabeth (nee Parsons, b 1828, Kent, called Eliza, sometimes Elsie) at London in 1848. Their children were (1) Thomas Philip B (b1848), (2) Emily B (b1850), (3) Francis B (1851), (4) Kathleen B (b 1852), (5) Joseph B (b 1853), and (6) William S B (b 1854).^{137a}

The Banks family decided to emigrate and it seems that Thomas senior sailed for Sydney without his family, no doubt to find a place to live and to see what opportunities existed for his profession. The date of his arrival is not known but the rest of the family intended to come by the *Dunbar*. Fortunately, Eliza and the children missed the *Dunbar*, which sailed on 31 May 1857, because it was wrecked at South Head on the night of 20 August 1857 - only one of the 121 passengers and crew survived. Eliza, the six children and a servant left London in the *Thracian*, 537 tons, on 1 June 1857, the day after the *Dunbar* sailed. This servant was probably Mary Matilda Banks (b 1841) who was very likely Thomas's sister or cousin. The *Thracian* brought the Banks to Sydney, with or without Thomas, on 6 October 1857.¹³⁸

Thomas and Eliza began a new family in Sydney and were to have another seven children: (7) Henry M B (b 1858), (8) John B B (b 1859), (9) Eliza J B (b 1861, called Jane), (10) Martha M B (b 1863), (11) Ann B (b 1867), (12) Richard H B (b 1869), and (13) Philip F B (1871).¹³⁹

Thomas set up as a pianoforte tuner and importer at his warehouse on the corner of Pitt and King Streets in about 1856. They were a musical family. Thomas was the leader of



**WALLSCOURT LODGE AT THE
TURN OF THE CENTURY**
(formerly 2 Ewenton St)

Blake built the fine stone house in 1840 for £1,700. The timber-shingled jerkin-head roof enclosed three attic bedrooms which had "lofty ceilings". The Classically detailed central porch is possibly a later addition.

Wallscourt Lodge was demolished in about 1951.

(Courtesy of the Balmain Association)

the choir at St Mary's Cathedral where he claimed (in error) the credit for introducing sung vespers. Also a member of the choir, Eliza was a professional singer with a fine contralto voice, and was a music teacher and organist as well. They were members of the Balmain Musical Union. Thomas Philip, the eldest son, was appointed Cathedral organist in May 1879. Before coming to Sydney, he was taught by his mother until he was seven. He then became a pupil of Anthony Le Jeune, the organist of Moorefields Catholic Chapel, London. In Sydney, young Thomas continued his studies with Charles Packer, Charles Horsley and William Cordiner. He gained his first post as organist at the Sacred Heart Church, Darlinghurst, in 1874 and then at St Patrick's, Church Hill from where he was chosen to be the Cathedral organist. He also played the Jackson organ in the Garden Palace after the International Exhibition of 1879.¹⁴⁰

The feature of his playing was "the quiet nature of his accompaniments and the exclusion of all opera-like music from his solos". He was a public servant in the Crown Lands Department for 20 years but he resigned at the end of 1886 to devote himself to a musical career. When the Sacred Heart Church opened at Randwick, on 6 May 1888, "poor simple-natured, single-hearted Tom" gave his services as organist. He was suffering from a cold and after playing at the Cathedral that same night, the cold turned into pneumonia and he was dead within the week.¹⁴¹

On Tom's gravestone was carved a replica of the console of the old Jackson organ which he played at St Mary's Cathedral, even down to the 29 little notches of the draw-stops.¹⁴²

Thomas Banks senior died at Clontarf in March 1890 but Eliza lived there until 1894. She died, at 86, in Surry Hills on 19 January 1914.¹⁴³

Clontarf in Later Years

The next tenant of the "snug cottage residence", W L Bernard, changed the name to Percula in 1896. Henry Weale was the tenant in 1900 and he reverted to the Clontarf name; William Tall, 1903; and Harry C Fugill, 1905. McKenzie, the contractor bought Clontarf in 1908 from the Yeend family and lived there from 1910 until he moved to Kinvarra in 1914. When Alexander Stobo became the tenant in 1914, he called it The Bungalow. McKenzie used the Adolphus Street part of the site in 1915 as his timber and "store yard" (see Table III) until he sold to a Drummoyne engineer James Robert Morgan in August 1922.¹⁴⁴

Although it was still let as a house, Clontarf's descent from a family home to a burnt-out shell now began because a

foundry with blast furnace was added to the house. This significant change of land-use was another example of Balmain's becoming a depressed industrial area.^{144a}

Eyreville Makes Way for New Houses

The house, occupied by Mr Bullen and advertised as a "comfortable and substantial built stone cottage", had a shingled roof with four rooms each 16 feet by 14, central hall and two attics. The service areas were similar to Clontarf. Three building blocks were included in the offer.¹⁴⁵

Facing Adolphus Street, the section B lots 5, 6 and 8 and Eyreville (site of 6 Adolphus St) on lot 7 were bought by the Balmain contractor John Rankin (see Table III). John Bridge had been the tenant in 1870 and 1871: civil engineer, William Bullen, from 1875 to 1878; Marmaduke Constable, the manager of the Cobalt Ore Refining Co in Louisa Road, Birchgrove, from 1881 to 1894; and music teacher Miss Lidia Larner, followed in 1896, to be the last tenant.^{145a}

Thomas Batty received a half share in the land in June 1886. In August of that year he had full ownership and in July 1889 the land passed to Solomon Herbert Hyam, produce merchant, Sydney and Daniel Sheehy, contractor, Sydney. Their half shares went respectively to Ada Davidson, wife of George Davidson, of Balmain and Clara Flora Harrison, a Balmain widow. They subdivided the section B lots 5-8 into 5 lots of 44 feet fronting Adolphus Street.¹⁴⁶

Brick semi-detached cottages were built on these lots in 1897: Me-Mel (2 Adolphus St), Myee (No 4), Coolangatta (No 8), Wallangarra (No 10), Glenugie (No 12), Glenisla (No 14), Nyngan (No 16) and Bimbi (No 18) (see Table III).¹⁴⁷

Camarra (later altered, 6 Adolphus St), was built last by Austin Barnard Batty, contractor, Balmain, in 1900 on land on which Eyreville formerly stood (see Table III). The new house was designed as a double-fronted house in contrast to the others which were pairs of "semis". It seems that Eyreville lasted up to 1897 and was pulled down for the building of Camarra where Austin Batty lived from 1900 to 1910.¹⁴⁸

Parker's New Chemist's Shop

Pritchard advertised "Mr Parker's chemist's shop", on the corner of Adolphus and Darling Streets, as "first class business premises". The two-storey stone building was, Pritchard said, "a handsome and commanding corner shop with plate glass windows equal to any shop in the city". Behind the shop was a dining room 26 feet by 16, lobby, staircase and large landing. Upstairs were three bedrooms 19 feet by 14 and 14 feet by 14, with large attic. Downstairs was the kitchen, scullery, stables,

ample supply of water and gas connected. Parker's lease still had five years to run at L94 per week.¹⁴⁹

Lot 9 (Blake's lot 13) and the shop were bought by Parker (see Table III). He was the chemist and druggist who had opened his chemist and druggist shop next door in the cottage and shop on Blake's lot 10 before 1857. In about 1870 he moved into the cottage and shop (part of site of Bowling Club) once leased from Blake by ironmonger George Neale.^{149a}

It was later written that the chemist's shop was "a little pill-box like cottage with a front window which he opened, to let down a flat shutter, which formed a sort of counter". The same writer says that he made "a fortune out of his Jalap and pills". No doubt Parker was a good businessman but the reference to a "little pill-box" is hard to understand given Pritchard's description of the shop in 1878 even allowing for the customary exaggeration: perhaps the "pill-box", if it existed at all, was Parker's first shop next door.¹⁵⁰

Parker had been the district registrar for births, deaths and marriages from 1862. By 1884 he opened another shop on the corner of Darling Street and Weston Street (cnr Darling Street and Victoria Rd, site of present pharmacy). In 1888 he had left the corner of Adolphus and Darling Streets for new premises in Darling Street, between Mort and College Streets. The next occupant of the shop on the corner of Darling and Adolphus Streets was Robert B Dickison, butcher, until 1889; Albert Anderson, cabinet maker, until 1891; R Hay's laundry from 1892 to 1895; Bogle & Co, tinsmiths, in 1896; vacant in 1897; W Hemming's laundry in 1898; and W S Quinn, mat maker, in 1899. From 1900 Mrs Mary McInnes did the laundry there until the 1930s. The building had disappeared by 1951: the site became part of the Bowling Club in 1955.¹⁵¹

The Cameron Lots 10-12

Next to Parker's was Morvern on lot 10, advertised as "Mr Hoare's Tailor's Shop", a handsome, double fronted stone shop with dwelling attached containing four rooms, kitchen, attic and a shed at the back (see Table III).¹⁵²

Adelaide Cottage on lot 11 was next to Mr Hoare's. In Pritchard's advertisement, it was a "snug stone built cottage" with shingle roof "in the very centre of the best business part of Balmain" (see Table II). Behind the "pretty flower garden" were three rooms, side entrance, kitchen and pantry: the tenant was not named.^{152a}

Mrs Yeatman lived in Wrenvale next door on lot 12 (see Table III). It was advertised as being of stone with four main rooms, side entrance, servant's room, kitchen with good backyard, and a garden in front. Attached on the street front was a weatherboard shop.^{152b}

Lots 10-12 were bought by Edward Ritchie Cole, a bookseller and stationer of George and King Streets, Sydney (see Table III). The new owner did not occupy any of the buildings and they continued to be let. This land later became part of the Bowling Club.^{152c}

The Cameron Lots 13-16

The creation of Charles Street by the Cameron trustees separated Moorefield from the garden and carriage-drive in from Darling Street. The garden and driveway became lots 13 to 16 and were also bought by Cole (see Table III). He sold the land in two portions to three prominent residents, Thomas Robert Allt, William Douglas Cruickshank and Henry Broderick, who founded the Balmain Bowling Club.¹⁵³

The Balmain Bowling Club

Allt, a wine and spirit merchant of Durham House, Nicholson Street, was the Bowling Club's first president; Dr O S Evans of Cromwell Cottage, Darling Street, and Henry Spendlove Hawkins, "computer", Campbell Street, were the vice presidents. Cruickshank "overlooked the treasury department". Henry B Cohen was the secretary for many

years. They registered the name as the Balmain Bowling Ground Company Limited. By August 1880 the levelling of the green was underway and construction well advanced on a "handsome pavilion" which contained a bar, a spacious billiard room and shady verandah. Mr Clayton of Petersham had contracted for the building for L700.¹⁵⁴

With the addition of gaslighting the clubhouse became "the favourite resort of an evening for the Balmainites". The bowling green was 120 feet long and 65 feet broad, giving room for four rinks. When planted with shrubs it was "one of the finest in the Colony" and the grounds were enclosed with a nine feet high corrugated iron fence.¹⁵⁵

At the end of its first decade the club had expended L5,000 upon improvements and the greens were often the venue for the inter-colonial matches. Contemporary press accounts refer to the Balmain greens as being "the finest lawns in Australia". They were tended with such care that they had the appearance "of being covered with a cloth rather than the coarser texture which nature provides".¹⁵⁶

As well as the trim greens and the clubhouse, the members enjoyed the well laid out paths and gardens. In addition to bowls and billiards, facilities were available for quoits and a skittle alley. Because the greens were close to the ferry wharves at Darling Street and Stephen Street, the city was only fifteen minutes away and membership grew. Views across the harbour and the pleasant grounds made the spot a magnet for all desiring to play the game of bowls.¹⁵⁷

The claim is often made that the Balmain Bowling Club is the oldest in Australia. The oldest to be founded was the Parramatta Bowling Club in 1870 but this club closed in 1886 and therefore is not the present Parramatta club. Each of the three surviving clubs had two definite foundation events. Each had a first meeting where interested players gathered to propose a club and each organized a first match when the greens were ready. On the basis of "first meetings", the Rose Hill Club was first with its meeting on 6 May 1880. Four days later, the Balmain Club's first meeting was held on 10 May. The City Club did not meet until 16 August. Regarding "first matches", however, the City Club played its opening game on 12 March 1881, followed closely by Balmain on 2 April. Rose Hill was a long way behind on 25 October (Rose Hill became the Parramatta Bowling Club when the old Parramatta club closed in 1886).¹⁵⁸

Moorefield and Later Houses

In the 1878 advertisement, Pritchard described Moorefield as a "substantial and detached cottage" of "stone" (actually brick stuccoed and ruled out to imitate stone). On the ground floor were two rooms 16 feet by 14, three smaller rooms and two large attics. The service area included the kitchen, pantry, laundry, stable and shed: gas was connected. Captain Hazelton was the tenant and he enjoyed a view over Waterview Bay that was to be disrupted by the Bowling Club. Included were two large blocks, facing the new streets and Ewinton Street.¹⁵⁹

On the other side of Charles Street, lots 17 and 18 and Moorefield on lot 19 were bought by Frederick Augustus Petersen, a furniture broker of Leamington Villas, Point Piper Road, Woollahra (see Table III). He moved into Moorefield in 1879 and mortgaged the property to build, on the corner of Charles and Ewinton Streets, a pair of stucco cottages with ornamental bargeboards (2-4 Charles St), by 1885 (see Table III). The first tenants were: in No 2, S P Hogg, spice merchant; in Fernside (No 4) W J N Oldershaw, of Oldershaw & Co, produce merchant, National Stores, Druitt and Sussex Streets. Oldershaw was the secretary of the Balmain School of Arts from 1892 to 1894.^{159a}

Petersen also seems to have built 1 Wallace Street (known as the "Railway Station" because it looks like one), of rugged stone with cast-iron railings, between 1879 and 1881 (see Table III). The house was let for many years.¹⁶⁰



MOOREFIELD IN ABOUT 1968
(6 Charles St)

The Georgian Regency style stuccoed house exhibits its curved verandah roof and treillage. Blake had architect John Bibb design the house which cost £1,200 to build in 1839. Towards the end of the 1960s, a brick building added to the front of the house destroyed the verandah and hid the fine entry door and fanlight. Enlightened conservation action in the 1970s saw the accretion demolished and the cultural significance of Moorefield regained.

(Photography by R Irving)

He also built the brick and weatherboard cottage (1 Ewenton St) by 1885, when general agent and Balmain alderman Charles Mossman lived there (see Table III). Mossman had his Pioneer Sale Rooms on the corner of Darling and Rowntree Streets, opposite the present-day post office, where he also dealt in general building supplies. The Gannon family lived there for long periods until 1922 when it was bought by Olive Mary, the wife of Stewart Montgomery, a Ryde teacher. Charles Montgomery lived there until 1925. The house was bought by Annie Gertrude, the wife of James O'Brien, a Balmain plumber, and she sold it to Frederick Nelson Douglas, a wharf labourer of Balmain, and his wife Henrietta Louisa. In February 1933 Mrs Douglas became the owner and at the end of the 1930s she built a small shop at the rear of the cottage, but facing Wallace Street, where she sold women's apparel. During the war the shop was used by Thomas Davies as a brush factory. Married to Gwen Mazey, Davies lived in Beulah (28 Grafton St, see later).¹⁶¹

Moorefield became vacant in 1886, when Petersen moved out and the manager of the Balmain Ferry Co, James Peters, became the tenant in 1887. Mrs Robins had a boarding house there from 1891 to 1893. The next tenant in 1894 was the importer Johannes Hess of the musical instrument makers, J Hess and Co, York Street, to 1896; then Thomas Kingsley to 1899; Charles Kingsley to 1901; and Alfred Lewis to 1905. Ephraim Ward, who had taken over Rowntree's Floating Dock, moved in and changed the name to Segenhoe in 1906: he was there until 1910. Then followed a series of tenants: Patrick R Conway to 1914; John W Davies to 1917; Walter H Olney to 1922; and James Graham to 1927.¹⁶²

In August 1886 Frederick Petersen sold Moorefield to James Augustus Petersen whose mortgagee disposed of the house. When it came back on the market at the end of 1927, it was bought by Charles Goodwill, a Balmain poulterer. The Goodwills had been living in Kincora (site of 8-8a Ewenton St) and moved from there to Moorefield after its purchase: they lived there for many years.¹⁶³

Development on the Cameron Lot 20

The last of the Cameron blocks, the vacant lot 20, was sold to Arthur Theodore Jaques of Balmain (see Table III). It had a verandahed weatherboard cottage (site of 3-7 Wallace St) on it by 1885. He sold in December 1886 to William Oldershaw of Fernside (4 Charles St) and Frank W Sim, a printer's furnisher. The cottage was demolished and the two storey

stucco terrace of three houses (3-7 Wallace St) was built by 1887. Oldershaw and Sim were the first occupants of two of the houses.¹⁶⁴

At the bottom of lot 20 facing Charles Street, Oldershaw and Sim built a weatherboard house (8 Charles St) by 1892 when John Denovan lived there (see table III). The house was let many times: Henry Goodwill was a tenant in 1932. Rosamond Potter, the wife of Ernest Potter, a painter of Leichhardt, bought the house in May 1930. She sold, in September 1937, to the Electric Light and Power Supply Corporation Ltd who subdivided the land into two blocks. Roberta Amelia Ferguson of Ewenton Street (No 12, see later) bought the house in May 1938.¹⁶⁵

The Camerons and Ewenton in Later Years

The eldest daughter Luduvina and her grazier husband Alfred William Holt lived at "Eastbourne", Eastbourne Road, Darling Point, where she died on 7 December 1892. The husband of Sophia (the second child), Arthur Kingston Moore, was a former naval officer who became a surveyor and was responsible for the survey of the line between Wallerawang and Mudgee. He became a noted authority on rose growing and with others was responsible for the formation of the New South Wales branch of the Navy League. His wife was an active worker in charitable organizations such as the Ryde Home for Incurables and the Rawson Institute for Seamen. Sophia Charlotte Cameron Moore died on 24 September 1939 at "Nau Mae", Hunter's Hill, on 24 December 1939.¹⁶⁶

After the Cameron trustees sold off the lots in sections A and B, Ewenton still remained the family home for a few years. Following the death of Sophia Usher Cameron, her mother, Mrs Barbara Nail cared for the family. In 1880 the eldest son (fourth child), Charles George, became the head of the household.^{166a}

Mrs Nail, however, died on 5 February 1890 at Ewenton, aged 78. In that year the surviving Camerons went to live at Lerna, 1 Ballast Point Road, the home of Julian Barbara (the third child) and her husband John Waugh, the manager of the Bank of New South Wales in Sussex Street. John and Julian Waugh had set up house there after their marriage in 1879, when he was the manager of the City Bank, corner King and Sussex Streets. The Waughs left Lerna when Charles, Ewen, and Wallace, and the younger Camerons moved there. John retired from the bank in 1892 and with his family lived on a

number of grazing properties until 1902 when he moved to Parramatta where he was mayor for two years. His wife Julian was engaged for many years in political and philanthropic work in Sydney. She was appointed a life governor of the Royal Prince Alfred Hospital. From 1913 to 1920 she was the president of the Queen Victoria Club and in 1928 was a delegate to the first women's Pan-American conference in Honolulu. She was awarded the MBE in June 1934. Julian Barbara Cameron Waugh died at her house Waughope, Mosman, on 2 January 1938.^{166b}

Charles, a civil engineer and surveyor, lived at "Lerna" until he married Jennie, the daughter of Francis Hayes, the Weston Street (Balmain East) boatbuilder, in 1894. Charles George Cameron died at Ryde on 31 July 1903. Ewen Mort Cameron (the fifth child) died unmarried at Lerna on 18 June 1894. Wallace (the seventh child), a merchant, married Margaret, the second daughter of Richard Johnson of Balmain, at St Andrew's Cathedral on 19 December 1900 and lived at Lerna until 1902. Wallace MacPherson Cameron died at Wollstonecraft on 24 April 1928.¹⁶⁷

Annie (the eighth child), born during the family's overseas trip, married Dr Stephen Frederick Lynch, FRCS, FRACS, in England in about 1900. Annie Catherine Cameron Lynch died in childbirth at Plymouth on 28 November 1903. Ronald (the ninth child), an Anglican minister, married Lilly Wafford, the second daughter of Richard Alfred Dempster, at St Barnabas's, Sydney, on 18 March 1891. Ronald John Cameron died at Lindfield on 14 October 1949. William Lawson Cameron (the tenth child), a grazier, died a bachelor at Drumwood, Jindera on 13 June 1903. The youngest survivor, Donald (the eleventh child), married Florence May Morris in 1897. Donald Clive Cameron died at Campbellown on 5 April 1905.^{167a}

Ewenton was left vacant in 1891 but in 1892, Mrs Stainger converted it to a boarding house and she was there until 1893.

The house was empty for a couple of years until 1896 when the Bethany Deaconess Institution was in occupancy. John Harper was there from 1897 to 1898; George Lawson from 1899 to 1905; and Madame Bovin from 1906 to 1913.¹⁶⁸

Sitting on just less than two acres, Ewenton was conveyed to Walter Henry Holt, squatter, Queensland, and Alfred Edmund Jaques, solicitor of Sydney, in September 1886. Transferred to Charles Henry Saunders, a Sydney accountant, and A E Jaques in July 1887, Ewenton passed to Luduvina's husband, Alfred William Holt, in February 1891, probably in satisfaction of the terms of Cameron's will. Holt sold to John Clark, William Alfred Cottee and Henry William Hammond, all of Sydney, in October 1896.¹⁶⁹

Ewenton became a family home again when it was sold to Henry Brisbane Swan of Swan Bros, the timber merchants of Abattoir Road (now Lilyfield Rd), Rozelle, in November 1911. The Swan family were to own Ewenton until 1950.^{169a}

Ewenton and the Swan Family

Henry Swan took up residence in 1914. He was born in 1852 in Sydney to Henry Swan and Isabella, nee Brisbane. Henry senior, a licensed waterman, bought lot 1 section 20 of the Balmain Estate in February 1861 and it was on this block that the timber yard was founded in 1880. The land was on the Rozelle Bay waterfront below Abattoir Road and opposite the junction of present-day Lilyfield and Victoria Roads. The family lived there and after Henry senior's death on 3 April 1865, Isabella had a general store in Abattoir Road in front of the timber yard in 1880.¹⁷⁰

Before moving to Ewenton, Henry Brisbane Swan lived in Abattoir Road, opposite the yard. (The site of his house has been taken in with the Victoria Road re-alignment.) The increasing pollution of Rozelle Bay by the Glebe Island Abattoir, the impending reclamation of the bay and the resumption of his yard for the Rozelle goods railway, were

probably all factors in his decision to buy Ewenton. He expanded his business by opening a timber yard on the waterfront (later Grafton St), south of Ewenton, in 1913.^{170a}

Swan was a fastidious person and saw to it that the timber yard and the Ewenton garden were always kept quite separate. He was seen by his neighbours, as being kindly, if a little eccentric, with a delightful sense of humour and twinkling brown eyes. He always had a crumpled bag of sweets from which he would select a lolly for any child that he met. He was able to moor his sailing boats and launches at the foot of the garden. Boating did not lessen his love of cars, however. He had a Stanley Steamer and the local children took great delight in seeing him get up a head of steam before the car would go. There was no garage at Ewenton and the Steamer was often housed in the Hampton Villa stables next door.¹⁷¹

Swan was mayor of Balmain in 1893, 1894 and 1914-1915. He served for many years on the Balmain Hospital Board as well as in many other charitable organizations. He was a director and chairman of the Balmain Ferry Co and president of the Gladstone Park Bowling Club. A gentle, well-read man, Swan made his knowledge and books available to the Hampton Villa children who were allowed the run of the garden but were forbidden to go down to the water's edge. Very definitely off-limits also was the Ewenton well. Sited in the "top garden" on the entrance side of the house, the well was at the foot of a great English oak tree, noted for the size and beauty of its acorns which covered the ground beneath its spreading branches. The well was lined with stone and water was drawn up from a bucket by rope and pulley. The well very likely was a survivor of the Blake Vale days. It was made safe by a wooden lid, thought to be too heavy for children to remove. Even so, they were not to go any where near it.¹⁷²

Henry Swan married late in life. His wife, formerly the infants' mistress at Balmain West Public School, was a "complete Victorian intellectual type" named Miss Annie Christian Rayner and they were married in 1894. It seems that she matched his unusual character. She is remembered as being an impeccably dressed, tall, statuesque lady of about 40 when she consented to wed Henry Swan. Henry was quite a small man and though always neatly dressed, his jacket seldom matched his trousers. The wedded couple honeymooned in Scotland, no doubt visiting their families, and it was in Edinburgh that their only child, Lyle, was born in 1895.^{172a}

When she made her home at Ewenton, although the house was substantially the same as in the Cameron days, she and Henry lived mainly in the 1860 wing, keeping the rooms in the 1872 wing as studies, one on each of the three levels. There were books everywhere, on the floor, on chairs and tables. The family always knew where things were because the servants were told never to move "anything".¹⁷³

The old kitchen area and butler's pantry in the basement of the 1860 wing had become a cellar but the long row of servant bells and their cords were still to be seen in the 1920s.¹⁷⁴

Also carrying over from the Cameron days were the polished cedar doors with their etched glazing depicting floral scenes and Biblical texts. Many a child invited to dinner was very conscious of table-manners and being stared at by "Thou God, seest Me" etched into the glass. Another, in an upstairs room, commanded "Prepare to meet thy Maker". The inside of all the windows were protected by panelled-shutters which when closed formed an uninterrupted wall of polished cedar. When the shutters were opened, they became invisible because they concertina-ed perfectly into the window casing.¹⁷⁵

The house was entered through the Corinthian-columned 1860 portico along a black-and-white-tiled hall through a screen of similar columns which were painted with gold touches. The house was well-known for its cedar and mahogany furniture "with bookcases galore". Starched curtains of Nottingham, French and Belgian lace hung at the French doors on to the sea-side verandah.¹⁷⁶



HAMPTON VILLA IN 1986
(12b Grafton St)

The Victorian Regency style stone house was built by Edward Hunt between 1847 and 1849. The verandah on three sides allows the French windows of the four main rooms to open on to the garden.

The attic rooms were used for storage or when guests came to stay.

An important tenant, from 1888 to 1892, was Sir Henry Parkes.

It was quite a pleasure to be invited to a musical evening and small dances at Ewenton. As mayoress, Mrs Swan was equal to the occasion when required to organize mayoral balls and parties at Balmain Town Hall.¹⁷⁷

The Hampton Villa children were very fond of Mrs Swan. Although only having one child of her own, she was well-versed in the ways of children and always let her sense of humour show through. Lemonade and plum cake were always ready for young visitors but the penalty was to see her close her eyes and demand to know what 9 plus 7 made. Invariably the children got it wrong out of sheer surprise.¹⁷⁸

During the Swans time, Ewenton did not teem with children as it had done in the Cameron days. There were only Henry, Annie, and Lyle, who became a barrister. His study was on the top floor of the 1870 wing. Lyle was unable to devote much time to the law because he was soon required to take over the timber business and charitable duties after his father died on 18 October 1926. Lyle was mayor of Balmain in 1929-1931.¹⁷⁹

During the 1930s Annie's niece, Ada Maud Rayner, came to Ewenton to be housekeeper. Annie Christian Swan died at Ewenton on 23 August 1937 and Lyle Brisbane Swan on 19 September 1949, aged 55. Ada Rayner inherited the property but sold in August 1951 to Dickson Primer and Co Ltd who expanded the timber business begun by Henry Swan. The once grand Ewenton became a storebuilding and deteriorated.¹⁸⁰

The Hunt, Ford and Crook Land in Later Years

Hampton Villa and Sir Henry Parkes

Like the Cameron Estate, the Hunt land was to be subdivided. After his widow vacated Hampton Villa in about 1872, various tenants occupied the house. By agreeing to the extension of Ewenton Street to join Grafton Street in September 1878, the Hampton Villa land had been cut in two leaving the house situated on the eastern portion. The most important tenant was Sir Henry Parkes, Premier of New South Wales, who moved in at the beginning of 1888. He had sold his family home at Faulconbridge, as well as other property, to help alleviate his extensive debts. He then moved to a less costly house at Parramatta in 1885 where his wife of 50 years, Clarinda (nee Varney), died on 2 February 1888.¹⁸¹

Shortly after Clarinda's death Parkes moved to Hampton Villa which he rented from the Hunt family. On 6 February 1889 he married Eleanor Dixon by whom he had already three children. The times at Hampton Villa were happy for the

family except for the dark cloud of ever present debt. Two more children were born at Hampton Villa, Henry Charles P (1890) and Cobden P (1892).¹⁸²

There was another cloud over Parkes's life in Balmain. On Sunday afternoon 18 May 1890, Parkes and Nellie, as Lady Eleanor was known in the family circle, took the ferry to Erskine Street where a carriage was awaiting to take them to town. Fortunately little Henry Charles was not with them because, at the corner of George and Margaret Streets, the horse shied and passengers were thrown out. Nellie escaped with a bad shaking and bruising but the "grand old man" had his leg broken in two places. He was then nine days short of his seventy-fifth birthday.¹⁸³

After being taken the long way home by road, Parkes was cared for at Hampton Villa but he took a long time to mend. It was two-and-a-half months before he could take to crutches to return briefly to Parliament in late August. He had a setback in the month following and was again being nursed at Hampton Villa where he carried out the business required of him. His staff made frequent visits to the house and there were many visitors - cabinet ministers, other officials and friends. This time in his life coincided with the great 1890 maritime strike "in defence of the principle of trade unionism", which he opposed.¹⁸⁴

In Sir Henry's time the house was simply but well furnished and the walls were hung with pictures. It was the grounds of the house that were remarkable because the old gentleman had a "passion for pets, chiefly of the feathered tribe". There were many cages containing birds including "a macaw from Brazil, of brilliant red and blue plumage, a friend of over 20 years' standing". There were silver pheasants, many and various parrots, English blackbirds and thrushes which "with their sweet, wild songs, gladden the early morning hours". There were also a golden opossum, three ibis ("the sacred bird of the Indian temples" presented to Sir Henry by Chief Justice Way of South Australia), some curlews, cages of curious tropical birds, and a kangaroo which hopped "contentedly about the grounds". The most remarkable pet was a mongoose from Ceylon, "something like a ferret with long silver grey fur". This little animal was more useful than a cat because it relished rats and mice.¹⁸⁵

While beset by the cares of office and the struggle with debt, Parkes found that he could not pay the rent for Hampton Villa. The Hunt family waited as long as they could but at the end of 1892 he was asked to leave. He was Premier no longer and bailiffs threatened to seize his furniture. The house that he found was not as palatial as he would have liked but the yearly rent was £70 less than the £200 for Hampton Villa and Annandale North was "new and fashionable".¹⁸⁶

Table IV A The Hampton Villa Estate: 1893 Eastern Portion (1837 Lot 2 - Hyndes)						Table V B The Hampton Villa Estate: 1893 Western Portion (1837 Lot 2 - Hyndes)					
LOT	VENDOR	DATE ⁺	PURCHASER	OCCUPAT- ION	DEVELOP- MENT	LOT	VENDOR	DATE ⁺	PURCHASER	OCCUPAT- ION	DEVELOP- MENT
1	Savings Bank	29/12 1897	Perry,* Frances	wife of William P, tailor, Sydney	Hampton Villa, 12b Grafton St (existing)	1	Savings Bank	20/12 1897	Stack,* Laura EE	wife of George S, Balmain	14b Grafton St
2	"	10/5 1895	Skittrell,* Henry	grocer, Balmain	14, 14a Ewenton St	2	"	"	"	"	16 Grafton St
3	"	1/11 1898	O'Rourke,# John	clerk, Sydney	12 Ewenton St	3	"	"	"	"	18 Grafton St
4	"	14/10 1897	Taylor,* William R	ironfndr, Ultimo	2 Grafton St	4	"	"	"	"	20 Grafton St
5	"	5/10 1899	Kearney,# Patrick	labourer, Balmain	4 Grafton St	5	"	16/7 1894	Smith,* George	labourer Sydney	22 Grafton St
6	"	18/7 1900	de Waal,# Frederick	engine drvr, Balmain	6 Grafton St	6	"	"	Smith,# George	"	24 Grafton St
7	"	17/12 1896	Wilson,# Archibald	steamboat proprtr, Balmain	8 Grafton St	7	"	16/7 1894	Cumming,# John	labourer, Sydney	26 Grafton St
8,9	"	2/12 1896	Halliday,# Margaret	wife of Charles H, Balmain	10 Grafton St	8	"	17/7 1894	Mazey,# David	grocer, Balmain	28 Grafton St
10	"	13/11 1896	Brass,* John	mariner, Balmain	12-12a Grafton St	9	"	17/7 1894	Harrap,# Frances J	clerk, Balmain	30 Grafton St
11-17	"	13/10 1913	Swan Henry B	timber merchant, Balmain	1-13 Grafton St incl reclamation por 491	10	"	20/7 1896	Griffen,# John	gas stoker, Balmain	32 Grafton St
		-	-	-	-	11	"	20/10 1896	Ryan,# Daniel	gas stoker, Balmain	34 Grafton St
		-	-	-	-	12	"	24/4 1899	Hemmy,* Simon	engineer, Tuncurry	22 Adolphus St
		-	-	-	-	13	"	6/3 1899	Radcliffe,* William H	m mariner Glebe	20 Adolphus St
		-	-	-	-	14,15	"	21/1 1895	Heselton,* Thomas; Heselton,* William E	gent, Balmain; architect Balmain	5-7 Ewenton St
Significant Later Sales						Significant Later Sales					
2 pt A	Skittrell, H*	22/6 1895	Arnold,# Charles W	steward, Balmain	14, 14a Ewenton St	1	Stack*	13/3 1900	Hill,# David C	bricklayer, Balmain	14b Grafton St
2 pt B	Skittrell E L*	17/9 1912	Arnold,# Charles W; Arnold, Silina F	steward, Balmain; his wife	"	2	"	12/6 1900	Bolus,# Herbert R	saddler, Balmain	16 Grafton St
4	Taylor*	3/7 1909	Hammond, Morley C	engineer, Balmain	2 Grafton St	3	"	18/2 1902	McPherson, Kate McN#	spinster, Balmain	18 Grafton St
	Hammond	27/3 1911	Gifford, Charles E	painter, Balmain	"	4	"	12/1 1898	Harrap,# Charles F	clerk, Balmain	20 Grafton St
	Gifford	10/1 1912	Breckenridge, M#	widow, Drummyne	"	5	Smith*	23/11 1899	Rohrmann, Beatrice#	wife of Fredk R, ironmlldr, Balmain	22 Grafton St
10	Brass*	6/1 1897	Clement,# Henry	carpnr, Balmain	12-12a Grafton St	12	Hemmy*	7/2 1902	Mullett,# Thomas H	publican Balmain	22 Adolphus St
11-17	Swan AC&LB	17/1 1939	White, Richard; White, Irma D	shipbldr, Balmain; his wife	1-13 Grafton St	13	Radcliffe*	15/3 1905	Bale,# Harry O	civ servt, Armidale	20 Adolphus St
						14,15 pt A	Heselton, WE*	25/1 1895	Cruickshank, W D	engineer, Balmain	5-7 Ewenton St
						"	Robinson, R^	17/4 1913	McKenzie,# Donald H	contractr, Balmain	"
						Pt B	Heselton, WE*	30/5 1910	"	"	"
+ Date of purchase of land. * First purchaser did not build house. # Purchaser who built house.						+ Date of purchase of land. * First purchaser did not build house. # Purchaser who built house ^ Trustee in will of W D Cruickshank					

By an extraordinary coincidence the new house was called Kenilworth, the name of his and Nellie's second son. It was one of the Johnston Street "witches' houses" and the tessellated floors, stained-glass windows and hot and cold water gave "every requisite for a gentleman's family".¹⁸⁷

Content as he was with the house, Parkes had to face the death of Nellie on 16 July 1895. Recovering from his grief he married Julia Lynch on 24 October 1895 - she was 23 and he 81. The third Lady Parkes had worked in the household since before Nellie's death and "her undoubted beauty was matched by a strong character". Worn out with the cares of life, he died at Kenilworth on 27 April 1896. Born in 1815, Parkes life spanned almost the entire nineteenth century.¹⁸⁸

The Hampton Villa Land Subdivided

The removal of Parkes from Hampton Villa was the last obstacle in the way of the disposal of the property by the Hunt

family. It had been mortgaged since 1871 and an auction was held on 10 February 1893. The depression then current ensured that no bids were made for the house: subdivision of the grounds was the only alternative (see Diagram V).¹⁸⁹

At the end of 1893 the Savings Bank of New South Wales acquired the land and subdivided it as the Hampton Villa Estate, eastern and western portions. Hampton Cottage (site of 14, 14a Ewenton St) was in the way of the new allotments and was pulled down at this time.¹⁹⁰

To facilitate the cutting up of the eastern portion, Grafton Street was extended towards the little bay and then bent at right angles to provide many good-sized lots. At the boundary with the Ewenton garden, Grafton Street was bent again at a right angle to end at the waterfront. A cross lane from Grafton Street provided rear entry to the allotments. Both the lane and the extension of Grafton Street improved the access to Ewenton. This layout gave 12 new blocks with Hampton Villa retained on the large lot 1 (see table IV).¹⁹¹

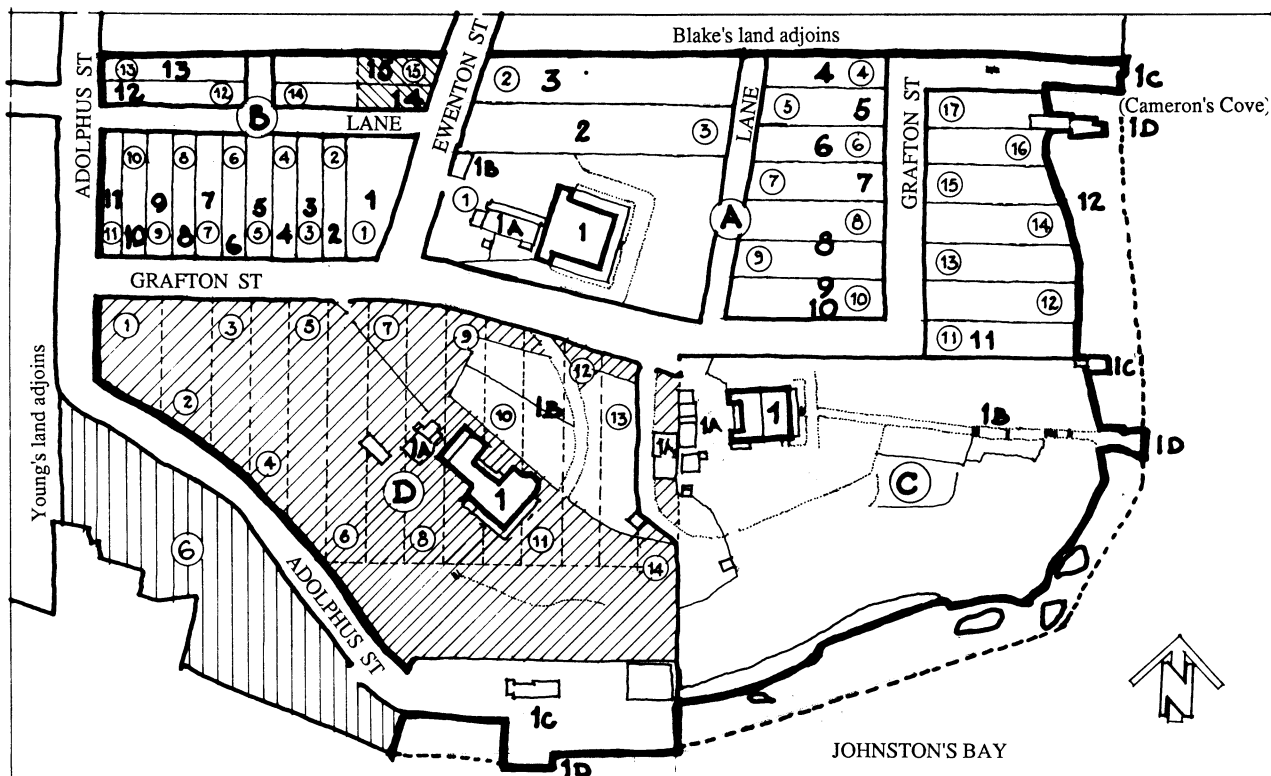


DIAGRAM V - HAMPTON VILLA HEATHFIELD BLEAK HOUSE IN 1893 (From the 1886 Detail Survey with later subdivisions plotted)		9 10 11 12	Site of house, brick (No 12a): 1917. Site of house, brick (No 12): 1902. Site of house, brick (site of 1-13 Grafton St): c1920. Site of Swan's timber yard (site of 1-13 Grafton St): c1913.	C 1 1a 1b 1c 1d	HEATHFIELD Heathfield, stone (site of Container Facility): 1850. Outbuildings. Path and steps. Wharf and jetty. "Boathouse" and slip.
A THE HAMPTON VILLA ESTATE: 1893 Eastern Portion		B THE HAMPTON VILLA ESTATE: 1893 Western Portion		D BLEAK HOUSE	
1	Hampton Villa, stone (12b Grafton St): 1847-49.	1	Site of Cronulla, stucco (14b Grafton St): 1900.	1	Bleak House, stone (site of Container Facility): 1853.
1a	Detached kitchen, stone.	2	Site of house, brick (No 16): c1900.	1a	Outbuildings.
1b	Stables, stone.	3	Site of Shuna, brick (No 18): 1903.	1b	Terraced gardens.
1c	Wharf.	4	Site of house, brick (No 20): 1899.	1c	Crook's Wharf (enlarged) and later buildings.
1d	"Boat house" and slip.	5	Site of house, brick (No 22): 1902.	1d	Jetty.
2	Site of houses, wb, brick (14,14a Ewenton St): 1896, 1928.	6	Site of house, brick (No 24): 1905.		
3	Site of house, brick (12 Ewenton St): 1898.	7	Site of house, stucco (No 26): 1905.		Part A lots 14, 15 sold to Cruickshank.
4	Site of house, brick (2 Grafton St): 1913.	8	Site of Beulah, brick (No 28): 1895.		
5	Site of house, brick (No 4): 1899.	9	Site of house, brick (No 30): 1896.		Crook Estate subdivision: c 1900, never implemented (from HEC Robinson Ltd, Map of the Mun of Balmain: 1925).
6	Site of house, wb (No 6): 1900.	10	Site of Bunnow, brick (No 32): 1897.		
7	Site of Falkland, brick (No 8): 1896.	11	Site of Killariff, stucco (No 34): 1901.		
8	Site of Charlesville, brick (No 10): 1898.	12	Site of Cymbeline, (22 Adolphus St): 1902.		Young's lot 6 not included in Precint 5.
		13	Site of Borela, stucco (No 20): 1907.		
		14	Site of Euroa, brick (7 Ewenton St): 1914.		
		15	Site of Avenell, brick (No 5): 1914.		
				Ⓒ	Portion of Young's 1843 subdivision.
				③	Lot number.

Hampton Villa and the Willson family

Hampton Villa was bought by Frances Perry, the wife of Sydney tailor William H Perry at the end of 1897 (see Table IV*). The Perrys lived there until the house was bought by Frank Bourne Willson, a Sydney importer and agent, in June 1912. Frank and his wife Marie (nee Loutit) and their children, Ruth and John, lived at Hampton Villa and it is from Ruth Willson that we know so much about the house, as well as Ewenton and the Swan family. When the Willsons lived in Hampton Villa, it was still the spacious home that Edward Hunt had built over sixty years before. The main roof and the verandah roof were zinc-sheeted but it is not known whether this was original. The kitchen was still in a detached stone building at right angles to the house near the Grafton Street alignment. On Ewenton Street were the stone stables and there were large gates for the buggies to enter.¹⁹²

The gardens were extensive and were tended by Old Charlie a South Sea Islander who lived with the family until his death in the 1920s. He had been brought from the Islands to work at sugar-growing on the North Coast and was well loved by the Willsons. Charlie lived in a small weatherboard house with corrugated iron roof built for him in the street corner of the garden. The housekeeper was "Mish", a worthy Scot who, for many years, was helped by "Bess" a country girl. Men came in to do "rough work" such as window cleaning.¹⁹³

During the Willson years, a kitchen and scullery were built inside the house and the bathroom was renovated. The main downstairs rooms housed the family with the large attic being only used for playrooms, storage and emergency bedrooms when guests came to stay. The large attic room was across the front of the house, facing east, with the dormer window which still exists. Two smaller rooms had skylights (only) on the

north and south side and dormer windows at the back. Access to the attic was from the staircase in the hall. Looking down the hall from the front door, the underside of the staircase was visible. On the left of the staircase was the door to the back garden. In about 1916 the ceilings began to fall. The plain ceilings of lath and plaster with elaborate centre roses were replaced with the ceilings that now exist.¹⁹⁴

Looking across the water the time could easily be seen on the General Post Office clock and when the light on top of the tower showed red, everyone knew that a "southerly buster" was on the way. The black ball on the Observatory tower was also in plain sight. It was raised just before one o'clock and its fall was the signal for the one o'clock gun on Fort Denison to be fired. This was a notice to sea-captains to set their time-pieces. The outlook from Hampton Villa in those days was of the water crowned with tall-masted shipping.¹⁹⁵

Some of the skippers were known to Frank Willson and the house often rang to tales of seafaring. A German skipper, Captain Schutz, was an expert amateur photographer and had a wondrous collection of photographs of sailing vessels. He was also pressed into service to take photographs of the family.¹⁹⁶

Hampton Villa and the Knitting Co

Frank Willson went to Britain and Europe in 1908 and while in Ireland secured an agency to import Irish linen. In Germany he ordered special knitting machinery for the business which he set up at an unknown location after his return. With Marie as designer and himself as accountant and supervisor, the enterprise grew and probably dictated the move to Hampton Villa. Utilizing the old stone kitchen, production got underway. Because of the quality of the product, the business soon outgrew the kitchen. The stone stables were demolished and a new brick factory, extending from the kitchen to occupy the entire rear garden, was built in 1915. A large doorway allowed trucks to enter the loading bay to receive the garments, hand-pressed with electric irons. After being hung on cables suspended for the purpose, the garments were folded into cardboard boxes secured with twine for the leading city department stores, or into wooden crates lined with waterproof paper for carriage by sea. Each item was thoroughly inspected by Frank before it was packed. The factory employed 52 women and girls and produced exclusive ladies knitwear. Marie continued to design the garments and joined in the supervision.¹⁹⁷

From the beginning of the war, the younger brother, John Richard was taken into the business as a salesman and he travelled interstate and to New Zealand. On one of the trips he slipped on deck while playing quoits, an injury from which he never recovered. He died on 20 February 1917, aged only 32. Thomas Henry Corbett, an engineer and Frank's brother-in-law, joined the business in June 1917. The youngest brother, Harold Sydney, came into the business after war service in France. He was an engineer and was responsible for the operation of the machinery.¹⁹⁸

In 1922 Frank and Marie decided to retire and they gave the business to Harold who took out a lease on the property and went into partnership with Samuel George Baker, a manufacturer of Manly; Louisa Agnes, his wife; Arthur John Pittman, clerk, Manly; and Thomas Henry Corbett, an engineer and Frank's brother-in-law who joined the business during the war. The firm was called the Willson Baker Knitting Co.¹⁹⁹

Frank and Marie and the children announced that they would leave for a one-year holiday in England. The time is remembered for the display of good-fellowship between the factory-girls and the Willsons. The family was given a hearty send off by the workers and a *bon voyage* gift.

After trading successfully, the business met with disaster at the end of 1925. A fire completely destroyed the factory and the enterprise had to be curtailed. From 1926 Harold

continued the business, in one of the rooms of Hampton Villa, as H S Willson and Co, knitting manufacturers. The company seems to have been wound-up in about 1932.²⁰⁰

From 1924 to 1926 Samuel Baker lived in Hampton Villa. Harold Willson lived there with his wife Kathleen (nee French) and daughter Patricia from 1928 into the 1930s. Frank Willson was still the owner but since returning from England in 1923, his family had resided at Bellevue Hill. When Harold and his family moved away from Hampton Villa, Frank let the house for thirty shillings per week. He gave Hampton Villa to his son, John Hector (called Hec), a captain in the Australian Army Medical Corps, in April 1943. John sold the house in May 1947. Up to that time the 100-year-old house had had just three owners.²⁰¹

The Hampton Villa Estate - East Portion

Next to Hampton Villa, lot 2 fronting Ewenton Street (site of Hampton Cottage, later Nos 14,14a), was bought by the Balmain East grocer, Henry Skittrall. He subdivided into two long halves and sold lot 2a to Charles William Arnold, steward, Balmain East. On lot 2a Arnold built a weatherboard (later altered, 14 Ewenton St) in 1896 and lived there (see Table IV#).²⁰²

Arnold and his wife bought lot 2b in September 1912 from Mrs Ellen Skittrall, doubling the size of their block. As a consequence of the fire in the knitting factory next door, the Arnolds moved into a new brick house (14a Ewenton St) at the rear of No 14 in 1928: members of the family still live there (see Table IV#). A Mrs Connell lived in No 14 from 1928.²⁰³

A Balmain clerk, John O'Rourke, bought lot 3 and built a Federation Queen Anne style brick house (12 Ewenton St) with a bay front in 1898 (see Table IV#). He lived there until 1913 and the next tenant was Thomas Plunkett, manager of Sydney Harbour Ferry Co. O'Rourke sold to Roberta Amelia, wife of Robert Ferguson an overseer, Balmain, in June 1919 and the Fergusons lived there for many years.²⁰⁴

Lot 4 at the bottom of Grafton Street was bought by William Roger Mocket Taylor, an iron founder of Ultimo. Taylor sold to Morley Carden Hammond, engineer, Balmain, in July 1909 and he sold to Charles Ernest Gifford, painter, Balmain, in March 1911. Gifford sold to Maria Wellesley Breckenridge in January 1912 and she built a brick house (2 Grafton St) in 1913 (see Table IV#). She sold the property to a Balmain shipwright, Stanley Breckenridge, in October 1919 and he lived there through the 1940s.²⁰⁵

Lot 5 was sold to Balmain labourer Patrick Kearney and he began a house (later altered, 4 Grafton St) in 1899 (see Table IV#). The Kearneys were long-term residents of Grafton Street until the end of the 1950s.²⁰⁶

Frederick De Wall, a Balmain engine driver, bought lot 6. He built a weatherboard cottage (6 Grafton St) in 1900 and the family lived there for 50 years (see Table IV#).²⁰⁷

A Balmain steam boat proprietor, Archibald Wilson, bought lot 7. He built Falkland, a two storey brick house with stucco detailing (8 Grafton St), in 1896 (see Table IV#). He sold to William B Dick, engineer, Balmain, in March 1905 and he was in residence into the 1930s.²⁰⁸

Lots 8 and 9 were bought by Margaret Mary Agnes Halliday, the wife of Charles H Halliday of Balmain. She built Charlesville (10 Grafton St), a generous Federation Queen Anne style brick house with bay front, in 1898 (see Table IV#). Mrs Halliday was still there in the early 1930s.²⁰⁹

John Brass, a Balmain mariner bought lot 10 on the right-angle bend of Grafton Street. Brass sold to Henry Clement, carpenter, Balmain, in January 1897 and he put the land in the name of his wife, Eva May, in October 1900. They built a brick two-storey house with pediment (12 Grafton St) on the corner in 1902 (see Table IV#). Between the corner house and Charlesville was the Clement's "rose garden". A decision was made to build a second house (No 12a), in about 1917 (see



THE KNITTING FACTORY FIRE IN 1925

(Rear of 12b Grafton St)

The Willsons built the factory behind Hampton Villa in 1915. Extending from the detached stone kitchen and covering almost the entire back garden, the factory employed 52 women and girls to produce fine quality knitwear.

In 1922, the business became the Willson Baker Knitting Co.

During a time of peak production in 1925, when many finished garments were being packed for delivery, a fire entirely destroyed the building.

The business was transferred to one of the Hampton Villa rooms on a greatly reduced scale.

(Courtesy of R Willson)

Table IV#). Eva May Clement lived in the new house (until 1926) while Henry continued to live on the corner (until 1917). The houses were built about 15 years apart and appear to be identical but the corner one is the older of the two. ²¹⁰

Opposite these houses, Henry Brisbane Swan of Ewenton bought lots 11 to 17 (see Table IV). The use of the waterfront in the 1890s and the first few years of the 20th century, when the Bank was selling the Hampton Villa Estate, is unknown. After 1913 Swan had his timber yard on the land. There was a wharf at the foot of Grafton Street and a slipway close by: in 1910, John Woodward had his shipwright's yard there until 1912; from 1913 to 1915, shipwright A W Setttee; and in 1917, Henry White had a shipyard there. His brother called it Richard White & Co, shipbuilders, in 1923 and it lasted for many years. The Whites lived in a cottage built on lot 11 (site of 1-13 Grafton St), built by the Swan family, from the 1920s. The White family bought lots 11 to 17 with the reclaimed waterfront from the Swans in July 1939. ²¹¹

The Hampton Villa Estate, west portion

On that portion of the Hampton Villa Estate to the west of Ewenton Street, the land had been cut up into 15 lots, utilizing that street and Grafton and Adolphus Streets. Ewenton Lane was created by this subdivision and with a short cross lane it gave all lots rear access (see Diagram VI).

Lots 1 to 4 were bought by Laura Emma Elizabeth, wife of George Bagot Stack of Balmain, as an investment. She sold the large lot 1, on the Ewenton Street corner, to David Charles Hill, a Balmain bricklayer (see Table V#). He built the stuccoed house, Cronulla (14b Grafton Street), straightaway and lived there from 1901 to 1910. Andrew L Young became the occupant in 1911; James Fraser, from 1914 to 1921; and George W A Lycett, from 1922 to 1925. ²¹²

Herbert Rothwell Bolus, a saddler of Balmain, bought lot 2 (see Table V#). He built the two-storey brick house (16 Grafton St) before 1902. He lived there into the 1920s and the family sold the property in 1957. ²¹³

Lot 3 was bought by Miss Kate McNeil McPherson of Balmain (see Table V#). She built the brick two-storey house, Shuna (18 Grafton St), in 1903 and lived there with her family until her death on 4 March 1927. The property passed to Irene MacInnes (nee MacPherson), the wife of Allister William Wallace MacInnes, marine engineer, Balmain, who lived there until the late 1930s. ²¹⁴

Charles Frederick Harrap, a Balmain clerk who later became a Mort's Dock paymaster, bought lot 4 and built the brick house (20 Grafton St) in 1899 (see Table V#). He died there in 1921. ²¹⁵

Lots 5 and 6 were bought by George Smith, labourer of 12 Day Street, Sydney. He sold lot 5 to Beatrice Rohrmann, wife of Frederick Rohrmann, ironmoulder, Balmain (see Table V#). They built the brick house (22 Grafton St) in 1902. The Rohrmanns lived there until 1905. Mrs Rohrmann sold to John Cumming, labourer of Balmain, in May 1912 but he did not move in until 1920. The tenant from 1906 until 1911 was Peter Calder: Roger Shiner was next until Cumming took up residence. ²¹⁶

George Smith held on to lot 6 and while he was still a labourer, but living in Rozelle, he built the brick house (24 Grafton St) in 1905 and let it to various tenants (see Table V#). He sold to William Percy West, engineer, Gladesville, and his wife Cecelia Maud, in December 1920. The Wests moved in in 1921 and lived there for many years. ²¹⁷

Lot 7 was bought by John Cumming who must have been associated with George Smith because they had the same address in 1894 (see Table V#). He built the two-storey stuccoed house (26 Grafton St) in 1905 and lived there from 1906 to 1919 when he moved into No 22. ²¹⁸

Beulah, the first house in Grafton Street on the subdivision, was built by David Mazey in 1895 (see Table V#). The Balmain grocer bought lot 8 and after finishing the dichromatic brick house (28 Grafton St), lived there until 1902. His widow, Margaret, was there until the 1950s. ²¹⁹

Lot 9 was bought by Francis James Harrap, a Balmain clerk and later an estate agent (see Table V#). He was building the two-storey brick house, with stucco mouldings (30 Grafton St), in December 1896 when he settled it, and the furniture he was about to buy, upon Ellen Woodbridge, a schoolteacher of Young, as a marriage gift. The marriage had been solemnized by February 1897 and Francis and Ellen lived there until 1899. In 1900 they lost the house by default to Henrietta Christian, a Balmain widow, who in that year let it to Charles Stabb and he called it Erfurt. He lived there until 1908. Ada Kay-Spratley, wife of William Kay-Spratley, printer, was the tenant from 1909 until 1922. ²²⁰

John Griffin (or Griffen), a Balmain gas stoker, bought lot 10 and built Bunnaw, the two-storey brick house with stucco mouldings (32 Grafton St), in 1897 (see table V#). He lived there until 1913. After his death on 9 September 1916, the property passed to Mrs Mary O'Donnell, Camperdown, and she sold to Patrick Joseph Ryan, a publican of Ryde, in August 1917. He let the house to various tenants. ²²¹

Killarif (34 Grafton St) on lot 11, on the corner of Grafton and Adolphus Streets, was built by Daniel Ryan, a Balmain gas stoker (see Table V#). He lived in the two-storey stuccoed house from 1901 until 1918 when he leased it, for ten years, to

John Henry Coxon. Ryan died on 15 July 1933 and the house passed to Mary, wife of Roderick McKenzie Sinclair, engineer, of Gladesville.²²²

Simon Hemmy, an engineer of Tuncurry, bought lot 12 across the lane, but fronting Adolphus Street. In February 1902 he sold to Thomas Henry Mullett of the Rob Roy Hotel, which still stands on the corner of Adolphus and Vincent Streets. Mullett built the brick house (22 Adolphus St) and sold it to James Michael Ahern, a Balmain engineer, in August 1902 (see Table V#). Ahern called it Cymbeline and lived there from 1903 to 1906. The house was let to various tenants until Alexander James Pyne McFadyen, labourer, Balmain, and his wife, Celia Lydia, occupied it in 1918 and bought it in November 1920. The family lived there until the 1960s.²²³

Lot 13 was bought by William Henry Radcliffe, master mariner, Glebe. He sold to Harry Oliver Bale, civil servant, Armidale, in March 1905. Bale built the two-storey stuccoed house, Borela (20 Adolphus St) in 1907 and lived there until 1912 (see Table V#). Robert W Spruit, a tailor, was the tenant from 1913 into the 1930s.²²⁴

Captain Thomas Heselton of Edith Villa (Maryville, formerly 4 Ewenton St) bought lots 14 and 15 for his son William Ernest Heselton, architect, Balmain. The younger Heselton sold the front portion of the land facing Ewenton Street to William Douglas Cruickshank of Kinvarra four days later. He used it as a fowl-run. When Cruickshank died on 11 November 1912 his estate sold the property to McKenzie, the contractor. He had bought the rear portion in May 1910 from Heselton junior. McKenzie built the brick semi-detached houses Avenell (5 Ewenton St, later Glandore) and Euroa (7 Ewenton St) in 1914 (see Table V#). McKenzie, then living in Kinvarra, let the two new houses. William Kay-Spratley junior was the first tenant of Avenell and Geoffrey Clark, of Euroa. John Stronach, engineer Balmain, and his wife Helen, bought them in June 1922 and they lived in Euroa (7 Ewenton St) from 1923. Mrs Stronach was still living there in 1932.²²⁵

Heathfield and Bleak House Become Forgotten

Mrs Ford had lived at Heathfield since coming there as a bride and she died at the house, aged 101, on 6 August 1897. She was buried at Balmain Cemetery beside her husband who had died 21 years before. Her estate sold Heathfield to John Alexander Oag, the Balmain builder and contractor, in November 1898. He let the house to A McLachlan who lived there until 1900. David Hill was next in 1901 and in 1902 Alex Smith moved in. Smith left in 1905 and Frederick Pilcher, one of Balmain's bakers, took up residence there in 1906. Pilcher lived in Heathfield, still a fine house with a well-kept tennis court, until 1913 but the land at the rear of the house, where Bleak House once stood, became known as Pilcher's Paddock. He probably allowed his horses to graze there. Heathfield was converted into a boarding house in 1914 by Alfred Townsend who was there until 1921. In 1922 Mrs Margaret Dick moved in and remained until the early 1940s. During the depression the house had been allowed to run down and there was no market for property close to the water when war broke out. Heathfield was pulled down in 1942.²²⁶

Oag's use of the waterfront is not known. In retirement he sold to Alexander Stewart, a Sydney engineer, in November 1920. Included in the sale was the Bleak House land which Oag had bought in April 1903.²²⁷

After Henry Perdriau junior left Bleak House in 1888, the house was shared by watchmaker Godfrey Robins and accountant D W Loughlin from 1889 to 1890. In 1891 Loughlin was the last tenant of the house to be listed. From then on the house was left vacant and, by the first few years of the twentieth century, had become a ruin. The ancient waterman, Henry McKenzie, when interviewed in 1907 said that the terraced gardens were no more and that the fine stone house "is all in ruins. It were a lovely place".²²⁸

The wharf below Bleak House had been let to A Kethel & Co, coal merchants, in 1906 and 1907; to Gibbs and Boulton, coal merchants, 1908 to 1911; to Coal Yards Ltd, 1912 and 1913; and to Australian Coal Supply in 1914. Balmain Council then used the wharf to receive blue metal.²²⁹

Stewart sold to the Broken Hill Associated Smelters Pty Ltd in June 1922. That company conveyed to the Union Steam Ship Co of New Zealand Ltd in July 1948. By that time a roadway had been constructed around the base of the cliff, as an extension of Adolphus Street, to allow access to White's shipyard on the Grafton Street waterfront. The Union company sold to the Commonwealth in January 1952.²³⁰

The Maritime Services Board of New South Wales resumed the site in June 1967. Putting into operation a scheme that had been proposed since 1912, the Heathfield and Bleak House land became part of the White Bay Container Terminal. The MSB excavated all the land south of Grafton Street almost down to the waterline after 1965 to make way for the new terminal and leased it to Seatainers Pty Ltd in October 1971. Both the Heathfield and Bleak House allotments had been called Pilcher's Paddock for many years and vigorous protests were made against the loss of this open green space but to no avail. The houses had already gone, now the actual land on which they stood also disappeared.²³¹

Precinct 5 in Recent Years

As well as this drastic change in the traditional environment, some minor developments took place in Precinct 5. Hampton Villa after having been converted into flats was renovated as a gracious house in the late 1970s. The rear portion of the Hampton Villa lot 1 was subdivided in 1957 to allow two new brick houses (14a, 14 Grafton St) to be built.²³²

In Charles Street, a brick house (No 4a) was built after 1927 and another brick house (No 10) on the corner of the lane, after the mid-1970s. In the 1960s Moorefield (6 Charles St) was given a brick addition which completely hid the front of the 1839 house. It became forgotten until new owners began to conserve the house in the mid-1970s.²³³

On the Darling Street frontage, the Bowling Club bought the Cameron lots 9 to 12 and used the stone from the surviving shops and cottages to build the retaining wall. The club also bought stone from the derelict School of Arts for the wall.²³⁴

The Conservation of Clontarf

From 1923 to 1925 Clontarf (4 Wallace St) was the site of the Holding Foundry and Engineering Works. In 1926 Skilton and Hindmarsh, Motor and General Engineers were the occupants. In 1928 the Industrial Manufacturing and Engineering Co (Hoskins Foundry) was there until the 1930s. The Power Engineering Pty Ltd took over the foundry in 1938 and the property became Ward's Stoves Pty Ltd in November 1947. Clontarf was the company's office. In August 1964 Ward's leased to Engineer Welding Pty Ltd and this firm became S C Harrison Pty Ltd in April 1970. Clontarf was vacated shortly after this and deterioration of the structure, already advanced, began to accelerate.²³⁵

In the 1967 Leichhardt Planning scheme, a park was proposed to cover the area bounded by Adolphus Street, Wallace Street, Ewenton Street and Ewenton Lane. Puriri (4 Wallace St), Kinvarra (3 Ewenton St), Euroa (5 Ewenton St), Glandore (7 Ewenton St), Cymbeline (22 Adolphus St), Borela (20 Adolphus St) and Clontarf were to be demolished to make way for the parkland. As the first stage of the proposal, Clontarf was bought by the Leichhardt Council in November 1974. The Council demolished the foundry buildings. Concerned people managed to dissuade the Council from demolishing the 130-year-old house but nothing was done to halt its deterioration.²³⁶



CLONTARF IN 1979
(4 Wallace St)

After being the site of a foundry from 1923 to 1974, the 1844 stone house was bought by the Leichhardt Council and boarded up. In 1976 a proposal was put to Council jointly by local residents, the School of Building (University of NSW) and local industry to convert the house for community use. Council did not accept the scheme and after Clontarf caught fire on 22 July 1976, deterioration accelerated. Now the site of 22 pensioner units, Clontarf stands derelict and awaiting conservation by Council.

(Photograph by R Irving)

Kinvarra came up for sale at the end of 1972 and a new owner conserved the house. By this time the houses had become too valuable to be pulled down for a park and in the 1979 Planning Scheme, most of the land was changed from open space to residential use. An area of land bounded by the corner of Adolphus and Wallace Streets and running behind Clontarf to take in Puriri, was zoned open space (parks and recreation). Euroa, Glandore, Cymbeline and Borela were saved by this re-zoning, along with Clontarf.²³⁷

Although the other houses were obviously valuable real estate, Clontarf was visibly dilapidated. In May 1976 talks between the Council and the National Trust were held to save the building as an early example of Australian architecture. In June the Balmain Association offered a working-bee and limited funds to secure the house against the weather and vandals. At this time the Council advised that Clontarf was structurally unsound and that restoration costs would be prohibitive. Council offered the 1844 stone house for dismantling and shifting to Old Sydney Town at Somersby. The town, a recreation of Sydney before 1810, could not accept the offer.²³⁸

The National Trust declared its concern that the building was to be demolished without exploring the possibility of it being restored and put to some community use. The Council replied that demolition would allow the land to be used by the community as a park. Staff and students of the School of Building, University of New South Wales, saw the renovation of Clontarf as a project of worth both for community use and for gaining practical experience. The school had the expertise and offered to approach building suppliers for donations.²³⁹

In July "Balmain's best known dive", as Clontarf was fancifully described by a local newspaper, was given a stay of execution for three months. During this time a joint effort between the National Trust, the School of Building and local residents welcomed an offer of \$5,000 from Unilever to rehabilitate the building as a kindergarten. Council reprieved the old house while it considered the proposal.²⁴⁰

While the matter was under investigation, Clontarf caught fire on 22 July. A door had been forced open and kerosene splashed and lit. The damage, though serious, still left the shell of the building.²⁴¹

In September a plan was drawn up to convert the building into a small kindergarten in two phases. The restoration of the building would precede the incorporation of the kindergarten. The project, estimated to cost \$30,000, would be funded by the Unilever grant, local fund-raising and donations of material

from large building suppliers. The proposal was put to Council in late September. Because of the delay in getting Council's consent the School of Building had to withdraw its offer of expert assistance but left an offer to become involved in the future. Nothing came of this proposal and the project lapsed: Clontarf continued to deteriorate.²⁴²

Six years later, in 1982, Leichhardt Council offered Clontarf to the New South Wales Department of Housing to build pensioner units on the site. The conservation of Clontarf as a community centre was a condition of the handover. Work began on the 22 brick two-storey units in June 1986.²⁴³

Because of the difficulty of deciding on its best use by the community, the Department returned the building to the Council with an allocation of conservation funds. Following the satisfactory resolution of its future use, the conservation work will be undertaken by the Council.^{243a}

Why is it necessary to save this 142-year-old house? Unquestioningly, we seem to accept that a new building can go ahead without any need of justification. It seems natural to build anew - it is progress, a sign of prosperity, more jobs. Conservation can also provide jobs and when expertly done can be a sign of real progress because the action looks to the future while establishing the past and gives the present-day observer a chance to look in both directions. Robert Irving's advice is that "we can ill afford to lose any building, because we have not even half-finished evaluating, or getting to know, our total stock".²⁴⁴

The conservation movement backs this rule with five basic yardsticks to answer the question of Clontarf's retention, and, of course, the more general conservation question: "why are places significant?".

- 1 Because of the degree of technical and creative excellence exhibited.
- 2 Because they are a particularly fine example, or the only reasonably intact example of a type.
- 3 Because they demonstrate a way of life, custom, process or function no longer practised, in danger of being lost, or of particular interest.
- 4 Because they are strongly associated with an important figure, figures, developmental, or cultural phase.
- 5 Because of their townscape and/or landscape value and in particular
 - (a) the degree of unity of materials, form and scale
 - (b) enhancement by setting and in return contribution to setting.²⁴⁵

EWENTON AFTER THE 1980 FIRE (Formerly 6 Ewenton St)

Used as a store-building since the 1950s, the house was allowed to deteriorate. The exotic bay window and verandah were demolished. On 17 May 1980 the house caught fire and the interior and roof of the 1860 north wing was severely damaged.



(Courtesy of Clive Lucas and Partners)

Since these rules were put forward, the conservation movement has taken other considerations into account, for example national, regional and local significance. Clontarf certainly has local significance because of its age, materials, form and scale; because of its association with the Banks family of Cathedral musicians and singers; and because of its conversion from domestic to foundry use from 1922 to 1974. It is significant, regionally, because it was associated with Robert Blake and that it is, with Shannon Grove (10 Ewenton St), Kinvarra (3 Ewenton St), and Moorefield (6 Charles St), a survivor of the 13 original houses on the estate.

The conservation of a significant building cannot proceed without a valid conservation policy. The implementation of that policy must satisfy several constraints, not the least of which is funding. Changing the ownership of Clontarf from local government to State, provided the conservation finance to house some of the aged in a pleasant environment. The site is thereby returned to its original residential use, and though the use of the house will be an adaptation, it is one that will not substantially detract from its cultural significance. By adapting Clontarf for a community use, an item of our heritage is saved.

Ewenton and the Cameron's Cove Development

Clontarf was saved by governmental action. Ewenton was saved by a combination of private enterprise and heritage legislation, i.e., a mixture of the changing economy, changes in attitudes to desirable living, the strength of the conservation movement and a little good luck.

Before Dickson Primer and Co Ltd bought Ewenton in 1951, it bought Wallscourt Lodge and Maryville in June 1950. The company demolished the houses after May 1951 and built store buildings on the site. Dickson Primer erected a large shed alongside Ewenton and used the house as a store. The company saw no need to expend resources on its upkeep and the building continued to deteriorate.²⁴⁶

The recession of the 1970s slowed re-development and allowed time for attitudes in choosing a place to live to change. Planning codes had allowed buildings of as many as eight storeys to be built on large sites. As time went on, townhouses, sympathetic to the scale and character of the environs, became the ideal for inner-city development. The passing of the *New South Wales Heritage Act* in 1977 laid ground rules for keeping significant buildings. Local interested parties and heritage authorities kept Ewenton's

neglect in the public eye. A sad outcome of this worthy campaign to save the house was that selective vandalism increased. The extremely valuable cedar joinery and fittings were plundered from the out-of-the-way house and so its condition worsened.²⁴⁷

The secluded site made it an ideal hideaway for the innovative wing-keel of *Australia II* before the successful America's Cup challenge of 1983.²⁴⁸

The changing economy and attitudes to lifestyle brought about the lodgement of a development application for the industrially-zoned waterfront site. Negotiations began on the number of units, location of entry roads and the contribution of open space. The site was re-zoned residential in 1980.²⁴⁹

Despite the worth of the scheme, there was no guarantee that Ewenton would be conserved. On 17 May 1980 at 3 30 pm the unwanted house caught fire and the 1860 wing was badly damaged. This seemed to be the end of Ewenton: the deterioration accelerated.²⁵⁰

Although the course of time was controlling Ewenton's neglect, time was also on the side of its conservation. The economic conditions of the early 1980s allowed the demand for waterfront townhouses to continue. A second proposal was made to build 81 units on the site, to dedicate substantial waterfront open space, and to restore Ewenton for sale on a separate block. When this scheme did not proceed, a third entrepreneur proposed 60 units and offered the other incentives. The proposal was accepted by State and local authorities and the Cameron's Cove development went ahead in 1985.²⁵¹

Important new additions to Balmain's built environment have been realized: the landscaped waterfront park with its sea wall; the former Maritime Services Board depot roadway as the access to the new park; the foreshore walkway, from the new access, across the park to connect with Grafton Street; the public walkway planned from Charles Street (east) to the new park; and the architecture of the new units as reminders of the waterfront buildings that formerly stood around the Balmain foreshore, i.e., small-scale buildings, not identical, changes of roof line, and prominence given to traditional brick and corrugated iron.

The development funded the external restoration of Ewenton by the conservation architects Clive Lucas and Partners. For example, by using historical research, detailed analysis and interpretation, the long-vanished bay window of the 1860 wing was restored. The entrance portico, the



EWENTON AFTER RESTORATION IN 1986

An enlightened developer recognized the significance of the house and had the exterior restored.

Although the bay window and verandah had been removed, the conservation architects were able to rebuild them from historic photographs such as the cover illustration of this *Journal*.

Ewenton is to be sold on a separate block and it is hoped that the purchaser will have the interior conserved to the same high standard as the exterior.

(Courtesy of Clive Lucas and Partners)

verandah, and other details were also painstakingly conserved. The understanding of Ewenton's history provided the knowledge for its conservation.

Currently, the house is being sold with the exterior restored and the interior renovated to provide basic living. It is hoped that the purchaser will continue the high standard of conservation already set.

Cameron's Cove is a case of new development contributing open space for the enjoyment of people, and at the same time, providing the means of saving a significant house.

The site has gone from being vacant land when purchased in 1837, to being the quarry for some of the Blake houses, to the 1854-5 Blake Vale, to Cameron's 1860 enlargement of it, to his 1872 addition, to the scene of so many Cameron births,

marriages and deaths from 1856 to 1890, to its time as a boarding house from 1892 to 1913, to its peaceful occupation by the Swans from 1914 to 1949, to its dereliction as an industrial store from 1950, to its 1980 damage by fire, and to its conservation in 1986.

The conservation of houses like Clontarf and Ewenton does not just happen by accident. It occurs as an outcome of the recognition of cultural significance and, often more importantly, and as in the case of Clontarf, by the potential for adaptation compatible with that significance.

As more buildings like Ewenton are conserved, and as the inventory of Australia's building stock grows, our understanding of our architectural heritage will consolidate. As Robert Irving forecasts: "our bearings in the cultural sea will be clearer".²⁵²

Acknowledgements

I wish to thank the following for the generous donation of their knowledge: Jean Bennett, the Clan Cameron NSW Branch, and Stuart Cameron (Cameron family); Gladys Chanter (general research); Clive H Craven (Cronin); Kevin Fahy (Hunt and Crook); R D Fitzgerald (Hunt); Lois Gibbs (Ford); L Stuart Hughes (Hunt); Robert Irving (Moorefield, Clontarf photos); Clive Lucas and Partners (Ewenton); Bill Ottley (Ewenton); Mrs S Oulds (reminiscences); Doug Peacocke (Crook family); Kelvin Perdriau (Perdriau); Kathleen Sandstrom (Banks); Anne Waugh (Cameron and Blake); Diana Weiss (Swan family); and Ruth Willson (Ewenton, Hampton Villa, Swan and Willson). I wish to rectify my omission of thanks to Grant Giddy for his line drawings of Blake Vale, Ewenton, Shannon Grove, Kinvarra, Clontarf and Moorefield. These were published in my "Robert Blake (1806-1875): soldier, sheriff and spec builder" in *Leichhardt Hist J* 8 1979 but not acknowledged at the time.

Appendix

Robert Irving's rationale for conserving old buildings, more fully, is:

1 Continuity is good psychology: we have inherited our environment and are custodians of it for our children. Old buildings are not just links with the past but are symbols of community stability: society's memory. The loss of this stability and memory breaks "the perpetual partnership that makes for orderly growth in society".

2 Keeping is sociologically sound: post-war slum clearance is a drastic example of "not keeping". The "new slums" might have improved physical health but they are widely criticized on social and environmental grounds. The older areas were valued by those communities which the clearance broke up. The old houses were "anchors in the rapid flow" and provided a sense of place in an increasingly mass-produced society. Slum-clearance has fortunately been replaced by the rehabilitation of familiar streetscapes.

3 Holding on enhances aesthetics: many examples of architecture are works of art, evoking pleasure, or admiration, or awe - irrespective of size or function. The most humble structures may also be art works. A building can be worthy of keeping even if it has no intrinsic beauty, so long as it contributes something to the quality of a place - even just by being there. It is false to think that if a building *looks* bad, then it *is* bad. Even the cheapest renovation can dismiss this all-too-common prejudice: a good rehabilitation can make a seemingly worthless old building sparkle with new life.

4 Old buildings are educational: because they are unassumingly truthful historical records, buildings are wonderful education tools. Buildings can express economic highs and lows, dignity or frivolity, regulations and by-laws, and civic pride. A whole way of life may be understood by studying the buildings of a precinct or settlement. "Buildings are history's stage, giving depth and reality to the past and perspective to the present".

5 Caring signifies good economics: keeping a fine building can demonstrate a community's self-esteem. Historic environments generate tourist dollars. In generally soulless contemporary environments, historic places have an appeal attested to by those visitors willing to spend to experience them.

6 Re-using makes economic sense, too: built and natural resources are not bottomless. It is foolish to go on depleting built resources by applying throw-away consumer principles to buildings. A building can be given a new life by adapting it to suit a new function. People are prepared to pay for the things that old buildings have which are not provided in modern structures - high ceilings, large windows, ornamental and decorative work. Renovation can take less time than new building and can be staged so that no one part may be used before the whole is finished. Rehabilitation imposes fewer public and social costs than new development by saving on the cost of services. There will be less urban

sprawl. Re-using conserves energy: thick walls are better insulators, windows can be opened, high ceilings and roof spaces provide greater air reservoirs. There are so many in good condition still standing that more deserve to be kept. Re-using saves demolition costs.

7 Conservation deepens history: a building is more than a piece of real estate; it is a link in the chain of the National Estate, a primary source historical item. The site on which it stands, the materials of which it is made, the techniques of its construction, its financial envelope, the people who have built and have occupied it - all are solid history, awaiting discovery, evaluation, interpretation. Every kind of architecture has its own expression in Australia - the Australian pub, the California Bungalow, and the Spanish Mission style, for example. Australian architecture is a three-dimensional account of Australian history. These are but a few of the linkages than can be made.

A Note on Sources and Method

The subdivision pattern was established from land titles and survey plans held by the Land Titles Office. The distillation of this raw material also helped derive building dates and to check the "time and place" of events and social interaction recorded in existing writings and reminiscences.

The Metropolitan Detail Survey of Sydney, charted in 1886 (held by the NSW MWS&DB), was an important source for locating and dating buildings. The survey also shows materials of construction and some building names. A photographic reduction of the Balmain sheets 24 and 25 are the basis for the diagrams in this article. There is an alternative set held by the Mitchell Library (at M Ser 4 811.17/1, see key plan). This set is not identical to the MWS&DB plans and is less rewarding to the researcher. Survey plans held at ML provided information which has been superimposed on the Detail Survey to chart the diagrams contained above. The NSW Dept of Lands aerial survey (May 1951, and also later) allows the extant built environment to be compared with DS 1886.

The *Sands Sydney and NSW Directory*, 1858-1932/33 (microfiche and microfilm) searched year by year for each site, is often the only source for dating buildings. When falling back on *Sands* as the means of dating a building, the date is derived as being the year before the building's first appearance in *Sands*. For example, David Mazey (28 Grafton St) first appears in *Sands* in 1896 and so the building date is taken as 1895. On the other hand, Mazey bought the land in July 1894 and could have finished his house (the first to be built in Grafton St on the new subdivisions) before the date derived from *Sands*. His mortgage of January 1895, however, makes the date derived from *Sands* very attractive. These factors together point to 1895. Often *Sands* is the only indicator and though the date derived could be conservative (i.e. more "modern") the derived date can be a useful working approximation. It is imperative that the search be conducted backwards, year by year, from 1932/33 (the last issue). Any researcher attempting a forward search for this kind of project, will soon learn why the author sets this rule. Given that *Sands* did not appear for every year between 1858 and 1932/33, and that many errors exist, it is nevertheless a strong counterpoint to the land title search. The one

shows the ownership chain while the other, the changing occupancy. Both mostly give the occupations of the people concerned. It is a general rule that names without occupations have no distinct place in the class structure. Occupations not appearing with names in the article indicate, regrettably, that they were not to be found.

The use of directories pre-dating the publication of *Sands* is as shown in Refs.

The Index, NSW Registry of Births, Deaths and Marriages, pre-1899 (microfiche) is of obvious benefit to the research. The actual certificates show place of event and, in later examples, the exact address. This latter information is important in dating and locating buildings. Similar benefits accrue from the Supreme Court of NSW Probate Index: 1800-1982 (microfiche). The Balmain Cemetery Register: 1868-1912 (held at Leichhardt Mun Council and ML) gives burial number, date, name, occupation, religion, "late residence", age, undertaker's name, grave no, size of plot, and "remarks" (cross ref to relatives' burial number). The Cemetery was on the site of Pioneer's Memorial Park, Norton St, Leichhardt. It was dedicated as a park in 1941. Only 16 headstones were re-located and the rest were "disposed of" (see M Solling, "The Balmain Cemetery" in *Leichhardt Hist J* 3 1972 pp2-4).

It is the author's policy to state the current street address for each place under study. The street number, at time of research, is given in brackets after a description (usually sparse) of the place. Where the building has changed markedly, the words "later altered" appear in brackets. Where the building has been demolished, and the date of demolition unknown, the simple statement "site of" followed by current street number appears. This allows exact location of the building, either extant, altered or demolished, in terms of the present street address.

Paintings, drawings and photographs held at ML and other repositories are generally helpful. There are two notable examples of incorrect annotation, however. Halsted's "Johnstons [sic] Bay Balmain, 1856-70?" (watercolour, ML at ZDG V1A/17) has been mistakenly described by Kelvin Perdriau on 7 September 1978 (see notes on Halsted's watercolour, ML at PXn 103, p2). Two photographs taken of a similar view have been captioned and annotated in my article above, based upon the title search and the Detail Survey, to correct the mistake.

The second example, though more directly connected with Precinct 4 than Precinct 5, is Henry Gritten's "Johnstone's [sic] Bay, 1854 "Balmain" (watercolour, ML at ZML 71). (For biog notes on Gritten, see ML PXn 409). K Perdriau, presumably in September 1978, has identified (notes on Gritten's watercolour, ML at PXn553, p4) the view as being the hillside below Grafton Street, showing Adolphus Street "dog-legged" down to the bay, and the "Rob Roy Inn", and the "rocky headland" containing "Bleak House". On the basis of family recollections, K Perdriau claims that the watercolour was done from Glebe Island. It is my opinion that the view was taken from above Blake's Wharf, in front of what is now Ewenton (formerly 2 Ewenton St, part of Cameron's Cove development). Blake's Wharf is in the foreground. It might have been from Glebe Island as stated but the angle and the distance favour the Ewenton viewpoint. As to the painting showing the Bleak House "headland", the stretch of water shown is the "little bay" (now Cameron's

Cove) and the headland is the western slope of Datchett Street. The large square building on the skyline at left is Captain Broomfield's "Glentworth House" (86 Darling St), not the "Rob Roy Inn". The "Inn" was built later than 1837: the land was not subdivided until 1843.

Viewed today from in front of Ewenton, some of the skyline buildings can still be seen and they mark the course of Datchett Street down to the waterfront. In the middle distance of the picture is Terns Street sloping to the bay with Terns' Wharf at the foot. W M Brownrigg on his Plan of the town of Balmain c1846 shows Terns' Wharf as "Steam Boat Ferry". The unmade lower section of Terns Street does not now (1987) exist. The wharf emerging from the left of the picture, according to Brownrigg, was the "Pymont Ferry Wharf" at the foot of Killeen Street (see *Leichhardt Hist J* 14 1985, diagram V, p41). The lower section of Killeen Street has also disappeared.

I regret not having come to this understanding of Gritten's watercolour at the time of writing "From Johnston Street to Cameron's Cove", Precinct 4, in *Leichhardt Hist J* 14 1985. Gritten's watercolour would have been an excellent illustration of the 1854 scene and would have been the source of locational interpretation for some of the buildings, particularly those in Datchett St.

M Salmon's "Balmain, one of the most important suburbs of Sydney" in *ATCJ* 10 Dec 1902 is an extremely inaccurate source. Some of the article is useful, however, and the contemporary photographs and advertisements informative.

An often quoted source for Balmain is S N Hogg (ML MSS 712 at 8-162B). These MSS comprise ten volumes of which vol 3 ("Balmain, past and present", c1907) and vol 4 ("Biographical sketches") are relevant. Hogg was the manager of the Bank of NSW, Balmain, at the turn of the century. In 1907 he began to collect papers, clippings and interviews to put with his own recollections and observations. As a reliable source Hogg needs to be approached with caution. There are many errors of fact over a wide spectrum, particularly concerning the origins of Balmain - both the "man" and the "suburb". When he is recording the contemporary scene, his writing is useful. Even this needs checking as do his and the reminiscences of others which he quotes.

"Balmain: the man and the suburb" was the title of a 1928 illustrated lecture given by S Elliott Napier to the Royal Australian Historical Society, published in the Society's *J and Proc* vol 14 pt 5 1928, pp245-81. As in the case of Hogg, upon which most of it is based, much caution is required in reading Napier. The best feature of the article was the glass-slides shown. The first slide was of the "man" of the title of the talk, holding a card inscribed: "Doctor William Balmain Surgeon to His Majesty's Forces, Dunmow, Essex". Napier's wrong interpretation of this statement of rank and place of duty as the "man's" birthplace is an example of how misleading he can be. There is other information in the writing, however, which can be of use, provided great care is taken to verify everything. One of his slides depicted "Bleak House" but sadly it had been taken when the house was a ruin and, though this is no fault of Napier, contributes little to the knowledge of this significant house.

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BOOK REVIEWS

A Note on Reviewers

Robert Irving is an Honorary Visiting Fellow in the Graduate School of the Built Environment, Faculty of Architecture, University of New South Wales. Peter Reynolds is the Director of the Architectural History Research Unit in the same school.

THE BALMAIN BOOK

By David Liddle
Second Back Row Press, 112 pp, 1983
ISBN 0 909325 47 2.

LEICHHARDT

An era in pictures
By Barry Groom and Warren Wickman
The Macleay Museum,
University of Sydney, 128 pp, 1982
ISBN 0 909635 21 8.

Reviewed by ROBERT IRVING

"What is the use of a book", thought Alice, "without pictures or conversation?" (Lewis Carroll, *Alice's adventures in Wonderland*, Chapter 1).
Here are two delectable picture books, wherein indeed every picture tells a story. David Liddle's is a collection of pictorial

essays of modern Balmain, and each photograph conjures up a remarkable character of the historical qualities of the place and its people.

The book produced by Barry Groom and Warren Wickman, in contrast, displays a selection of the photographs of J G Park, taken around the year 1920. Park's pictures of Leichhardt bear comparison with Liddle's of Balmain, for in their spirit, their evocation of the nature of the suburb, and their compelling humanity, they are similarly alive, though some 60 years separates the two collections.

David Liddle is a photographer of rare perception, whose images are sensitively telling. Each excellent picture is frozen history – full of facts, events, details, participants, and local colour. But in this book each picture is also supplemented by a crisp and down-to-earth commentary which reports, in lovely vernacular prose, the meaning of the scene depicted and something of the glory of the people in it.

Who can resist the wonderment of Ralph's Deli, crammed with comestibles which utterly envelop the smiling Ralph family? Or the marvellously insightful picture and clipped character sketch of sculptor Robert Klippel in his Balmain studio! Or Dawn Fraser in the Riverview bar, or Roy Spencer the coach builder in his workshop, or the shipwrights and fitters of Goat Island! There is even a Nicholson Street School group photo which includes a famous ex-pupil: Liddle quotes Neville Wran, "Balmain was a place where everyone knew or knew of everyone else. There wasn't a family a kid didn't know, for better or worse..."

That's the feeling David Liddle's book evokes: you get to know the *genius loci* of Balmain, and even enjoy the place even more

with a second reading.
John Park, who died in 1946, was a Leichhardt photographer, and the collection of his work in the Groom and Wickman book is part of a large donation of glass negatives made by the Park family to the Macleay Museum at Sydney University.
Leichhardt Municipal Council financed the publication of this selection of Park's photographs of the suburb.
Park's pictures, apart from a foreword, a preface and some historical introductions, speak for themselves: there are few captions.

Some photographs portray soldiers' homecomings after World War I; there is one showing a wonderfully-decorated terrace house with two returned soldiers and their families posed in front. Some are of a group or solo kids, including one quite moving portrait of a little girl acting out the part of a nurse, with dolls and teddy for patients. Two are especially touching, because they may be contrasted with similar shots in David Liddle's book. One of these is of Leichhardt Boy Scouts, neatly posed in a group of five (compare with Gary MacIntosh's First Balmain troupe, busy under the watchful eye of Norman McLeod); and the other is of Leichhardt Fire Brigade, shown ready to race off to a blaze in the crew's immaculate solid-tyred fire engine (compare with Staff Officer Bryan Edwards's manly crew lined up in today's Balmain Fire Station).

The Park collection really brings to life a fresh phase of Leichhardt's colourful past.
A Chinese proverb says that a picture is worth a thousand words. Here are two collections which, by their economy of presentation and careful juxtaposition of picture and description, express the wonder of good photography and comment as a historical resource. Both are highly recommended. —

THE A TO Z GENEALOGICAL HANDBOOK

By Janet Reakes
Methuen Australia, 268 pp, 1986
ISBN 0 454 00953 4.

Reviewed by PETER REYNOLDS

If you could see your ancestors all standing in a row
Would you be proud of them or not, or don't you really know?
Some strange discoveries are made in climbing family trees,
But some of them perhaps, do not particularly please.
If you could see your ancestors all standing in a row
There might be some of them perhaps, you wouldn't care to know,
But there's a different question which requires a different view,
If you could meet your ancestors, would they be proud of you?

This favourite poem of the author shows that it is impossible to change what has already happened in a family's history.
In this "how-to-do-it" book, one aimed at the Australian family historian, Janet Reakes shows how researchers can look at their "ancestors all standing in a row". The book not only deals with research in Australia but shows how to trace ancestors from England, Scotland, Ireland and Wales. The author lists what records are available, where they are to be found and how best they can be used.
As a directory the book is essential for anyone just starting out or for anyone floundering with disconnected parts of a family history. In a bright and breezy way, Reakes recommends a way of organizing files, how to write the story and importantly the technique to be used in interviewing.
When interviewing relatives she recommends that the interviewer be armed with a chart showing all known facts. The information gaps will therefore be easily recognised and the most likely relative to be interviewed can be selected. The prospect can be daunting: "Horror of horrors, you say! She's talking about Aunt Clara - no one in the family ever talks to her! Forget that! Someone has to break down the barriers and speak. Family research is an ideal time. Aunt Clara's memories may save you a lot of time and money in your efforts".
This technique is listed under "Relatives:

Interviewing" and this illustrates the ease of using the A to Z. Anyone wondering how to send money overseas, and whether stamped addressed envelopes are practicable, can find guidance under "International Reply-paid Coupons (see also Correspondence)".
Pedigree charts ("the road 'maps' into your ancestry"), examples of certificates and what they contain, and what a family photograph can say, are discussed in a lively manner - the author is never boring.
Janet Reakes is qualified to propound her methodology. She holds the Diploma of Family History Studies from the Society of Australian Genealogists and is an accredited researcher for Australian sources from the Genealogical Society of Utah. As well as being the author of several genealogical guidebooks, she teaches genealogy in classes and seminars in many parts of Australia.
Because there are no entries under "Y" and "Z", the book is more correctly an "A to X" guide. From the assiduity of her approach, however, it is obvious that "Y" and "Z" entries would have been included had there been a reason.
The upsurge of interest in family history and the increasing number of persons willing to undertake research will ensure that *The A to Z genealogical handbook* will find a ready market: it is highly recommended. —

BOOK REVIEWS

FROM PREVIOUS PAGE

LOCAL HISTORY

A handbook for enthusiasts

By G M Hibbins, C Fahey and M R Askew
George Allen & Unwin, xii + 149 pp, 1985
ISBN 0 86861 756 3,
ISBN 0 86861 764 4 (pbk).

Reviewed by PETER REYNOLDS

There is a great need for a "how-to-do-it" handbook for local history. Researchers have their own methods and contacts but few actually write down how they "do it".

The late Philip Geeves' *Local history in Australia: a guide for beginners* (RAHS, Sydney, undated) defined what is local history, explained the first steps to be taken, differentiated between country and suburban studies, gave hints and tips about method, examined some of the sources and looked at planning a local history project.

Though valuable, the book's Australia-wide coverage spreads its contents a little thin.

To be of any value a handbook to cover the intensely detailed approach that local history needs, must be applicable to the "local rules" of each locality. There are generalities of sources and method common to many areas but what applies in one State may not be relevant to another.

The book under review suffers from just that - it is pitched at Victorian conditions. This is not to say that it is not a valuable addition to the local historian's library.

The authors have taken a commonsense approach to research and to the assessment and use of sources. In the section headed "Land" the value of land sales and registration, parish maps, subdivision plans, twentieth-century maps and aerial photographs is evaluated as source material. The role of the Land Titles Office is explained but a "how-to-search" when there is not.

The authors place great reliance on municipal rate books. While it is true that these are a valuable source, many rate books in New South Wales have not survived and so once again "local rules" must govern the approach.

In the section on "Buildings" an urban case study, "Biography of a street", in Geelong West is useful as an example of how to study the evolution of a street and to visualize what it would have been like to live there during a certain time period. Here, the research depends upon the availability of rate books.

In "Tracing individual buildings", the authors rightly point up the difficulty of researching urban common housing stock. These are the ordinary everyday buildings that most people, and family historians in particular, need to find out about. Again, they recommend rate books to uncover the story. Despite the probability of rate books not existing, the case study methods are of use in deciding how to go about studying comparable projects.

Notwithstanding these shortcomings, readers will find the text clear and concise, the bibliography informative and the index adequate: *Local history: a handbook for enthusiasts* is recommended.

RESEARCHING OLD BUILDINGS

By Carol Liston
Royal Australian Historical Society,
Technical Information Service, No 4, 1986.

Reviewed by PETER REYNOLDS

This inexpensive booklet of ten pages is an excellent research tool. Clearly and concisely, Carol Liston sets out a method of researching the history of any building. First-hand observation skills are an initial part of the method and the intending researcher is urged to look, think and read about the background before leaping into research.

The most difficult building to search is the ordinary house, particularly if it has been landlord-owned for many years. The author astutely recommends that the legal title of the property be searched. With very few exceptions, the "deeds" of a house constitute the only complete set of documents which record, from the original grant to the present-day, the evolution of the land on which the building sits.

Title-searching can be somewhat daunting for the ordinary mortal, but the booklet shows in plain language how this can best be done. "Old System" and "Torrens", can be understood with this booklet in hand: examples of title documents are illustrated. A thorough title search can often be the way to date the building. Sometimes it is the only way, even to approximate the date, because no other records exist.

Maps, survey plans and land-sale advertisements all play their part in the story of a house and simply put directives tell the reader what they all mean. The use and importance of local government records are also explained.

Most of the above provide only two-dimensional source material for the house search. The third dimension can sometimes be discovered from photographs, paintings and drawing. How to locate pictures, what they can tell, and what the pitfalls are, can be readily absorbed from the writing in a few minutes.

The value of written and oral evidence is discussed and also how to look at interiors of buildings for possible clues. The bibliography usefully contains publications about "historic records" as well as "historic buildings".

The Technical Information Service of the RAHS is fulfilling community needs: *Researching Old Buildings*, the fourth in the series, is strongly recommended.

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(Index LHJ: 1971-81 appeared in
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FROM CAMERON'S COVE...

CONTINUED FROM PAGE 74

Much the same evaluation applies to *Souvenir to commemorate the 50th anniversary of the incorporation of the Municipality of Balmain 1860-1910* (Balmain 1910). Information factual at the time is of high quality and no doubt some reminiscences are accurate but checking is always required: photographs and advertisements are useful. Inaccuracies in *Souvenir*... carried through into *Retrospect*, written at the request of the Council of the Municipality to commemorate its seventy-fifth anniversary, 1860-1935 (Balmain 1935) and the same conditions apply: see for list of chairmen and mayors.

In 1964 the now defunct Balmain Teachers College (Smith St) undertook a community study project. Produced by E M Holt as "Balmain, an introduction to local studies", just as the rehabilitation of the suburb was underway, it is a useful example of the thinking of the time, before the conservation movement was strong enough to influence the course of change. Holt lays down the five phases of Balmain's development: recreational, social ascendancy (residential), light industrial, social deterioration (heavy industrial), and reconstruction (rehabilitation). This approach is a valid and extremely useful means of understanding a local area. Because of the limitations of resources, errors from Hogg and Napier tend to be regurgitated and so caution is again required.

R L Perdriau's *Elusive Freedoms* is an excellent study of the Perdriau family and the origins of the Sydney harbour ferries. It is written, naturally, with a fond eye for the subject and there undoubtedly will be discrepancies between reminiscences and fact. Mistaking Heathfield for Bleak House can be attributed to *Elusive Freedoms* where R L Perdriau says (pp167-8) that it was "high on a cliff facing east". The house had verandahs continuing on two sides of the house: they faced south-east and south-west: The cliff looked mainly south-west to Glebe Island and to Johnston's Bay between the Island and Pyrmont, and not to the east. I have not been able to check the Report of the Select Committee on the Balmain Steam Ferry Co's Bill in *Votes and Proc of the NSW Legislative Assembly* 1853 vol 2, p281 and have taken R L Perdriau as the source for water-transportation history. An excellent attribute of *Elusive Freedoms* is the warmth with which the Perdriau family atmosphere at Bleak House is portrayed.

The voluminous and engrossing Nisbett Correspondence (ML MSS 3093) reveals much for the Crook family historian. Sarah, the wife of Rev Henry Nisbett, was Samuel Crook's sister and the couple were missionaries stationed in Apia, Samoa. Among the 1,000 letters, retained over a period of 36 years, is Samuel's role in attempting to rival Perdriau in the ferry business. Sparse but vital details reveal the Crooks' time at Bleak House and later life.

K Fahy, C Simpson and A Simpson in *Nineteenth century Australian furniture* (Sydney 1985) give an excellent account of Crook as a quality cabinetmaker and of the family. The authors also have made a significant study of the work of Edward Hunt and Charles North Hunt. K Fahy's "Edward Hunt, cabinet maker" in *Leichhardt Hist J* 3 1972 was an important source for the Hunt family history.

Excellent photographs abound in J Wong's *Houses of Balmain* (text by R Irving) (Sydney 1969): captions are few though informative; there are no page numbers. *Balmain in time, a record of an historic suburb and some of its buildings* (Balmain 1971) by Irving and Reynolds suffers from inadequate research. D Baglin's photographs provide a record of buildings shown.

Flottmann and Reynolds in *Half a thousand acres: Balmain, a study of the land grant* (Balmain 1976) give a biography of the "man" and lay down the origins of the "suburb". It is not useful for photographs.

A sequel, P Reynolds' *Balmain: 1800-1882, the Gilchrist settlement - a basic search plan* (Balmain 1979), charts the first purchases in the suburb as an overlay on the 1970 map of the Parish of Petersham. Lot numbers, purchasers, year of purchase, and deed registration numbers are given, but occupations are not: Rozelle is included but Birchgrove is omitted.

A follow up is Reynolds' series of articles on the suburbanization of Balmain: see "The first 22 lots - an overview" in *Leichhardt Hist J* 14 1985 for ref to Precinct 1-4; see also *News Sheet* (the Balmain Association) 127 for dates of buildings in Precinct 1, 129 for Precinct 2. *Around Balmain, a second record of an historic suburb and some of its buildings* (Balmain 1986) compiled by D Nicholls with photographs by D Baglin and G Clarke is a useful study of the recent built environment.

A valuable social, political and economic analysis is to be found in L Lynch, *Balmain, a community study, c1860-1894* (PhD thesis Univ of Sydney 1981). It is excellent, *inter alia*, for placing leading figures such as Cameron and Perdriau in the class structure. Her "T S Mort, his dock and Balmain labour" in *Nineteenth-century Sydney, essays in urban history* ed M Kelly (Sydney 1978) is exemplary.

For waterfront and labour history see I Wyner's *With banner unfurled, the early years of the Ship Painters and Dockers Union* (Sydney 1983).

In placing a national figure such as Sir Henry Parkes in the confines of a local area study, I had great recourse to A W Martin's *Henry Parkes, a biography* (Melbourne 1980). Many historical societies can lay claim to "Sir Henry slept here" but his life and times in Hampton Villa, his role as a dilatory rent-payer and his being the last occupant of the house needed to be chronicled within the framework of his contribution to the nation. Martin's authoritative text made the task a simple one.

The role of sport in society is an indicator of that society's evolution. A Robert's "An ancient game in a new land; bowling and society in NSW to 1912" in *J Roy Aust Hist Soc* vol 65 pt 2 Sep 1979 provided a detailed study of the evolution of the sport and helped date the founding of the Balmain club in relation to the other "first" clubs.

The use of reminiscences in local history can be a delight or a minefield. By knowing the questions to ask, by recognising significant "memories" and time parameters, and above all by checking unsupported statements, a local area study can be compiled and enriched (in the best sense of the word). Ruth Willson (Mosman) and Mrs S Oulds (nee Kay-Spratley, Balmain), for example, have almost faultless memories and a great interest in, and warm regard for, Precinct 5 as well as for the suburb.

Robert Irving's sound writing on architectural history and conservation is well known. His chapter "Balmain, New South Wales" in *Historic Places of Australia* (Sydney 1979) vol 2 is a valuable overview of the suburb. As further reading for building conservation he cites J M Freeland's "The whys for preservation" in *Roy Aust Hist Soc Proc of Conf with Affiliated Socs*, Oct 1976. Since that time, the word "preservation" has been supplanted by the umbrella term "conservation". Conservation is carried out under the aegis of the *Australia Icomos charter for the conservation of places of cultural significance* (short title, the *Burra Charter*, progressively updated). *The Australia Icomos Newsletter* (ISSN 015-3534) keeps readers abreast of changes in conservation matters; see J S Kerr's "Understanding and marketing the Burra Charter" in vol 6 no 3 1986. The action of conservation begins with the writing of a conservation plan (report). The method is clearly laid out in plain language in Kerr's *The conservation plan* (National Trust of Australia, NSW)

Abbreviations

ACTJ	<i>Australian Town and Country Journal.</i>
ADB	<i>Australian Dictionary of Biography.</i>
Aerial 1951.	NSW Dept of Lands Aerial Survey (May 1951).
AE	<i>Australian Encyclopaedia</i> (Sydney 1958).
AONSW	Archives Office of NSW.
Aust b	<i>The Australian.</i> Birth.
BCR	Balmain Cemetery Register: 1868-1912 (held at Leichhardt Mun Library).
BDM	Index, NSW Register of Births, Deaths and Marriages: pre-1899
BI	<i>Balmain Independent and Leichhardt Observer.</i>
bk	Register book number (OST).
BO	<i>Balmain Observer and Western Suburbs Advertiser.</i>
Brab's 1843.	<i>Barabazon's NSW general town directory and advertiser, Sydney, 1843.</i>
bur	Burial.
cert	Certificate (of b, d, or m).
chn	Children.
Col Sec	NSW Colonial Secretary.
Cox's 1857.	<i>Cox and Co's Sydney post office directory, 1857</i> (Sydney 1857).
CT	Certificate of Title (RPA).
DT	<i>Daily Telegraph.</i>
d	Death.
dec	Deceased.
DP	Deposited Plan (LTO).
DS	NSW Dept of Lands Metropolitan Detail Survey: 1886 (held by MWS&DB).
1886.	Discharge
disch	Folio (RPA CT).
f	<i>W and F Ford, Sydney commercial directory for the year 1851</i> (Sydney 1851).
Ford's 1851.	Filed Plan (LTO).
FP	Funeral.
fun	<i>K S Johnson and M R Saintry, Gravestone Inscriptions of NSW. Illustrated Sydney News.</i>
GINSW	One pound = 20 shillings = 240 pence = \$2.00.
ISN	NSW Land Titles Office (formerly Registrar General's Department).
L	<i>F Low, The city of Sydney</i>
LTO	
Low's	

1844-5. *directory for 1844-5* (Sydney 1844, fac N Sydney 1978).
 Low's *F Low, The city of Sydney*
 1847 *directory for 1847* (Sydney 1847).
 m Marriage.
 m. Master (followed by "mariner").
 ML Mitchell Library.
 mtge Mortgage.
 Mun Municipal.
 MBI Mutch Biographical Index (ML).
 NC Correspondence of Rev Henry Nisbet (ML), see ref (67).
 No Current street number.
 no Deed number (OST) and, generally, number.
 NSWPP *NSW and Port Phillip directory*
 1839 (Sydney 1839).
 OST Old System Title (LTO).
 PA Primary Application (RPA).
 por Portion (Parish Map).
 PI Supreme Court of NSW, Probate Index: 1800-1982.
 RPA Real Property Act (or Torrens Title) LTO.
 ret Retired.
 Sands *Sands Sydney and NSW Directory: 1858-1933*.
 SDC Sydney District Council Assessment Books: 1844 only (ML D65, D66).
 SG *Sydney Gazette*.
 SMH *Sydney Morning Herald*.
 v Volume (RPA CT).
 Waugh's *Waugh and Cox's directory of*
 & Cox's *Sydney and its suburbs, 1855*
 1855 (Sydney 1855).

Conversions

1 foot	0.30 metre.
1 mile	1.60 kilometres.
160 perches	
= 4 roods	
= 1 acre	0.40 hectare.
1d (penny)	0.83 cent.
1s (shilling)	10 cents.
L1 (pound)	\$2.00.

References and Notes

- For an overview of the 1836 Gilchrist sales see P Reynolds, "The first 22 lots..." in *Leichhardt Hist J* 14 1986; SG 29 Jul 1837 p4f; Aust 27 Jun 1837 p3e, 1 Aug 1837 p3b. See also P Reynolds, "Robert Blake (1806-1875): soldier, sheriff and spec builder" in *Leichhardt Hist J* 8 1979 p16-23; names of houses now shown are not as in 1979 article, they are now standardized as those shown in Blake's advt in SMH 18 Apr 1853 p493e.
- SG 29 Jul 1837 p4f; Aust 27 Jun 1837 p3e, 1 Aug 1837, p3b; quoted in Flottmann and Reynolds, *Half a thousand acres: Balmain, a history of the land grant* (Balmain 1976), p58. In *Souvenir to commemorate the 50th anniversary of the incorporation of the Municipality of Balmain, 1860-1910* (Balmain 1910), p35, the area of the Mun (including Balmain West [later Rozelle] and Birchgrove) on incorporation in 1860 as 888 acres. On the passing of the Shires Act in 1905, the addition of the 34-acre Glebe Island, the 10-acre reclamation of Rozelle Bay (probably later Easton Park), and the 1-acre reclamation at Callan Park (probably later King George Park), brought the area to 933 acres. R

Thornton and A W Sommerville in *Retrospect, written at the request of the Council of the Municipality* [of Balmain] to commemorate its seventy-fifth anniversary, 1860-1935 (Balmain 1935), p 25, repeat these figures. As quoted in Lynch, see *op cit* (33) p155, Higinbotham and Co calculated the area to be 866 acres in 1886; see also Balmain Mun Council minutes vol 6 25 Jan 1886.
 3 LTO OST bk M no 1 for Blake's purchase; bk L no 673 for sale to Blake of Tern's half share and also P Reynolds, "From Johnston Street to Cameron's Cove" in *Leichhardt Hist J* 14 1985 p37 and for Mt Holloway; see also bk L no 673 for Sandy Bay; the bay was known in the Perdriau family as the "little bay".
 4 Blake, R, death certificate 11 Jul 1875; NSW Sheriff to Colonial Secretary (hereafter Col Sec) 18 Aug 1835 encl reference from Blake's ex-commanding officer lieut-col Despard 31 March 1835, AONSW 4/229835/6132 35/6082; Vessels Arrived COD 23, 24, and 25 show that the 17th Regt arrived in the *Lord Melville* on 21 Oct 1830, *Red Rover* (from Hobart) on 28 Apr 1831, *Eliza* on 10 Mar 1832, *Isabella* on 15 Mar 1832, *Marianne* on 30 May 1832, and *Parmelia* on 16 Nov 1832. Blake could have been on any of these because names of NCOs and men not shown on passenger list.
 5 Blake to Col Sec 5 Jan 1846, AONSW 4/2910, 46/88; Sheriff to Col Sec 18 Aug 1835, 4/2298, 35/6132, 35/6082; 19 Aug 1835, 4/2367, 35/6132; 7 May 1836, 4/2337, 36/3934.
 5a MBI m St Phillips Sydney, consent of parents, witnesses R Holloway, Margaret Tern; Aust 16 Feb 1838 p5 for "Green Tree Cottage"; Aust 29 May 1838; GINSW vol 1 Sydney Burial Ground gives bur of Henry Giles B as 28 Oct 1838, Index to Aust 6 Oct 1838 gives d notice; OST bk T no 34; GINSW for d of Ann B, also Aust 13 Jul 1840.
 6 Aust 18 Sep 1838 p2f letter to, from Blake expressing satisfaction with his superior, Sheriff Macquoid; Aust 11 Apr 1840 p3a letter to, from Blake complaining of being fined by Chairman of Quarter Sessions Court for not summoning jurors; Justice Manning to Col Sec 13 Apr 1840, AONSW 4/2910, 40/3912 calling for apology, governor's min 15 Apr 1840 for Blake to apologize "or take the consequences"; Blake to Sheriff 16 May 1840, 4/2910, 40/5077 disclaiming lack of respect for judiciary; Sheriff to Col Sec 20 May 1840, 4/2910, 40/5077 in support of Blake, governor's min 27 May 1840 refusing to accept "tardy apology" of Blake; Sheriff to Col Sec 1 June 1840, 4/2910, 40/5558, pleading Blake's cause and stating that his dismissal dated from 31 May, governor's min 6 Jun 1840 agrees to six weeks extension; Blue Book 1840 p126, p184, Blake succeeded by J Staples on 20 Jul 1840.
 7 Mortgage to Barney, statement by Blake 8 July 1850, PA 3725; Aust 14 Jan 1840, p3e; SDC, ML D65, D66 p11 has Blake as occupant, area occupied 2 acres 30 perches, annual value L70, descr as "weather board cottage, outoffices and garden".
 8 PA 3725; *Survey gazetteer of the British Isles* for Shannon Grove; OST

bk 19 no 8 for occupant.
 9 SMH 26 Sep 1855 p6c, 1 Oct 1856; 12 Jan 1857; 4 Jul 1858 p1d; Sands 1858-59 for Deniliquin, Tidswell.
 10 SMH 18 Apr 1853 p493e; PA 3725 schedule 8 Jul 1850 mtge to Barney.
 11 Sometimes "Mary Ville"; PA 3725; Aust 13 Jul 1848 p2g; OST bk19 no 8; SMH 12 Feb 1852 p4c; SMH 23 Jul 1856 p8f for "Steam Ferry Bay".
 12 PA 3725; Sands 1861 for "Wallscourt Avenue"; OST bk V no 593; SDC p11 has occupant Rev R Allwood, area 2 acres, value L80, descr "good stone cottage, outoffices and garden"; PA 3725 schedule 8 Jul 1850 Mr Stubbs abortive sale.
 13 OST bk 19 no 8; SMH 18 Apr 1853 p493e; Sands 1858-59; SMH 16 Jul 1858 p1a, 2 Oct 1858 p10a, school at; see (67) vol 4 pp 519-26 Betsy Crook to Sarah Nisbet 24 Jan 1857 Mrs Edward Hunt was bringing up Sarah N son Tom N and dau Sarah Jane N in Hampton Villa and has sent Sarah Jane N to "Mrs Butterfield as a day scholar"; bk 58 no 708 29 Jul 1854 Dr Gunst; Sands 1866, 1869 Adolph Feez of Rabone Feez & Co merchants Wynyard St Sydney, Sands 1870 Mrs Feez; John Frederick Adolph Feez [pron Fates] b 21 Apr 1826, d Fiji 26 Oct 1869, Mrs Feez said to have been at Wallscourt Lodge to about 1873 or 1874, not listed in Sands for those years; Sands 1871 Fredk Hamburger, Sands 1873-1875 Mrs Sophia Ida Hamburger.
 14 Sheriff to Col Sec 22 February 1841 AONSW, 4/2901, 41/2438 encl Blake to Sheriff same date from "Moorefield Cottage" requesting copies of papers, governor's min 28 Feb 1841 approves but not "at the public expense".
 15 SMH 7 Apr 1841 p2a, the Richard Webb, Capt Steele for London had an "R Black" and "Miss Ashter". SMH 2 Jun 1841 p 2a, the Earl Durham, Capt Cable for Valparaiso had a "Mr Blake" but as the journey would have taken about 70 days, he would not have been in Brazil for the wedding; PA 3725 stat dec R Blake Hunter's Hill 22 Dec 1874 for date of m. There is no evidence for a journey to Ireland but the gap in letters to Col Sec, the gap in the housebuilding list (see Table I), and the lack of advts to let, are hints that Robert and Mary B were overseas.
 16 SMH 9 May 1843 p2 Moorefield to let advt indicates return; SMH 5 Sep 1844 p3 auction of Mary Ashton B property; PA3725 schedule 8 Jul 1850 for values.
 17 Sometimes "Moorsfield", "Moorfield", "Moorfield Cottage", "Moorfield House" and "Moorfield Lodge"; PA 3725; AONSW Vessels Arrived COD 25 Bibb and family came to Sydney in the *Marianne* on 30 May 1843, Blake was probably aboard, M Herman, "John Bibb" in ADB vol 2 pp96-7.
 18 W M Brownrigg, Plan of the town of Balmain, c 1846, ML, has driveway; SDC p11 has Joshua R Young, area 4 acres value L80, descr "good stone [sic] house, outoffices and garden".
 19 Blake to Sheriff 22 Feb 1841 encl in Sheriff to Col Sec same date, AONSW 4/2910 41/2438, addressed from "Moorfield Cottage"; OST bk 19 no8 for Hayward; SMH 18 Apr 1853 p493e for Murray; SMH 21 Dec 1852.
 20 SMH 9 Feb 1854 p8a.

- 21 *Ibid.*
- 22 *SMH* 1 Jul 1856 p6e.
- 23 *SMH* 24 Mar 1857 p1a.
- 24 Sometimes "Kenvaira House" also "Kinvarra Cottage", *SMH* 18 Apr 1853 p493e, "Kinvarra" not shown in the schedule, 8 Jul 1850, Barney's mtge in PA 3725 or in OST bk 19 no 8, 16 Jul 1850, but is in this advt; PA 3725; *Survey gazetteer of the British Isles* for Kinvarra and Kinvarra Bay; *SMH* 18 Apr 1853 p493e for Fitzpatrick, 9 Aug 1856 p10e for Elliott.
- 25 Sometimes "Clontarf Cottage", "Clontarf House"; PA 3725; *Survey gazetteer* ... for Clontarf; *SMH* 16 Feb 1846 p3g; OST bk 19 no 8 for Thompson, PA 3725 schedule 8 Jul 1850 tenant for 5 yrs; *SMH* 1 Dec 1852 p3g; *SMH* 18 Apr 1853 p 493e; *SMH* 24 Mar 1855.
- 26 Sometimes "Eyrevale", "Eyre Vale", "Ayr Villa", "Ayre Villa" and "Erie Villa"; PA 3725; OST bk 19 no 8 for Layton; *SMH* 18 Apr 1853 p493e, *Sands* 1858-59 for Irvine.
- 27 OST bk 52 no 193 12 Nov 1857 for lot numbering, also for Parker; *SMH* 20 Jul 1857 p8c for Parker; PA 3725 plan on schedule 8 July 1850 for siting of houses at that date.
- 28 Sometimes "Wrenville Cottage", was already built when houses advt by Blake in *SMH* 18 Apr 1853 p493e occupant Joseph Cooper; bk 52-193; bk 68 no 613 Neal; DP396 for 'corner shop', "Morvern" "Adelaide Cottage" and "Wrenvale" location; bk 45 no 783, bk 53 no 193, PA 3725 for location and house names; sale plan derived from DP 396 shows "Adelaide Cottage" to be poss called "Ethelstone"; PA 3725 plan on schedule 8 July 1850.
- 29 R Blake will 2/1798 18 Sep 1871, *SMH* 25 Feb 1848 for b of Robert Mcdonald B; R Blake will, *SMH* 6 Nov 1850 for b of Eleanor Maria B; AONSW Blake to Col Sec 16 Aug 1850, 4/2910, 50/7439, governor's min "cannot offer to fill vacancy that has not yet occurred"; OST bk 19 no 8 mtge to Barney; PA 3725 plan on schedule 8 July 1850 for siting of houses; the last four bldgs were "house/shop" cnr Darling and Adolphus Sts., "Adelaide Cottage", "Kinvarra" and "Blake Vale".
- 30 *SMH* 18 Apr 1853 p493e for L25,000 valuation; OST bk 32 no 570 mtge to Gilchrist; OST bk 45 no 782 for disch mtge from Barney.
- 31 *GINSW*, *SMH* 13 Jun 1855 d of D'Arcy Stephen B; *SMH* 22 Feb 1856 p1e in Blake Vale; 19 Jul 1856 p2a; 27 Jul 1856 p2a, 9 Aug 1856 p10e, Blake still in Blake Vale; R Blake will 2/1798, b of Peter D'Arcy B.
- 32 OST bk 45 no 783; bk 49 no 847 disch mtge from Gilchrist; bk 52 no 193 mtge to Dickinson; *SMH* 4 Jul 1857 p6e.
- 33 *Sands* 1861; OST bk 70 no 939; L Lynch, Balmain, a community study, c1860-94 (PhD thesis Univ of Sydney 1981), p228.
- 34 OST bk 75 no 190; bk 45 no 783, bk 70 no 939, bk 75 no 190, bk 45 no 783.
- 35 OST bk 75 no 190 sketch incl Blake St; bk 45 no 783 for temp driveway.
- 36 R Blake will 2/1798, Robert Mcdonald B confirmed by Lord Bishop of London 22 June 1864; Eleanor Maria B confirmed, London, 20 June 1866; *SMH* 8 Feb 1849 Eyre Court Co Galway Ireland, Giles Eyre Blake deceased.
- 37 Info re Blake in Hunter's Hill from E Moroney, Hunter's Hill (1978): "Blakewood" first called "Elliston" prob built by [Eyre Goulburn] Ellis who did not live there but sold to Blake, renamed "Kareela" but reverted to "Blakewood" *SMH Good Weekend* 1 Nov 1986 p77 descr as "two storey Georgian style sandstone house"; *SMH* 15 July 1875 p1a, d of Blake; Blake gave "Blakewood" to Robert Mcdonald B in 1871, see bk 126 no 296; Blake also owned at Hunter's Hill, "Moorefield", 10 Moorefield Av, which he gave to his son Peter D'Arcy B in 1871, see bk 126 no 295; also "Maryville", 15 Kareela Rd, later called "Doonbah", which he gave to his dau Eleanor Maria B in 1871, see bk 126 no 297; Robert Mcdonald B d 2 Jun 1877 Hunter's Hill by will 3/1313; Eleanor Maria B m Edward Maher Sparkes Gerard of Sydney; the surviving Blakes left Hunter's Hill in the 1880s and moved to Dulwich Hill where Peter D'Arcy B d 27 April 1893 by will 4/12746, Mary Ahton B d 18 July 1896 by will 4/11843; *SMH* 20 July 1896 p a gives her age at 76 and address as Seaview St, Dulwich Hill.
- 38 G P Walsh, "Ewen Wallace Cameron" in *ADB* vol 3 pp339-40.
- 39 *Ibid.*
- 40 *Ibid.*
- 41 *Ibid.*
- 42 *Ibid.*; PA 33369 encl d cert (incorrect info) of Sophia Usher C gives issue 6 males four females living, 2 males dec, but no names shown, age 16 (actually 22) at m, place of b, 40 yrs in NSW at 8 Jan 1878, mother's maiden name, father's occupation shown, age at death given as "40" (actually 47), issue 6 males 4 females (actually 6 females) 2 males dec (actually 2 females), correct info from S Cameron Wahroonga (1986) for all refs to b,d and m; *SMH* 8 Oct 1852 p3e for m by spec licence; St Mary's, Balmain, Church Records m entry, with Sarah Bibb and John Graham both of Sydney; S Cameron, George Nail d 9 Oct 1848 Macao, 49 yrs "late of Balmain", Barbara N was dau of William Lawson of Tyne England, her undated obit poss *Balmain Observer* says that she m Capt George N "formerly private secretary to Lord Napier, Governor of India, from which post he came with his family to this colony 49 [1840-41] years ago", interpreted as Lord Minto by S Cameron, see *Encyclopaedia Britannica*, 9th ed, vol 12, p805a; St Mary's Balmain birth records 257 Luduvina b 4 Nov 1853; *SMH* 10 Jun 1857 p1a dau (Julianna in BDM) b 10 Jun 1857; BDM Luduvina b 1853 446/39, Sophia b 1855 1005/42, Julianna [sic] b 1857 2364, Charles b1860 2360 (OST bk192 no 632 gives b on 25 Nov 1859 correct), Ewen b1861 2518, unnamed (Jessie Isabella) b 1864 2474, Wallace b 1865 2668, (Annie not indexed b 1867), Ronald b 1869 3038, William b 1871 03224, Donald Clive (not indexed b1873), Elsie b 1876 03439; Jessie d1864 01783, Elsie d 1876 02697, Luduvina d 1892 14257, Ewen M d 1894 02368.
- 43 Sometimes "Ewington" (mistakenly), *Sands* 1858-59 for name "Ewenton"; J Flower, James Mcdonald, 1814-1902, architect of Balmain (B Arch thesis, Univ of NSW 1976); further info on bay window from conservation architects Clive Lucas and Partners, Sydney (1986).
- 43a *SMH* 8 Mar 1866 p5; it is not known whether Cameron's portrait hung in the Oddfellows Hall (cnr Darling and Jane Sts) or in the Workingmen's Institute (Darling St), there exists some large portraits in oil at Leichhardt Council, it may be one of them; for an astute evaluation of Cameron's place in the Balmain class structure see *op cit* (33) Lynch.
- 43b *SMH* 8 Mar 1866, p5; S Cameron b Annie C C.
- 43c *SMH* 9 Mar 1868.
- 43d *Ibid.*
- 44 *Op cit* (43) Flower.
- 45 Photograph, C Lucas and Partners.
- 46 DS (12 Aug 1886) 8 0219 not updated MWS & DB (also at ML not updated) Balmain sheet 24; *op cit* (43) Flower for private roadway.
- 47 OST bk Q no 374 Hyndes; for Adolphus St see J Armstrong's plan, 1836 M2811.1821/1839?/1 wrongly attrib in ML Map Cat to P L Beml.
- 48 A F Pike, "Adolphus William Young" in *ADB* vol ii pp633-4; bk Q no 530 Hughes, Rogers, bk Q no 789 Young.
- 49 *Aust* 1 Sep 1843 p3g Young's sale; survey plan 289(A), FP 939721, Youngs's subdvn for "dog-leg" Adolphus St; PA 3725 plan on schedule 8 Jul 1850 "the Adolphus Wharf", also Brownrigg's Plan of the town of Balmain c1846, for "Steamer's Wharf" see also his Plan of the mun of Balmain M2811.1821/1861/1 ML, also his Plan of the town and mun of Balmain M4811.1821/1861/1 ML for "Steam Ferry" and "Cooke's [sic] Wharf";
- 50 *Ibid.*; Brownrigg's plan for location Hampton Cottage, SDC p11 for O'Farrell and descr, also the inaccurate M Salmon, "Balmain, one of the most important suburbs of Sydney" in *Australian Town and Country Journal* 10 Dec 1902 pp26-35 confusingly has O'Farrell [prob not the same as Rollo O'F] in Bleak House [period not given] as "an Irish gentleman, who is remembered for his wit and his habit of paying flowery compliments [Mr O'Farrell], lived there [Bleak House], since which time it has gradually become a ruin. Mrs Rann [sic], housekeeper of the late Sir Henry [Parkes], lived there for some time ... and on her leaving it the place was literally pulled stone by stone to pieces. Now the uprights stand, still telling of the faithful buildings of those early days". Hampton Cottage was pulled down at about the time that Bleak House became a ruin so that the "ruin" Salmon refers to could be either Bleak House or Hampton Cottage, see also (228); OST bk 19 no 540 Blake, bk 26 no 842 Manning, bk 31 no 947 Manning; bk 44 no 659 or 657 Manning to Hunt.
- 51 OST bk 20 no 836 lots 2,3a; bk 28 no 93 lot 3a Ford to Barber; bk 26 no 623 lot 3b (misdescr) Hunt to Barber, bk 28 no 68 (correct descr); bk 28 no 510 pt lot 3b Barber to Hunt.
- 52 *SMH* 3 Sep 1849 m of Henrietta H, also "Hamptonville"; *Sydney commercial directory for the year 1851*

- compiled with the greatest care up to 31st December, 1850, pub by William and Frederick Ford, Printers and Stationers, Lower George Street, for "Camdenville"; see (67) vol 5 pp9-12 Betsy C to Sarah N 15 Mar 1858 "poor Henrietta [Hunt] is living in the little cottage".
- 53 K Fahy, "Edward Hunt, cabinetmaker" in *Leichhardt Hist J* 3 1972 pp13-15 for Hunt's antecedents, early life and work; MBI 1815-1957, St John's Parramatta m to Hannah Padget Mason; MBI for b of chn, also info from R D FitzGerald, Hunter's Hill (1986); *SG* 23 June 1821 m to Hannah P M; Index to *SG* for b of chn; Index to *SMH* BDM for m of chn; BDM Maria b 1822 1W/45, Mary Ann b 1824 1X/45, Hannah (I) 1825 8700/1; K S Johnson and M R Sainty, *Census of 1828* (N Sydney 1980) H2923-2928 for Edward and Hannah H and chn, ages in 1828, ship name, trade "upholsterer", place "George St" also Appendix 3 for land under cultivation and live stock. PA 9463 encl will Edward H 20 Nov 1865 shows Maria m C N Hunt (1845), Mary Ann m Rev William Lumsdaine (1844), Henrietta m Rowand Ronald (1849), Annie m Andrew King (1858), Emily m Robert D FitzGerald (1860), there is no mention of Hannah jun b 1828 (probably dec by date of will), Edward Mason H m Ellen Winter (b 1845). Fahy mentions, by October 1861 another dau already m to Rev T A Gordon Presb minister at Balmain, corrected by R D FitzGerald to Eliza Bell FitzGerald (b 1827, Ireland) sister of Robert D FitzGerald (husband of Emily Hunt) m T A Gordon, she d 7 Jul 1864 Balmain.
- 54 *Op cit* (53) Fahy, Index to *SG* for Hunt in business, also Index to *Aust*.
- 55 *Op cit* (53) Fahy; *SMH* 12 Jul 1845 m Charles North H; see (67) undated vol 10 pp603-610 Betsy C to Sarah N Maria "lives in a pretty little cottage on the same ground as her Mamma", interpreted as Hampton Cottage.
- 56 Index to *SG*, Index to *SMH* for Hunt.
- 57 *SMH* 3 Jun 1843 p2, 22 Jul 1843 p2 state of the streets; 2 Nov 1843 p3 defeat; 13 Dec 1844 at Newlands; 26 Jul 1844 p4, 7 Dec 1844 p4a for Baptists and Chapel.
- 58 See (67) vol 6 pp223-28, Betsy Crook to her sister Sarah Nisbet 31 Mar 1855 writes of Edward Hunt and dau Anne *en route* to England on the steamer *Pacific*, he had looked over it without consulting Mrs Hunt and had booked cabins for himself and 2 daus Mrs Hunt "felt it exceedingly but like a wise woman has shown her feelings as little as possible", Emily H refused to go because of her mother despite "L120 had been paid for her passage...", vol x pp615-622 Betsy C to Sarah N 17 Sep year not given, Mr Hunt still in England "travelling about and enjoying himself"; *NSW Parliamentary Record* vol 1 (Sydney 1957); PA 9463 d of Hunt; BDM Hannah Padget H d1899 10824; GFJ Bergman, "Elizier Levi Montefiore" in *ADB* vol 5 p269; *Sands* 1873 Montefiori.
- 59 Sometimes Heathfield House"; *Ford's 1851* p49, Ford in "Heathfield House", Darling St, interpreted as Grafton St; OST bk 20 no 836 lots 2 and 3a Hunt to Ford; bk 28 no 93 lot 3a; bk 26 no 623 lot 3b (misdescr), bk 28 no 68 lot 3b (correct descr); bk 28 no 510 part lot 3b Barber to Ford.
- 60 Info from L Gibbs, Hawthorn East Vic (1980); *SMH* 22 Dec 1848 Robert F sen; *SMH* 2 May 1852 for Mrs Margaret F mother of Robert Thomas F, William F, and Frederick F; Index to *SMH* for William and Fredk F; Index to *SMH* for Robert Thomas F; *Low's 1844-5* p45; BDM 1843 19/27 m Ford; *Low's 1847* p38; *Waugh & Cox's 1855* p112; *Cox's 1857*, p130; *Sands* 1858-59; *Sands* 1861; *Sands* 1864; *Sands* 1865; *Sands* 1866; *Sands* 1871 for Ford Adams & Co.
- 61 OST bk 20 no 836 sketch Grafton St dotted to waterline and "recently determined east termination" at boundary lot 3a and lot 4, with 16 ft right of way down to Heathfield; *Sands* 1877 has no entry for Ford; will 3/699, for d of Ford; see also (226); BCR, p98 no 3603 bur 9 Aug 1876 Presb age 69; Gibbs (1980) says no children.
- 62 OST bk 28 no 69 lot 4 from Young, then in England, to Barber; bk 33 no 695 Barber to Lloyd; *Sands* 1858-59 has George A Lloyd & Co (George Alfred Lloyd and Thomas Beilby, merchants and agents for the Hon East India Co, 364 George St.
- 63 OST 34 no 127 Lloyd to Zenobia C "wife of Samuel C formerly of Melbourne but now living in Balmain"; *Waugh and Cox's 1855* p102 has Samuel C in Adolphus St.
- 64 Info on Crook family from D G Peacocke, Careel Bay (1986) where not noted separately; N Gunson, William Pascoe Crook" in *ADB* vol 1 pp259-61; Index to *SMH*, Index to *Aust*, for William Pascoe C and Samuel C; *Aust* 13 Jul 1832, *SMH* 9 Jul 1832 Samuel C's sister Mary m Rev J C S Handt "of London Missionary Society missionary to Aborigines of NSW" on 4 Jul by Rev Samuel Marsden at St James Sydney, for Handt in Balmain *op cit* (3) Reynolds p26, p 32, see also K Rayner, "Johann Christian Simon Handt" in *ADB* vol 1 pp509-10, *SMH* 3 Dec 1844 d of Mary Crook Handt on 1 December 1844 at Balmain.
- 65 *NSWPP* 1839 p37 Samuel C "cabinet maker, upholsterer and undertaker, Castlereagh St south"; OST bk 34 no 127 T W Smart trustee for Zenobia C in purchase of "Bleak House" and was her brother, see G P Walsh, "Thomas Ware Smart" in *ADB* vol 6 pp138-9, see also PA 12783; BDM 1836 2907/74 and 1836 196/75 or 198/75 m of Samuel C; bk 727 no 941 chn's names, for Robert Reeves C d before 21 yrs. *Aust* 31 Oct 1839 p2 has "Mr Crook sailed per *Parkfield* for Port Phillip 30 Oct 1839", prob William Pascoe C; *Aust* 21 Nov 1840 p2 has "- Crook passenger in the *Christine* for Port Phillip 20 Nov 1840"; *Brab's 1843* p23 has William Pascoe C, Sussex St;"; info from Peacocke.
- 66a K Fahy, C Simpson and A Simpson, *Nineteenth century Australian furniture* (Sydney 1985), pp147-7, fig 69 billhead.
- 66b *Ibid*; *SMH* 24 Jun 1846 has d of William Pascoe C on 14 Jun 1846 "at the residence of his son in Collins St Melbourne. He came out in the first missionary ship *Duff* and went to Port Phillip in 1803".
- 67 Correspondence Rev Henry Nisbett ML MSS 3093, *SMH* 10 Jun 1841 Nisbett "missionary on his way to Tanna, South Seas" m Sarah 5th dau of William Pascoe C on 9 Jun 1841 by Rev Dr Ross at Independent Chapel, Pitt St; NC vol 4 pp137-40 Samuel C to Sarah Nisbett 20 Apr 1854; OST bk 34 no 127; "protracted legal matters" could have been connected with Young being permanently in England and/or Samuel C's residence in Melbourne; C Dickens, *Bleak House* (London in monthly instalments from Mar 1852 to September 1853); R J Perdriau, *Elusive Freedoms* (Mosman 1964 with index, rev 1966) pp167-8 descr of Bleak House. Heathfield, on the point, is often mistaken for Bleak House but title chain and DS 1886 conclusively show location of both houses. For outline plan of Bleak House see DS (30 Aug) 1886 Balmain sheet 25, 8 0222.
- 68 *Op cit* (67) Perdriau p168 Crook's ferries; NC vol 4 pp385-88 Betsy C to Sarah N 29 Mar 1856 "Samuel is losing money fast".
- 69 NC vol 4 pp307-12 Betsy C to Sarah N 11 Oct 1855; OST bk 727 no 941, Robert Reeves C's b said by Peacocke poss to have been on 24 Aug 1854 is incorrect by Samuel C's letter of 20 Apr 1854 NC vol 4 pp137-440 "the youngest [interpreted as Robert R C] is one month old"; by PA 12783 stat dec 17 Aug 1903 Wagga by Zenobia Ann (Zoby) Flood (nee Crook) Robert R C d aged 9 months; Peacocke gives d Robert R C as 29 Aug 1854 which conflicts with 1903 stat dec.
- 70 NC vol 4 pp 307-12 Betsy C to Sarah N 11 Oct 1855 d of Zenobia C, chn's education; vol 4 pp 137-40 Samuel C to Sarah N 20 April 1854 chn's education; BDM 1854 (should be 1855)303/112 d Zenobia C. PA 12783 and bk 727 no 941. Of the daus: Hannah J C m 18 Nov 1872 John Horsley (d before 29 Dec 1902, when she was a widow living at Sydney); Zenobia A (Zoby) C m 22 Nov 1869 John Augustus Flood, (station manager, Wagga, in 1902); Grace F A C m 30 Mar 1880 Richard Fitzgerald Stack (d 25 Nov 1894, she was living at Ashfield in 1902). Of the sons in 1902: Thomas Ware C was a tramway employee living at Leichhardt; John Alexander Armstrong (Alick?) C, sewing machine repairer, Beechworth, Vic; William Pascoe C (mariner in will, date not known to author, d 5 Nov 1898); Samuel Ebenezer C, retired civil servant, Young (in 1903).
- 71 NC vol 5 pp451-74 Dr Thomas Hogg (m to Samuel C's sister Martha) to Henry N 23 Sep 1856 boiler trouble, and opposition; info K Perdriau (1987), the three ferries were imported in pieces and assembled here, Edye Manning bought them on Crook's bankruptcy, Henry Perdriau later acquired them but they were a constant source of trouble to him.; vol 4 pp549-56 house secured to chn, chn's education.
- 72 NC vol 4 pp549-56 Betsy C to Sarah N 27 Apr 1857; vol 5 pp13-20 Hogg to Henry N 17 Mar 1858.
- 73 NC vol 5 pp29a-d Hannah Jane C (dau of Samuel C) to Sarah N 25 Mar 1858.
- 74 NC vol 5 pp41-2 Samuel C to Sarah N 21 Apr 1858; Peacocke for farm.
- 75 NC vol 5 pp371-4 Eliza Horsley C to

- Sarah N 7 Aug 1860.
- 76 OST bk 273 no 386 13 Jul 1883, T W Smart d 28 May 1881, Samuel C by will 3/8489 23 May 1863 appointed Eliza Horsley C, widow Parramatta, executrix, he d 12 May 1883, exec appoints new trustees Samuel Ebenezer C railway station master, South Creek St Mary's and Harry Richardson, traffic inspector of railways Granville; see also PA 12783 for Samuel C's will 3/8489 stating his farm as "The Grange, Sherwood", also for William Pascoe C's will 4/24497 stating "Sherwood Grange"; BDM 1883/ 06894 d of Samuel C; see *op cit* (66a) Fahy, Simpson and Simpson, Samuel C d at Park Hill, SMH 16 May 1883 fun of Samuel C from Dencibel.
- 77 *Sands* 1866 to *Sands* 1876, F A Blake; *Sands* 1858-59 Bonamy, *Sands* 1866 Read.
- 78 *Sands* 1868.
- 79 All refs to Perdriau family and ferries from *op cit* (67) Perdriau unless otherwise noted.
- 80 *Ibid*.
- 81 *Ibid*.
- 82 *Ibid*.
- 83 *Ibid*.
- 84 *Ibid*; info K Perdriau Henry Carter P b 5 Nov 1817, West Square (RN establishment), London.
- 85 *Op cit* (67) Perdriau.
- 86 *Ibid*.
- 87 *Ibid*; see *op cit* (3) Reynolds p50; *News Sheet* (Balmain Association) 127 Feb 1983 p2, Capt Harrold built pair of houses 36-38 Darling St in 1868.
- 88 *Op cit* (67) Perdriau.
- 89 *Ibid*; I H Nicholson, *Shipping arrivals and departures, Sydney, 1826 to 1840* (Canberra 1981) vol 2 p162.
- 90 Info K Perdriau on McKenzie and Henry Carter P; *op cit* (3) Reynolds p46 diagram key no 48 refers to unknown waterfront house and is possibly the cottage at the foot of Datchett St, Henry Carter Perdriau did not own registered land in Datchett St; p24 he did lease a waterfront at foot of Johnston St, see also Reynolds "From Peacock Point to Darling Street Wharf" part II in *Leichhardt Hist J* 12 1983 p30 for Paul St.
- 91 Article, "Ferry Services" in *AE* vol 4 pp47-50, *op cit* (67) Perdriau.
- 92 *Ibid*;
- 93 *Ibid*; Lynch in *op cit* (33), p306 with Hogg and Perdriau as sourcees, suggests that S Crook "probably initiated ferry access to Balmain in 1840...[with] the *Experiment*..." but see L T Daley, "Edye Manning" in *ADB* vol 2 p202 for *Experiment*, *Emu and Kangaroo*: also Crook was in Melbourne establishing himself as a cabinet-maker in 1840. Incidentally, for early water transportation see W Levitt Hunt's "Ann Mash (Marsh?) in Sydney" in *Descent J Soc Aust Genealogists* vol 16 pt 4 (1987) pp154-61, Ann Mash ran the "Parramatta Passage Boat known as 'Mash's Boat', at least since 1793".
- 94 *Op cit* (67) Perdriau pp154-5
- 95 *Ibid* p155.
- 96 *Ibid* pp160-1.
- 97 *Ibid*.
- 98 *Ibid*.
- 99 *Ibid* pp162-3.
- 100 *Ibid* p165.
- 101 *Ibid* p165; see *op cit* (3) Reynolds p40 for Joseph Hunt; *Sands* 1858-59 Perdriau & Co steam ferry proprietors, Datchett St; *Sands* 1861 Henry Perdriau, William St; *Sands* 1863 Perdriau & Hunt Steam Ferry Co, Pearson St; *Sands* 1864 Henry Perdriau and Co coal merchants, Steam Ferry Wharf (prob Crooks Wharf, Adolphus St); *Sands* 1865 Henry Perdriau, Paul St; *Sands* 1866 Perdriau & Hunt Balmain Steam Ferry, Grafton Wharf Sussex St (Henry Perdriau, Darling St); *Sands* 1867 ditto; *Sands* 1868 Henry Perdriau Steam Ferry Adolphus Street, interpreted as Crook's Wharf.
- 102 *Op cit* (67) p165-6.
- 103 *Ibid* p166-7.
- 104 *Ibid* p162; *Ibid* p 169 chn; *SMH* 21 Feb 1845 for m; BDM 1842/174/27 b of Henry P (?); 1845/252/59 b Henry P jun, *op cit* (67) Henry jun b 6 Dec 1845; *SMH* 24 Aug 1847 b of on [prob Edward P] on 22 Aug 1847; 1849/ 313/59 b Maria P; 1851/126/59 b Harrold (later spelt Harold) P, *op cit* (67) Harrold b 7 Mar 1851; *SMH* 15 Feb 1853 p233g William George P at Elgin Cottage on 13 Feb 1853, *SMH* 5 Jul 1853 d William George P on 4 Jul 1853; *SMH* 22 Feb 1856 p8d son b 16 Feb 1856 (not named) prob George Alexander P; 1858/2297 b Stephen P, also *SMH* 10 Apr 1858 p7e son b 5 Mar 1858 (not named) prob Stephen P; b Edward P not indexed; 1860/2372 b Walter Simpson P; 1861/2507 b Ann May P; 1864/2549 b Albert William P and twin 1864/2550 Ernest Charles P; b Clara P not indexed; 1866/2630 b Gertrude Sarah P. Info K Perdriau (1987) b of chn: 1) Henry P jun 6 Dec 1845, 2) Maria P 5 Jan 1849, 3) Harrold P 7 March 1851, 4) Clara P 14 Dec 1854, 5) George Alexander P - Feb 1856, 6) Stephen Edward P 4 Mar 1858, 7) Walter Simpson P 13 Jan 1860, 8) Annie May P 15 Oct 1861, 9) Albert William P and 10) Ernest Charles P twins 27 May 1864, 11) Gertrude sarah P 27 Jul 1866; *op cit* (67) Perdriau p169 of the daus: Maria m Rev Frank Duesbury, Ann May m 28 Nov 1885 Rev Charles Crane, Clara m 7 Sep 1887 John Kirkland, machinery manfctr, Gertrude Sarah m 8 Jul 1886 Frederick Messiter, softgoods merch.
- 105 *SMH* 15 Feb 1853 p233g, b of son (William George) to Mrs Henry P at Elgin Cottage; see *op cit* (3) Reynolds p40 and diagram key no 4 for "Elgin Cottage" also *Leichhardt Hist J* 10 1981 p14; *SMH* 15 Jul 1853 p2d d of William George P; *SMH* 22 Feb 1856 p8d b of son to Mrs P at Balmain; *SMH* 10 Apr 1858 b of a son to Mrs P at Balmain; locations, *Sands* 1861, *Sands* 1863, *Sands* 1866, *Sands* 1869, *Sands* 1875.
- 106 *Sands* 1876 Henry P "off Adolphus St"; *op cit* (67) Perdriau p 169 naming the house "Clermont".
- 107 *Op cit* (67) Perdriau; *Sands* 1879 Bleak House, *Sands* 1880 ditto, *Sands* 1887 ditto but Henry P jun, *Sands* 1888 "Claremont" but Henry P jun.
- 108 *Op cit* (67) p 186 sewing machine, telegraph.
- 109 *Ibid* p188, Bell invented the telephone in 1876.
- 110 *Ibid* p198; info K Perdriau, the Perdriaus attended St Andrew's Congregational Church (opened 1855),
- the wooden Presbyterian Church (opened 1858) formerly next to the Watch House, and the Campbell St Presbyterian Church (opened 1868).
- 111 *Ibid* p200.
- 112 *Ibid*; *Sands* 1880 Balmain Fuel Co's wood yard.
- 113 *Sands* 1886 Henry sen; *Sands* 1887, *Sands* 1890 Henry jun; see (228) for locations of Perdriau family.
- 113a *Op cit* (67) Perdriau p190, p194; DS 1886 Balmain sheet 26 for Cunningham and Thornton.
- 114 *Op cit* (67) p 194, Harold; pp 208-9 Henry jun.
- 115 *Ibid* p 214 bank crash and d of Henry Carter P; OST bk 734 no 373; "Bleak House" is mentioned in the very inaccurate *op cit* (50) Salmon but as though it had gone, see also (228).
- 116 By will 23 May 1876 Ewen Wallace C appointed TS Mort and J S Adams trustees, all personal and real estate devised to them on trust, except household furniture which he devised to his wife Sophia Usher C. By bk 164 no 938 5 Jun 1876 J S Adams renounced trusteeship on 2 June 1876 and Theodore James Jaques, solicitor and later Registrar General, appointed new trustee. TS Mort conveyed his interest in the will to Alfred Edmund Jaques, solicitor Sydney. Sophia Usher C d intestate on 8 Jan 1878. T S Mort d 9 May 1878 leaving T J Jaques surviving trustee. By bk 192 no 632 30 Aug 1878 Ludeivina [sic] Rosa de [sic] Silva C, Sophia Charlotte C, and Julian Barbara C, all living at Ewenton, empowered T J Jaques to sell all property except "Ewenton House, outbuildings, gardens and wharf". Barbara Nail, widow Balmain and mother of Sophia Usher C, stated that the 3 daus named were above 21 and that the next eldest child, Charles George C b 25 Nov 1859, would be 21 on 25 Nov 1880.
- 116a OST bk 192 no 632 for Charles G C; of the daus: Luduvina m Alfred W Holt 1879/ 1483, Sophia m Arthur K Moore 1878/ 1490, Julian m John Waugh 1879/ 1437.
- 117 OST bk 185 no 583.
- 118 DP396.
- 119 *Ibid*.
- 120 *Ibid*.
- 120a *SMH* 20 Jul 1878 p13d "Ewenton Estate".
- 121 *Ibid*
- 121a CT v413 f121 J Cameron; *op cit* (2) Thornton and Sommerville p17 mayor.
- 122 See P Reynolds, "John Ward (1865-1955): Blue Bird Hunter of Balmain" in *Leichhardt Hist J* 8 1979 pp12-15.
- 123 *Ibid*.
- 124 *Ibid*.
- 125 *Ibid*.
- 126 *Ibid*.
- 127 *Ibid*.
- 128 *Ibid*; *AE* vol 2 p14a, water-colour by J E Ward "Blue Bird of Paradise".
- 129 *Sands* 1909 for 1 Thomas St; *Sands* 1910-1915 for 108 Rowntree St [this number might not be the present-day No 108]; *Sands* 1916 for 10 Ewenton St, this would indicate that Ward moved to "Shannon Grove" in 1915 not in 1914 as family records show; *op cit* (122) Reynolds.
- 130 *Op cit* (122) Reynolds.

- 131 *SMH* 20 Jul 1878 p13d.
- 131a CT v389 f22; *Sands* 1858-59 James Daniel C, clerk Colonial Treasury.
- 131b *Sands* 1861-1865 not listed; *Sands* 1866 Grafton St (poss "Bleak House"); *Sands* 1867-1868 Darling St (prob "Kinvarra"); *Sands* 1869 off Darling Street [prob "Kinvarra"]; *Sands* 1870 for "Kinvarra"; info on Cronin family from Clive H Craven, Clifton Gardens, (1986); BDM 1856/2337 and 1856/663/142 b Edward G C; 1858/3323 & 1858/2778/142 b of Harriet C; 1860/2433 b B Amy Mary C; 1860/01872 poss d of Mary Ann Griffin C; 1863/1074 m Appolina A Kenny (also Appolene, Appoline); 1864/3792 b Henry J C; 1866/2567 b female not named (Inez Appolene C); 1868/2692 b Hubert Louis C; 1870/03051 b Beatrice H C; 1872/03056 b James E C; 1874/03403 b Frederick B; 1876/03664 b Victor B; 1881/03948 b George Rowntree.
- 131c *Sands* 1880 for "Mount Shamrock"; *Sands* 1888 for "Kincora"; Craven for d Appolina A C, buried with James Daniel C at Waverly Cemetery; CT v389 f22 transfer to Campbell.
- 132 *Sands* 1909-14 "Montana", Campbell; *Sands* 1915 "Strathdon", Drago; *Sands* 1916 "Montana", Steel; *Sands* 1917 Martin; *Sands* 1918-21 C Goodwill; *Sands* 1922-28 A Goodwill; info on foundations from Mrs Oulds, Balmain (1987); CT v389 f22 Cronin; v7493 f8 lot A 8 Ewenton St, v12004 f139 lot B 8a Ewenton St.
- 133 *SMH* 20 Jul 1878 p13d.
- 133a CT v389 f23 Heselton; sometimes "Edithville"; *Sands* 1879 first entry "Edith Villa"; *Sands* 1903 last entry Heselton; PI 4/26927 d T Heselton; *BO* 18 Oct 1902 obit T Heselton; *Sands* 1904 McKay; *Sands* 1894-1903 for vice president; *Sands* 1903-05 McKay; *Sands* 1906 no entry; *Sands* 1907-09 Mrs Fraser; *Sands* 1910-16 Savage; *Sands* 1917 Mrs Savage; *Sands* 1918-20 Gill; *Sands* 1921-29 Mrs Lawson; *Sands* 1930 no entry; *Sands* 1931-32/33 Smith; one of the 2 cottages advt was P Killen's house, see *op cit* (3) Reynolds p40.
- 134 *SMH* 20 Jul 1878 p13d.
- 134a CT v389 f23, Heselton; sometimes "Wallscourt"; "Walls Court Lodge"; *Sands* 1880 Walsh; *Sands* 1882 Waller; *Sands* 1884-1894 Chilcott; *Sands* 1895-97 Gehring; *Sands* 1896-1902 "Edelweiss"; *Sands* 1898-1905 Rae; *Sands* 1904-17 "Strath More"; sometimes "Strathmore"; *Sands* 1906-14 Lawson; *Sands* 1915-29 Alfred H Lycett.
- 135 *SMH* 20 Jul 1878 p13d.
- 135a CT v389 f24 Davidson; CT v413 f183 part A with "Kinvarra"; *Sands* 1880-1913 Cruickshank; *Sands* 1914-23 McKenzie; *Sands* 1924-32/33 Finlayson; Finlayson's works were on the site of Harold Perdriau's Balmain Engineering Co on the other side of Adolphus St.
- 136 CT v413 f212 part B later with "Puriri"; *Sands* 1883-1890 Selfe; *Sands* 1891-1892 Punch; *Sands* 1893 Gooch; *Sands* 1894-1896 Bull; *Sands* 1897-1900 Booth; *Sands* 1901-1906 Christie; *Sands* 1907-10 Hummelstad; *Sands* 1911-17; PI 75826 d W E Heselton.
- 137 *SMH* 20 Jul 1878 p13d.
- 137a CT v389 f69 Yeend, McKenzie; *Sands* 1880 lists C Yeend in "Clontarf", this agrees with his date of purchase, whether he lived there at the same time as the Bankes is not known, *Sands* 1880 (alpha) lists Thomas B sen in Adolphus S, see (143) for other *Sands*; info on Banks family from K Sandstrom, Maroubra (1982,1986): b Thomas P B, Emily E B, Francis J B, Kathleen B, Joseph B calculated from d cert 19 Jan 1914 Eliza Banks (b 1828), b William S B from bur no 611, 19 Dec 1916 Waverly Cem. Other bur dates do not always accord with calculations made from Eliza B's d cert.
- 138 Sandstrom; *Cox's 1857* pp109 lists Thomas B sen on cnr of Pitt and King Sts, by allowing 1 yr for publication this places Thomas B sen in Sydney before Eliza B and the chn sailed from London; for wreck of Dunbar see *AE* vol 10 p13; *SMH* 7 Oct 1857 arrival of Eliza B and 6 chn and servant who is thought to be Mary Matilda B known as "sister to the rest of the Banks' family" bur no 613, 7 Jun 1922 Waverly Cem 81 yrs.
- 139 *Ibid*; BDM 1858/3383/142 & 1858/1726 b Henry M B; 1859/1434 & 1859/4534/142 b John B B; 1861/1362 b Eliza J B; 1863/1635 b Martha M B; 1867/463 Ann B B; 1869/3087 b Richard H B; 1871/03193 b Philip FB; of the daus: Emily B m Frederick Copenich, Kathleen B m William Brandtman, Jane B m Baker, Martha B m McCann.
- 140 *Ibid*; obit Thomas Philip B in *Freeman's Journal* 19 May 1888 p13d; E J Lea-Scarlett, *St Mary's Cathedral Sydney 1821-1971* (Sydney 1971) pp165-70; see also Lea-Scarlett for Balmain Musical Union; further refs to the Union should be available in *BO* 1884-89.
- 141 *Ibid*; BD&M 1888/00869 d Thomas Philip B.
- 142 *Ibid*; gravestone in Lea Scarlett, *Roots and Branches* and in *St Mary's Cathedral Sydney 1821-1971* p170.
- 143 Sandstrom; BD&M 1890/02512 poss d of Thomas B sen; bur no 612, 21 Mar 1890 Waverly Cem Thomas B sen; *Sands* 1865 Banks in Campbell St; *Sands* 1870 Duke St; *Sands* 1871 Grafton St; *Sands* 1873 in "Bleak House" then occupied by Francis A Blake; *Sands* 1875-80 Adolphus St; *Sands* 1882-1892 Wallace St; *Sands* 1893-1895 Mrs Banks Wallace St.
- 144 *SMH* 9 Sep 1878 p9b "snug..."; *Sands* 1896 nil; *Sands* 1897-1900 Bernard; *Sands* 1901-03 Weale; *Sands* 1904-05 Tall; *Sands* 1906-10 Fugill; *Sands* 1911-13 McKenzie, info from Mrs S Oulds re timber yard; *Sands* 1915-16 Stobo; *Sands* 1919-21 James Hanley JP; CT v389 f67 Morgan.
- 144a *Sands* 1922-1923 Samuel Turner; *Sands* 1924 William Holding, and separate entry for Holding Foundry and Engineering Works.
- 145 *SMH* 20 Jul 1878 p13d.
- 145a CT v413 f25 Rankin; *Sands* 1871, 1873 Bridge, Ayr Villa; *Sands* 1876-79 Bullen; *Sands* 1882-95 Constable, see also P Jeffery's article in this issue; *Sands* 1895-97 Larner; *Sands* 1898 Miss Larner in No 12 Adolphus St
- 146 CT v413 f26 T Batty; v800 f223 Hyam, Sheehy; v1193 f208 Davidson, v1193 f209 Harrison; Probate Index will 4/6552 d T Batty, also BDM 1894/11154.
- 147 DP3294, lot 1 v1211 f159, Nos 16-18 Adolphus St; lot 2 v1211 f161, Nos 12-14; lot 3 v1212 f74, Nos 8-10; lot 4 v1294 f12, No 6; lot 5 v1211 f160, Nos 2-4; house names from MWS & DB plan not dated, prob c1903; No 18 was called "Wemyssville" in *Sands* 1899-1918, sometimes "Wimysville", also "Wemyssvill".
- 148 CT v 1294 f12 No 6 Adolphus St; *Sands* 1898-1900 nil; *Sands* 1901-1911 A Batty, "Camarra".
- 149 *SMH* 20 Jul 1878 p 13d.
- 149a CT v389 f21 Parker; bk52 no 193 location in 1857; *Sands* 1882 Parker; Neal's lease must have lapsed.
- 150 *Op cit* (115) Salmon.
- 151 *Sands* 1863 chemist and registrar; *Sands* 1885 new chemists's shop corner of Darling St and Victoria Rd; *Sands* 1889 in Darling St; *Sands* 1889-90 Dickison; *Sands* 1891-92 A Anderson; *Sands* 1893-96 Hay; *Sands* 1897; *Sands* 1899 Hemming; *Sands* 1900 Quinn; *Sands* 1901-32/33; Aerial 1951. *SMH* 20 Jul 1878 p13d.
- 152 *Ibid*.
- 152a *Ibid*.
- 152b CT v389 f25 Cole; *Sands* 1879.
- 152c *SMH* 17 Sep 1878 p7d residue Ewenton Estate incl Darling St lots 13-16; v385 f202 Cole; v504 f200, v508 f111 Bowling Club; see also P Reynolds "Goat and Cockatoo: two islands off Balmain" in *Leichhardt Hist J* 9 1980 p24 for Broderick.
- 154 P Reynolds, Uncovering our past, "100 years of bowling in Balmain: 1880-1980" in *News Sheet* (Balmain Association) 102 Jun 1980; article in *BI*; *SMH* 18 Aug 1880 p6; *ACTJ* 30 Oct 1880 p854; *Sands* 1863 Allt in Darling St (of Thos R Allt, wine merchant, Erskine St, Sydney); *Sands* 1864 Union St, *Sands* 1865-66 Hosking St, *Sands* 1867 no entry, *Sands* 1868-69 Adolphus St (Darling St, of Moss and Allt in Alpha list), *Sands* 1870 "Moorfields" off Darling St; see also P Reynolds "From Nicholson Street to Chapman's Slipway" in *Leichhardt Hist J* 13 1984 p29 Allt and Cohen; *Sands* 1871 Rev Colin McCulloch "Moorfields House"; *Sands* 1873 no entry; *Sands* 1875-77 J Bell (shipowner in Wharf Rd in *Sands* 1879).
- 155 *SMH* 18 Aug 1880 p6; accounts of size of green, *BI* 130 ft by 68, *SMH* 18 Aug 1880 p6 120 ft by 65, *ACTJ* 30 Oct 1880 p854 110 ft by 70.
- 156 *ISN* 21 Jun 1890.
- 157 *Ibid*.
- 158 A Roberts, "An ancient game in a new land; bowling and society in NSW to 1912" in *J Roy Aust Hist Soc* vol 65 pt 2 Sep 1979 pp109-27; *DT* 12 May 1880p3; it has been asserted that the Balmain Club pre-dates 1880 but *SMH* 29 Oct 1879 p6 has "Annual General Meeting of Annandale Bowling Club. Arrangements have been made with Captain Byrnes to run a double [ferry] trip every Saturday morning during the summer months. The first steamer to leave Erskine St Wharf at 2 o'clock calling at Balmain for the residents there and the second trip to start at 3 o'clock going to Annandale direct" - this confirms ref to Balmain Bowling Club in Lincoln (ed) *NSW*

- Bowlers' Annual, 1906* that the Balmain bowlers played at Kentville, Annandale, prior to forming their own green and club in 1880 - A Roberts.
- 159 *SMH* 20 Jul 1878 p13d.
- 159a CT v431 f84 F Petersen; *Sands* 1886, Hogg, Oldershaw; *Sands* 1893-95 Oldershaw secretary.
- 160 1879 was purchase year, *Sands* 1882 poss occupant Edward Leary.
- 161 *Sands* 1886 Mossman; see also advt on G R Addison, Plan of the Mun of Balmain M3811.1821/1882/1; *Sands* various to 1923 Gannon; *Sands* 1924-26 C Montgomery; *Sands* 1927-29 no entry; *Sands* 1930-32/33; info on shop and factory from Mrs Oulds (1987).
- 162 *Sands* 1887 last entry Petersen; *Sands* 1888 Peters; *Sands* 1892-1894 Robins; *Sands* 1895-1897 Hess, see also *op cit* (3) Reynolds p50 for J Hess & Co; *Sands* 1898-1900 T Kingsley; *Sands* 1901-02 C Kingsley; *Sands* 1903-06 A Lewis; *Sands* 1907-11; *Sands* 1912-15 Conway and Books; *Sands* 1916-18 Davies; *Sands* 1919-23 Olney; *Sands* 1924-28 Graham.
- 163 CT v431 f84 21 Aug 1886; *Sands* 1929-32/33 Goodwill.
- 164 CT v431 f83 A T Jaques, DS 1886 sheet 24; v431 f83 16 Dec 1886; *Sands* 1888 Oldershaw, Sim; lot 20 not in advt for Estate in *SMH* 20 Jul 1878 p13d.
- 165 DP16695 Oct 1924, *Sands* 1893 first entry Denovan; *Sands* 1932/33 H Goodwill.
- 166 *Sands* 1892 "Eastbourne"; PI 14257 d Luduvina C; info from S Cameron.
- 166a CT v192 f632 d of Sophia U C, deposition of Barbara N; *Sands* 1880 Mrs N; *Sands* 1882 Charles George C.
- 166b Info from S Cameron, undated news clip prob *BO* bit Barbara Nail; the last Cameron's to leave Ewenton were Wallace McP C and Annie C C: *Sands* 1879, 1882, 1890-91 Waugh.
- 167 S Cameron. Cameron's in "Lerna", *Sands* 1892 Charles C, Ewenton C (interpreted as Ewen M C); *Sands* 1893 Wallace C; *Sands* 1894-95 Charles C; *Sands* 1896-1901 Wallace C (importer); for F Hayes (boatbuilder) see *op cit* (1) Reynolds p34.
- 167a S Cameron.
- 168 *Sands* 1891 last entry Charles C; *Sands* 1892 no entry; *Sands* 1893-94 Stainger; *Sands* 1895-96 no entry; *Sands* 1897 Bethany; *Sands* 1898-99 Harper; *Sands* 1900-06 Lawson; *Sands* 1907-14 Bovin
- 169 CT v804 f144 W H Holt and A E Jaques and other transfers.
- 169a CT v804 f144, Swan's purchase on this CT 4 Nov 1911; v4102 f177, sale to Dickson Primer 6 Aug 1951.
- 170 Info on Swan family from D Weiss, Roseville, 1986, Henry Brisbane S b Sydney (Pymont) 1852, father Henry S of Burnt Island Fifeshire Scotland m Isabella Brisbane of Dundee 12 January 1852, arrived Sydney 1852; *Sands* 1914 Swan in Ewenton; bk 171 no 566, bk 182 no 94 H Swan sen at Rozelle Bay; PI 6391 d H Swan sen 3 Apr 1865; Addison, Plan of the Mun of Balmain M3811/1821/1882/1 shows Swan's Wharf; Higinbotham, Robinson, Harrison, Map of the Mun of Balmain M4811.1821/1883/1 shows layout of allotments of Mrs I Swan, Rozelle Bay and Abattoir Rd; *Sands* 1880 Mrs I Swan gen store Abattoir Rd south side; *Sands* 1882 H B Swan
- timber merchant on same land.
- 170a *Sands* 1911-13 Swan Bros, Abattoir Rd, Swan; *Sands* 1914 timber yard Grafton St; PI 4/37674 and 4/45950 d James Brisbane S 4 Dec 1905; PI 4/45584 d Isabella Brisbane S 12 May 1908.
- 171 Reminiscences of R Willson, Mosman (1982, 1986).
- 172 *Ibid*; *op cit* (2) Thornton and Sommerville, pp17-19 for Henry Brisbane S as mayor; info from D Weiss.
- 172a Willson; Weiss; BDM 1853/1568/52 b Ann C R, father Abraham R mother Marian R; 1894/95 Ann C R m Henry Brisbane S; info from D Weiss AONSW Dept of Public Instruction Teacher's Roll p863 Reel 1991 gives Annie C R's history, served continuously since 1 Jul 1868, aged 28 in 1883, mistress of Balmain West PS Infants 6 May 1878, mistress of Balmain West Girls 14 Sep 1882, temporary mistress Redfern Infants 23 Jun 1891, granted six months leave of absence to 14 Jul 1894 but as she did not return nor notify Dept her position was declared vacant 25 Sep 1894; d cert Lyle Brisbane S 19 Sep 1949.
- 173 Willson.
- 174 *Ibid*.
- 175 *Ibid*; also W Ottley, Concord (1986) info on motto in room on upper level "Prepare to meet thy Maker"; *op cit* (43) Flower.
- 176 Willson.
- 177 *Ibid*.
- 178 *Ibid*.
- 179 *Ibid*; CT v4102 f177 transmission of Ewenton to Annie Christian S and Lyle Brisbane S; PI 140970 d of Henry B S; *op cit* (2) Thornton and Sommerville for Lyle B S as mayor.
- 180 Willson; CT v4102 f177 16 Jun 1938 d notice Annie C S; P 1 225186 d Annie C S; PI 362452 d Lyle B S; Weiss, Lyle B S d cert 19 sep 1949; v4102 f177 Rayner 26 Oct 1950, Dickson Primer 6 Aug 1951; R Irving and P Reynolds, *Balmain in time, a record of an historic suburb and some of its buildings* (Balmain 1971) pp14-15 "Ewenton is now derelict, and as it is situated on industrially zoned land, must soon face extinction".
- 181 *Sands* 1871 Hannah Paget H listed as "Mrs E Hunt"; bk 185 no 583; *Sands* 1889 Parkes; A W Martin, *Henry Parkes a biography* (Melbourne 1980) p367 Balmain, pp296-7 Faulconbridge, p347 Parramatta; pp366-7 d of Clarinda P.
- 182 *Op cit* (181) Martin p378-80 m Eleanor Dixon; p392 Henry P; p410 Cobden P.
- 183 *Ibid*, pp392-5.
- 184 *Ibid*, p396 for quote.
- 185 *ACTJ* 31 Jan 1891 (clipping).
- 186 *Op cit* (181) Martin p419.
- 187 *Ibid* p419 "Kenilworth", Annandale; p425 family tree for Kenilworth P son of Sir Henry P; *op cit* (67) Perdriau pp205-6 "Hampton Villa" mistakenly called "Kenilworth".
- 188 *Op cit* (181) Martin p419 d of Eleanor Dixon P; pp421-2 m to Julia Lynch; p424 d of Sir Henry P; p1 b of Sir Henry.
- 189 OST bk 130 no 923, bk 202 no 309 bk 310 no 860, bk 440 no 633 mtges; bk 528 no 535 auction; info from L Stuart Hughes, Ashfield (1986), d 2 Nov 1899
- Hannah Mason H 95 yrs, d 7 Aug 1899 Edward Mason H 58 yrs, d 20 April 1909 Ellen Winter H 64 yrs; m Edward Mason H not indexed in BDM 1860-75. OST bk 528 no 535, DP3157 12 Mar 1895; see (50) for Hampton Cottage.
- 190 DP3157 12 Mar 1895.
- 191 CT v1238 f101 Perry 29 Dec 1897; *Sands* 1897-12 Perry; v1238 f101 Willson 10 Jun 1912; reminiscences R Willson; *Sands* 1913-21 Francis B Willson.
- 192 Reminiscences R Willson.
- 193 *Ibid*.
- 194 *Ibid*.
- 195 *Ibid*.
- 196 *Ibid*.
- 197 *Ibid*.
- 198 *Ibid*; PI 78890 d John R W at Neutral Bay; info on T H Corbett from R Corbett (1987).
- 199 Reminiscences R Willson; CT v1238 f101 surrender of lease; *Sands* 1922-23 F B Willson & Co, *Sands* 1924-26 The Willson Baker Knitting Co; *Sands* 1927-32/33 H S Willson & Co knitting mfrs.
- 200 Info R Willson and R Corbett.
- 201 *Ibid*; *Sands* 1922-24 no entry for Hampton Villa; *Sands* 1925-27 Samuel G Baker; *Sands* 1928-32/33 H S Willson; CT v1238 f101 John Hector W receipt of 20 Apr 1943, John Hector W sale of 6 May 1947.
- 202 CT v1160 f183; v 1166 f63 lot 2a; *Sands* 1897-32/3 Arnold.
- 203 CT v1166 f79 Arnold; *Sands* 1929 Arnold listed next to No 12 Ewenton St, interpreted as No 14a, the house at the back on the battle-axe block; *Sands* 1929 Mrs E Connell listed between Arnold and the factory in No 14.
- 204 CT v1264 f108 O'Rourke; *Sands* 1898-14 O'Rourke; *Sands* 1915-19 Piunkett; *Sands* 1920-32/33 Ferguson.
- 205 CT v1232 f188 Taylor; *Sands* 1914 Mrs Breckenridge; *Sands* 1915 Francis J O'Brien; *Sands* 1916-17 Alexander McNaughton; *Sands* 1918-32/33 S Breckenridge.
- 206 CT v1296 f14 Kearney; *Sands* 1899-1903 Patrick Kearney; *Sands* 1904-18 Mrs M J Kearney; *Sands* 1919-20 Arthur Breckenridge; *Sands* 1921-22 Horace Biggart; *Sands* 1923 George J Hart; *Sands* 1924-26 Edward Lyons; *Sands* 1927-32/33 Thomas P Kearney.
- 207 CT v1321 f209 de Wall; *Sands* 1899-32/33.
- 208 CT v1209 f54 Wilson; 1896 on parapet; *Sands* 1899-1905 Wilson; *Sands* 1906-32/33 Dick; not related to Mrs M Dick of Heathfield, info from Mrs Oulds.
- 209 CT v1208 f49 M M A Halliday; *Sands* 1899-32/33 Halliday.
- 210 CT v1207 f43 Brass 13 Nov 1896, Clement 6 Jan 1897, mtges Henry Clement 6 Jan 1897, Eva May Clement 6 Jan 1902. For No 12 on corner: *Sands* 1903-17 Henry C cnr house only listed; *Sands* 1918 Francis Stanley; *Sands* 1919 Ernest P Albury; *Sands* 1920-21 Mrs Ruth Albury; *Sands* 1919-31 William Clement; *Sands* 1932/33 Frederick Hunt. For No 12 corner v5917 f178 Henry Clement, carpenter Roseville, 12 Jan 1949. For No 12a on "rose garden" *Sands* 1918-27 Mrs Eva May Clement; *Sands* 1928-29 Arthur H Albury; *Sands* 1930-31 Robert G Lindsay; *Sands* 1932/33 David

- Dumbell. For No 12a "rose garden": mtge for No 12a 18 Nov 1915 Eva M Clement; v5917 f177 Eva May Aibury wife of Arthur H A, carpenter Balmain, 12 Jan 1949 received No 12a; info from Mrs Oulds on "rose garden".
- 211 DS 1886 Balmain sheet 25 wharf; CT v2366 f39 reclamation; v2410 f32 Swan; *Sands* 1911-13 Woodward; *Sands* 1914-15 Settree; *Sands* 1916-117 no entry; *Sands* 1918-23 White; *Sands* 1924-32/33 White & Co shipbuilders; *Sands* 1925- 32/33 No 3 Grafton St Henry White; CT v2410 f32 White's purchase 17 Jul 1939; info from Mrs Oulds.
- 212 FP976650 formerly 2095 (litho) not dated; bk 612 no 819 lots 1-4 Stack; bk 660 no 471 Hill; *Sands* 1902-11 Hill; *Sands* 1912-14 Young; *Sands* 1915-22 Fraser; *Sands* 1923-26 George W A Lycett; *Sands* 1927-30 John Richards; *Sands* 1931-32/33 William Carr.
- 213 OST bk 666 no 886 Bolus; *Sands* 1903-21 Bolus; *Sands* 1922-23 James Mackintosh; *Sands* 1924-28 Samuel Turner; *Sands* 1929 no entry; *Sands* 1930- 32/33 Brenden Creighton.
- 214 OST bk 706 no 460 McPherson; *Sands* 1905-08 Archibald McP; *Sands* 1909 no entry; *Sands* 1910-27 Miss Kate McP; *Sands* 1928-32/33 Mrs I McInnes.
- 215 OST bk 613 no 681 C J Harrap; PA 44528; *Sands* 1900-22 Harrap; *Sands* 1923-26 Vincent Howell; *Sands* 1927-30 William F Thurgood; *Sands* 1931-32/33 Joseph Sheridan.
- 216 OST bk 541 no 400 Smith, bk 654 no 466 Rohrmann; *Sands* 1903-06 Frederick Rohrmann ironmoulder; *Sands* 1907 no entry; *Sands* 1908-12 Peter Calder; *Sands* 1913-20 Roger Shiner; *Sands* 1921-32/33 John Cumming, sometimes Cummings.
- 217 OST bk 541 no 400 Smith; *Sands* 1906-07 Joseph McKee; *Sands* 1908 William Mackie; *Sands* 1909-10 Thomas Tulloch; *Sands* 1911 Alfred J Taylor; *Sands* 1912-17 Reginald Stringer; *Sands* 1918-21 James Neall; *Sands* 1922-32/33 William Percy West.
- 218 OST bk 541 no 399 Cumming; *Sands* 1906 Don Reuben; *Sands* 1907-20 Cumming; *Sands* 1921 James Law/ John French; *Sands* 1922-24 Nathan Krausman; *Sands* 1925-26 Abraham Davies; *Sands* 1927-30 Joseph Sheridan; *Sands* 1931-32/33 no entry.
- 219 OST bk 541 no 522 Mazey; *Sands* 1896-03 David M; *Sands* 1904-32/33 Mrs Margaret M; bk 2444 no 475 "Beulah"; David Mazey was Welsh, info Mrs Oulds.
- 220 OST bk 541 no 523 F J Harrap; bk 593 no 257 settlement; bk 593 no 872 for m; bk 659 no 548, bk 697 no 800, bk 739 no 104 mtges; *Sands* 1898-00 Harrap; *Sands* 1901-09 Charles B Stabb; *Sands* 1910-23 Mrs A Kay-Spratley (wrongly listed as Mrs Kate Spratley); *Sands* 1924-26 Charles McMillan; *Sands* 1927 John McGrath; *Sands* 1928 John McGrath/William Carr; *Sands* 1929-32/33 John McInnes.
- 221 OST bk 582 no 303 Griffin; *Sands* 1900-14 Griffin, Griffen; bk 1113 no 50 Ryan's purchase, Griffin; *Sands* 1915 Mrs Lily Skinner; *Sands* 1916-20 Ernest A Moore; *Sands* 1921-23 no entry; *Sands* 1924-26 William F Thurgood; *Sands* 1927 no entry; *Sands* 1928-30 William Jordan; *Sands* 1931-32/33 E B Mooney; bk 2132 no 973 P J Ryan
- 222 OST bk 588 no 533 Ryan; bk 1129 no 221 lease; *Sands* 1902-18 Ryan; *Sands* 1919 John C; *Sands* 1920-23 Harry C; *Sands* 1924-26 Alston Paton; *Sands* 1927-32/33 Albert A Bray; bk 1683 no 828 D Ryan; *Sands* 1897-1900 has **unlocated** Henry W Wran; *Sands* 1899 **unloc** Edward Ambrose; *Sands* 1901 **unloc** Alexander W Sangster, and if these can be attributed to either No 30, No 32 or No 34 Grafton St then **building dates could be earlier** than stated in text.
- 223 OST bk 641 no 750 Hemmy; bk 706 no 469 Mullet; *Sands* 1904-07; *Sands* 1908 James Syme; *Sands* 1909-11 Evan A D Davies; *Sands* 1912 Albert Drewery; *Sands* 1913-15 Frederick Howe; *Sands* 1916 Bernard Ambler; *Sands* 1917-18 Mrs Elizabeth Kelly; *Sands* 1919-26 Alexander McF; *Sands* 1927-28 Hugh McF; *Sands* 1929-32/33 Alick McF.
- 224 OST bk 638 no 696 Radcliffe; bk 777 no 40 Bale; *Sands* 1908-12 Bale; *Sands* 1913-32/33 Robert W Spruit; info on Spruit's occup from Mrs Oulds.
- 225 OST bk 550 no 897 Heselton; bk 550 no 898 part A, Cruickshank; bk 993 no 848 Cruickshank, McKenzie; PI 58853 d Cruickshank; bk 907 no 446 part B, McKenzie; bk 1265 no 911 Stronach; No 5 *Sands* 1915-18 William Kay-Spratley jun, *Sands* 1919-32/33 Edward H Powell; No 7 *Sands* 1915-19 Geoffrey Clark, *Sands* 1920-21 Sidney R Grant, *Sands* 1922 Harry Sturt, *Sands* 1923 Reginald Bray, *Sands* 1924-31 J Stronach, *Sands* 1932/33 H Stronach; PI 185227 J Stronach d Balmain 9 Aug 1930, 220172 H Stronach d Balmain 26 Feb 1937.
- 226 *Op cit* (50) Salmon gives Mrs Ford's age at death, BCR No 9758 lists 101 yrs bur 6 Aug 1897 Presby d Balmain bur next to Robert Thomas F, see (61); CT v86 f37 transmission to W R Robberds and T M Tinley 19 Apr 1898, transfer to Oag 9 Nov 1898; *Sands* 1899 last entry Mrs Ford; *Sands* 1900-01 A McLachlan; *Sands* 1902 David Hill; *Sands* 1903-106 Alex Smith; *Sands* 1907-14 Pilcher, *Sands* 1914 also has Oscar H Wines; *Sands* 1915-22 Alfred Townsend boarding house; *Sands* 1923-32/33 Mrs M Dick; info N Hunt on demolition.
- 227 CT v86 f37 transfer to Stewart 23 Nov 1920; OST bk 734 no 373 Samuel Ebenzer Crook ret civil servant Young and H Richardson railway official Redfern, trustees to Oag 27 Apr 1903.
- 228 See (113) *Sands* 1885 Henry Carter P in Bleak House, *Sands* 1886 in Burwood; *Sands* 1886 Henry P jun in "Viola" Old Canterbury Rd Petersham, *Sands* 1887-89 "Bleak House"; *Sands* 1890-91 Robins/Loughlin; *Sands* 1892 Loughlin last entry Claremont; *Sands* 1893 has unlocated G Duchateau next to Mrs Ford, "Heathfield"; *op cit* (50) Salmon describes a ruin but it could have been Hampton Cottage; see (50) for poss demolition of Bleak House; S N Hogg, "Balmain past and present", p227, McKenzie.
- 229 *Sands* 1907-8 A Kethel & Co coal merchants; *Sands* 1909-10 Kethel/Gibbs & Boulton coal merchants; *Sands* 1911-12 Gibbs, Boulton & Co; *Sands* 1913-14 Coal Yards Ltd; *Sands* 1915 Australian Coal Supply Co Ltd; *Sands* 1911-23 Balmain Council metal wharf west side; *Sands* 1924-32/33 east side.
- 230 CT v86 f37 transfer to Broken Hill Smelters Pty Ltd 27 Jun 1922, to Union Steam Ship Co of N Z 2 Jul 1948, to Com of Australia 29 Jan 1952; Aerial 1951; info on road to White' shipyard from Mrs Oulds.
- 231 CT v86 f37 transfer to MSB 29 Jun 1967, lease to Seatainer Terminals Ltd 7 Oct 1971; Aerial 1951 shows neither Heathfield nor Bleak House.
- 232 CT v7422 f68 No 14a Grafton St; v7562 f232 No14.
- 233 CT v4043 f150 4a Charles St: v10086 f248 10 Charles St; author's recollection Moorefield.
- 234 CT v389 f2, v5534 f89, v5528 f208, v802 f113, v504 f200, v508 f111 Bowling Club; info from Balmain Bowling Club member's recollection (1978); *op cit* (3) Reynolds p44.
- 235 CT v389 f69 transfer to Morgan 21 Aug 1922, to Abraham Wade grazier Sydney 28 Jan 1928, lease to John William Boyle engineer Sydney 28 Jan 1928 expired 14 Dec 1935, lease to Power Engineering 17 Mar 1938 expired 4 Nov 1942, to Official Receiver 14 Sep 1942, to J W G Bissett of Northbridge, G Chapman of Bellevue Hill, I H Best married woman of Lindfield 29 Sep 1942, to Ward's Stoves 14 Nov 1944; new CT v7036 f121 Wards Stoves, lease to Engineer Welding Co Pty Ltd 11 Aug 1964 expired 21 Aug 1970, change of name to S C Harrison Pty Ltd 21 Aug 1970; *Sands* 1924 Holding; *Sands* 1928-32/33 Industrial Manfrng.
- 236 CT v7036 f121 to Leichhardt Mun Council 13 Nov 1974; Planning Scheme 1967 Leichhardt Mun Council; *op cit* (1) Reynolds p23.
- 237 CT v413 f183 Kinvarra; Planning Scheme 1979 Leichhardt Mun Council.
- 238 *The Glebe* 2 Jun 1976, 9 Jun 1976.
- 239 *The Glebe* 2 Jun 1976; Head of School of Building to Leichhardt Mun Council 24 Jun 1976.
- 240 *The Glebe* 7 Jul 1976, 29 Sep 1976.
- 241 *Leichhardt Local* 3 Aug 1976.
- 242 Meeting Nat Trust 13 Sep 1976; Head of School to author 28 Sep 1976.
- 243 *News Sheet* (Balmain Assoc) 118 Mar 1982 p1; *The Glebe* 11 Aug 1982.
- 243a Info from Dept of Housing and Leichhardt Mun Council (15 Feb 1987).
- 244 R Irving, "Why should we keep old buildings?", pt 2 in *National Trust Magazine* No 22, Nov 1983, pp6-8.
- 245 *Ibid.*
- 246 CT v4102 f177 Ewenton bought by Dickson Primer 6 Aug 1951; v389 f23 Wallscourt Lodge and Maryville 20 Jun 1950.
- 247 *SMH* 11 Feb 1981 Letter to Ed from author.
- 248 Author's recollection.
- 249 *The Glebe* 16 Jul 1980; Leichhardt Mun Council 30 June 1980 zoning change.
- 250 P Reynolds, "Ewenton burns" in *News Sheet* (Balm Assoc) 102 Jun 1980 p2.
- 251 *News Sheet* 123 Aug/Sep 1982 p2 81 dwellings; *News Sheet* 140 Nov 1984 pp1-2, 40 townhouses, 20 units.
- 252 *Op cit* (244) Irving.

Acknowledgements

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A Note on Sources

The article is based upon the author's thesis of the same title (B Arch Univ of NSW 1985).

The subdivision pattern was examined through the land titles and survey plans held by the Registrar General's Department (now Land Titles Office). The Metropolitan Detail Survey of Sydney, charted in 1887 and updated in 1891 (held by the NSW Water Board) was an important source for locating and dating buildings and discovering materials of construction. There is a different set of drawings, held by the Mitchell Library, based on the same survey (call number M Ser 4 811.17/1, see key plan). The *Sands Sydney and NSW Directory* helped date the buildings. The NSW Department of Lands aerial survey (May 1951) allows most of the extant built environment to be compared with these sources.

Robert Irving's "Birch Grove House, Balmain" in *Architecture in Australia J Roy Aust Inst of Architects*, Jun 1969, pp 472-8 and his "Remains of Birch Grove House" in *Leichhardt Hist J* 1 1971 p3, were central to the study. James Darghan's *The Sydney Harbour tunnel, Greenwich to Balmain* was extremely helpful in understanding the impact of the excavation on Birchgrove.

Additional research, particularly in the interpretation of entries for Birchgrove in *Sands*, was executed by the Editor. Unless otherwise noted, to find entries in *Sands* for dates of construction and dates of occupancy, add one year. For example, in the case of Logan Brae (24 Louisa Rd) the date of construction shown in the text is "1917" - the entry will be in *Sands* 1918. In the absence of more definitive sources, the dates derived, though probably conservative (i.e., more "modern"), give a good working approximation; see also "A note on sources" in P Reynolds' article in this issue. When a building is described, the current street number follows in brackets. Should the building have been changed markedly, the words "later altered" will appear and if demolished, "site of" will be shown.

Abbreviations

Abs	Abstract of title.
ADB	<i>Australian Dictionary of Biography</i> .
AE	<i>Australian Encyclopaedia</i> .
AONSW	Archives Office of NSW.
b	Birth.
BO	<i>Balmain Observer and Western Suburbs Advertiser</i> .
bur	Burial.
BDM	Index, NSW Register of Births Death and Marriages: pre-1899.
bk	Register book number (OST).
d	Death.
cert	Certificate (of b, d or m).
chn	Children.
CT	Certificate of Title (RPA).
Consol	Consolidated (LTO, amalgamating prior CTs to one CT).
DP	Deposited plan (LTO).
DS	NSW Dept of Lands Metropolitan
1887.	Detail Survey, 1887.
dau	Daughter.
FP	Filed Plan (LTO).
f	Folio (RPA CT).
fun	Funeral.
LTO	Land Titles Office (formerly Registrar General's Dept).
m	Marriage.
ML	Mitchell Library.
No	Current street number.
no	Deed number (OST).
OST	Old System Title.
PA	Primary Application (RPA).
PI	Supreme Court of NSW, Probate Index: 1800-1982.
RPA	Real Property Act (or Torrens Title, LTO).
ref	Reference or citation, alternatively in brackets without the word "ref" as "see (228)".
reg	Registered (LTO).
<i>Sands</i>	<i>Sands Sydney Directory</i> .
SP	Strata Plan (LTO).
SMH	<i>Sydney Morning Herald</i> .
unm	Unmarried.
v	Volume (RPA CT).

References and Notes

- 1 W W Skeat (ed), "The canon's yeoman's prologue" in *The complete works of Geoffrey Chaucer* (Lond 1912), p658, lines 656-60.
- 2 I H Burnley, *The Australian Urban System* (Melb 1980), p31.
- 3 E C Fry, "Growth of an Australian metropolis" in R S Parker, P N Troy (eds) *The politics of urban growth* (Canb 1972), p1; J W McCarty, "Australian capital cities in the nineteenth century" in C B Shedvin and J M McCarty (eds) *Urbanization in Australia: the nineteenth century* (Syd 1974), p10.
- 3a R Irving, "Birch Grove House" in *Architecture in Australia J Roy Aust Inst of Architects*, Jun 1969, pp472-8.
- 4 LTO, Crown grant to G Whitfield 15 Sep 1796, entered in No 2 Register of Grants and Leases, Original Index 190 (3). Quit rent is "usually of small amount paid by freeholder or copyholder in lieu of service", *Oxford Pocket Dictionary*.
- 5 See Parish of Petersham (County of Cumberland) Map for boundaries; see also C E Langley, Plan of the Balmain Estate, 1852, M4 811.1821/1852/1 ML.

- 6 Abs, O Blossome and T Icteton to Birch Grove Estate, 10 July 1850; see also Irving, *op cit* (3a).
- 7 W A Townsley, "Edward Abbott" in *ADB*, vol 2, pp2-3; Irving *op cit* (3a).
- 7a Irving *op cit* (3a); Abs 1850.
- 8 P V Flottmann and P L Reynolds, *Half a thousand acres: Balmain, a history of the land grant* (Balmain 1976), pp52-3 (Birch Grove House), p 103 (Waterview House); see also P Reynolds, "John Fraser Gray and Waterview House" in *Leichhardt Hist J* 10 1981, pp4-5.
- 9 E Bent letters 1809-1811, pp211-12 ML FM3/20, also letter to Capt Piper, 15 Aug 1815, ML A256; J Ritchie (ed), *The evidence to the Bigge reports* (Melb 1971), vol 1, p101.
- 10 Index to *Sydney Gazette*.
- 11 Abs 1850; F C Green, "Rowland Walpole Loane" in *ADB*, vol 2, pp120-1; Index to *Sydney Gazette* for pilfering.
- 12 Index to *Sydney Gazette*; see also Irving *op cit* (3a).
- 13 Green *op cit* (11); Irving *op cit* (3a).
- 14 Green *op cit* (11).
- 15 *Australian* 3 Oct 1827.
- 16 Flottmann and Reynolds *op cit* (8), pp52-3; Green *op cit* (11).
- 17 Green *op cit* (11).
- 18 N R Gray, "Samuel Augustus Perry" in *Descent J Soc Aust Genealogists*, vol 2 pt 2, pp45-54 citing *Hist Rec of Aust*, ser 1 vol 15, p178; Index to *Australian; NSW Calendar and General Post Office Directory*, 1835.
- 19 *Australian* 13 September 1833.
- 20 *Ibid*; see also Archives Office of NSW, Colonial Secretary letters sent 1833 4/3915 p272 p527, 1834 4/3916 p47, p249, for Water Police Station.
- 21 K Leong, "Garry Owen and Callan Park", in *Leichhardt Hist J* 14 1985, p4 Diagram 1.
- 22 LTO, OST, bk N no 565.
- 23 Green *op cit* (11).
- 24 OST bk N no 673, bk W no 584, bk Z no 878, bk Z no 449, bk 15 no79.
- 25 OST bk 31 no 337, bk 157 no 93; see Commission of claim draft report on cases AONSW 1/7649 case no 1278 and Register of the County of Cumberland and Elsewhere 1841-65 AONSW 7/451 p93, quoted in L Lynch, A community study - Balmain c1860-1894 (PhD thesis, Univ of Sydney 1981), p163.
- 26 Article, "Henry Stuart Russell" in *AE*, vol 7, p523b (Blossome and The Rangers).
- 27 L Blacklock, "Captain William Salmon Deloitte" in *Descent*, vol 5 pt 4 1972, pp142-53.
- 28 OST bk 34 no 364.
- 29 B Naim, "Sir Henry Watson Parker" in *ADB*, vol 5, pp397-8; *AE*, vol 6, p483b.
- 30 *Ibid*; OST bk 35 no 597-8.
- 31 M Rutledge, "Jules Francois De Sales Joubert" in *ADB*, vol 4, pp493-4; R Irving, J Kinstler, M Dupain, *Fine Houses of Sydney* (Syd 1982), p31.
- 32 W M Brownrigg, Plan of the Birch Grove Estate, M 2811.1821/1850?/1 ML FP 192096 (= Roll Plan 656).
- 33 *Ibid*; Langley *op cit* (5).
- 34 Leong *op cit* (21).
- 35 OST bk 67 no 938-9, bk 70 no 643.
- 36 OST bk 70 no 433, bk 81 no 821.
- 37 M Rutledge, "Jacob Levi Montefiore" in

- ADB, vol 5, pp270-1.
- 38 *Ibid*; see also *Sands Sydney Directory* (hereafter *Sands*).
- 39 It has been suggested by Irving *op cit* (3a) that these repairs were done by Deloitte. Ed Note: despite being a tenant, Deloitte could have paid for the work as part of the lease. A case can also be made for the work to have been done by J L Adams; see (77).
- 40 No advertisements by Joubert appeared in *SMH* from 1 Dec 1859 to 15 Nov 1860; *SMH* 12 Oct 1860 p7f (Balmain Estate).
- 41 OST bk 81 no 642-3.
- 42 Rutledge *op cit* (31).
- 43 OST bk 65 no 745 (Maggs).
- 44 *Sands* for partnership; *Sands* 1877 has M A H Fitzhardinge in Birchgrove Rd, 1879 in Louisa Rd; DS 1887; see (121).
- 45 P C Fitzhardinge-Seton, "William George Augustus Fitzhardinge" in *ADB*, vol 4, pp182-3; article, "Rowing and Sculling" in *AE*, vol 7, p505b.
- 46 OST bk 114 no 618 (Patterson and Bradley; PA 34114, 7346.
- 47 *Ibid*.
- 48 *Ibid*; see (122).
- 49 *Ibid*; see (122).
- 49a See (128-30).
- 50 OST bk 184 no 823 (Murray and Norrie); DS 1887; see (137) and (188).
- 51 See (191) and (231-33).
- 52 OST bk 72 no 191 (Allen); PA 39785; DS 1887; see (165) Edward Allen; see (163-4) Henry Allen.
- 53 PA 11662, v1379 f35-6; no conveyance indexed under Whittall but lot 22 sec 7 1860 was one of the parcel of lots conv to Bank of NSW in bk 81 no 643 in Dec 1862; DS 1887; see (166).
- 54 OST bk 72 no 190 (Hitchcock); DS 1887; see (180-181) and (228).
- 55 OST bk 109 no 54 (King); PA 11677; DS 1887; Hilda Jopling (dau of E T Blacket, architect), Long Nose Point, pencil sketch, 17 April 1873, depicts two buildings which are almost certainly King's cottages, ML; DS 1887; see (182-4).
- 56 OST bk 387 no 937, bk 397 no 886 (Cormack); DS 1887; see (170-7) and (140-4).
- 57 OST bk 74 no 922, bk 117 no 512, bk 619 no 875; PA 12898; PI 1/6469; see (154-6).
- 58 Brownrigg *op cit* (32) for landing place; DS 1887.
- 59 *Sands* 1876 advt H Woolnough.
- 60 See (157).
- 61 OST bk 72 no 167 (McLean); PA 23256; DS 1887; see J Wong (text by R Irving), *The Houses of Balmain* (N Syd 1969), p42 for photo of McLean's house, since demolished; see (118).
- 62 OST bk 100 no 919 (Read); bk 1140 no 284, DP215998; DS 1887; see also P Reynolds, "From Cameron's Cove to Adolphus Street" in this issue; see (118).
- 63 *Sands*.
- 64 OST bk 111 no 787 (Holley); bk 1118 no 466, DP228746 1-3 Rose St; DS 1887.
- 65 OST bk 116 no 18 (Bennett), Bk 116 no 19 (to O'Toole); DS 1887.
- 66 OST bk 180 no 469, bk 189 no 354 (1878 subdvdn) (O'Toole); FP447379 30 Rose St; DS 1887; see (100).
- 67 OST bk 110 no 661b, bk 130 no 236 (Harpur), bk 198 no 259 (Elkington); PA16057, FP332493 DS 1887; see (88).
- 68 OST bk 116 no 713 (Bates); DS 1887; Alexander Wedderburn ran the shop from 1882 and his sister Margaret had a confectionery shop there, see *Sands*.
- 69 DS 1887.
- 70 OST bk 127 no 350-1 (McKinnon, Inglis); bk 2998 no 351, PA 48464, DP241425; DS 1887; B Stedman, Mark Cooper Day, architect (B Arch report Univ of NSW 1974).
- 71 OST bk 110 no 162 (Allt); *SMH* 17 Sep 1878 p7c (Sardinia Terrace, "pretty and comfortable family dwelling", fine views back and front, sale 19 Sep 1878 by W Pritchard, allotment 13 ft 8 ins frontage to Iron Cove Rd depth 90 ft "very substantial and tastily stone-built house" with slate roof, 6 rooms, verandah, balcony back and front, fixed copper and "other conveniences not usually found in houses of this size"); DS 1887 wrongly names it "Ferdinand Terrace".
- 72 DP113670; *SMH* 26 Jan 1887 p10b; DS 1887.
- 73 PA 16836, FP66836, FP442807; DS 1887.
- 74 OST bk 116 no 713 (Bates); DP549178; DS 1887.
- 75 OST bk 116 no 713 (Bates); DS 1887.
- 76 OST bk 116 no 713 (Bates); bk 2218 no 971, DP555999; DS 1887.
- 77 OST bk 163 no 110 (Adams); S N Hogg, "Balmain past and present", ML MSS, 712 8-162B, p88. Ed Note: Hogg was manager of the Bank of NSW in Balmain in first years of this century. Apart from contemporary occurrences and interviews that he recorded in his own lifetime, Hogg's work is often inaccurate being and must be approached with caution. He quotes an undated letter "purportedly" written by J L Adams giving the size of the kitchen as 36 ft by 20 (he may be right as no other evidence of dimensions exist). The quotation says that dining room was 40 ft by 20. The dining room, according to Irving *op cit* (3a), was 17 ft by 14. The drawing room (which probably became the dining room) was 26 ft by 20. By DS 1887, this side of the house was later extended and the room could have reached the size quoted by Hogg. *SMH* 13 Apr 1878 p12c.
- 78 OST bk 182 no 577; F Reuss jnr, Plan of the Birch Grove Estate, M3 811.1821/1878/1 ML; Archibald McLean prob owner of 26 Grove St, see (61, 118).
- 80 *SMH* 11 May 1878 p12g, refers to "Miniature Bay of Naples"; see also 10 Jun 1878 pp7b, 19 Jun 1878 p9a.
- 81 *SMH* 19 Jun 1878 p9a under heading "At last!!! The Day of Sale has been Fixed, 29 June 1878" the "unassuming young rower" could have been a Fitzhardinge".
- 82 *SMH* 27 Jun 1878 p7.
- 83 OST bk 236 no 398.
- 84 Reuss's plan, see (79).
- 84a See OST bk 74 no 711 (Murray) 19 Sep 1861 for early use of single word "Birchgrove".
- 85 OST bk 256 no 40 (Smith), bk 241 no 220 (Robinson); DS 1887; D Logan, The life and work of Edward H Buchanan (1859-1943) (B Arch thesis Univ of NSW 1977), pp50-1 citing *BO* 8 Sep 1888 p4e.
- 86 OST bk 212 no 770 (Walker); DS 1887.
- 87 OST bk 198 no 259 (Elkington); For lots 7,8 see (88).
- 88 PA 47280 (73-75 Louisa Rd) for death of E Turner; bk 200 no 602, bk 301 no 470 (lot 8 and pt lot 7); bk 208 no 291, bk 230 no 538, bk 286 no 159 (pt lot 7); bk 289 no 878 9pt lot 7); FP325782 lots 1-4 Sep 1929; FP383726, Jan 1953, 18-20 Rose St; FP 332493, Nov 1935, lot 1 22 Rose St owned by John Mackie [sic], lots 3,4 resubdv to pts B and C 9-11 Ferdinand St, residue lot 4 as access to new lot A "Sunnymeade" 16 Rose St; see (67).
- 89 OST bk 202 no 799 (Jones); DS 1887; for Gibson see (128-9).
- 90 OST bk 190 no 109 (Campbell); DS 1887.
- 91 OST bk 195 no 199 (Bullard), bk 184 no 687 (Lawler).
- 92 OST bk 184 no 687 (Lawler); "Stannington" is No 17 Louisa Rd.
- 93 OST bk 241 no 612 (Elkington); DS 1887.
- 94 OST bk 241 no 612 (Elkington); DS 1887.
- 95 OST bk 233 no 170 (Heydon); DS 1887; new house being built (1986) on Rose St side of No 25, probably 25a.
- 96 OST bk 241 no 13 (MAH Fitzhardinge); FP151738, Nov 1927, has "old wb building" on site of 38 Rose St.
- 97 OST bk 198 no 145 (Simonetti); DS 1887; N S Hutchinson, "Achille Simonetti" in *ADB*, vol 6, pp125-6; see also *AE*, vol 8 p130.
- 98 Hutchinson *op cit* (97).
- 98a Hogg *op cit* (77), "Biographical sketches", Simonetti.
- 99 *Ibid*.
- 100 OST bk 189 no 354 (O'Toole); DS 1887; FP447379, Jun 1955, 30 Rose St; see (66).
- 101 OST bk 189 no 354 (O'Toole); DS 1887; FP447256, Oct 1957, 10-16 Ferdinand St; see (66, 100).
- 102 OST bk 204 no 709 (McGregor); DS 1887.
- 103 OST bk 236 no 398 (Crown); see (105).
- 104 OST bk 201 no 500 (Messent).
- 105 OST bk 236 no 398 (Crown); see (103).
- 106 OST bk 183 no 586 (Crown); see (103,105).
- 107 OST bk 242 no 72, bk 184 no 260 (Staunton); DS 1887; FP446675, May 1958, 2-8 The Terrace; DP618987, Nov 1981, 8a The Terrace; a pair of houses is being built (1986) between Nos 8 and 8a.
- 108 *Sands*.
- 109 OST bk 198 no 260 (Elkington).
- 110 OST bk 199 no 627 (church reserve); J K Wright, *St John's Church Balmain 1882-1982* (Balmain 1981), p7.
- 111 Logan *op cit* (85), pp10-13.
- 112 OST bk 209 no 861 or bk 212 no 816 (Baker); DS 1887.
- 113 OST bk 209 no 374 (Bambury); DS 1887.
- 114 OST bk 236 no 398 (Crown); see (106).
- 115 OST bk 198 no 260 (Elkington).
- 116 OST bk 198 no 763 (Muir); DS 1887; Logan *op cit* (85) citing *SMH* 22 Sep 1886; *Sands* 1886 for "Bay View House" name and Muir's occupation.

- 117 OST bk 236 no 398 (Crown); see (114).
 118 OST bk 236 no 398 (Crown); see (117); for Read see (62), for McLean see (61).
 119 OST bk 223 no 575 (McGregor); DS 1887; DP599435, Feb 1979, lot 1 2-6 Louisa Rd, lot 2 public reserve; SP13890.
 120 OST Bk 196 no 135, bk 195 no 201 (G H Fitzhardinge); DS 1887; DP573993, Jun 1974; SP08950
 121 OST bk 198 no 160 (R A Fitzhardinge); DS 1887; ; name "Kebe" obliterated from gate piers; see (44-5).
 122 PA 34114, bk 731 no 529 (Robbins); No 14 Louisa Rd sometimes mistakenly named "Leopoldville"; see (46-9).
 123 OST bk 188 no 507 (Smith); DS 1887.
 124 OST bk 198 no 424 (Finley); PA 24172; DP74172, Apr 1922, shows "Newlands"; R Irving and P Reynolds, *Balmmain in time* (Balmmain 1971), p35.
 125 OST bk 183 no 810 (Ward); DS 1887; FP393792, Sep 1955; there is no No 30 Louisa Rd; see P Reynolds, "From Nicholson Street to Chapman's Slipway" in *Leichhardt Hist J* 13 1984, p37 for Ward and Rowntree's Dock.
 126 OST bk 184 no 332 (Sigmont); PA 47271, DP539809, Oct 1968.
 127 OST bk 193 no 597 (Marshall); DS 1887; PA 14320, DP64320, May 1906; No 34 Louisa Rd demolished Jan 1987.
 128 For reservation see (49a).
 128a OST bk 218 no 485 (Doran); DS 1887 for tramway; PA 31738; FP407788, Aug 1957, for east portion lot 11 and factories 36-42 Louisa Rd; PI 106005 Gibson, death 31 Dec 1920; M Dobson, Birchgrove, info on R Symonds (1986).
 129 OST bk 201 no 680 (Fletcher); see FP407788 for west portion lot 13; Irving and Reynolds *op cit* (124), p19; see (128a).
 130 DS 1887; DP560866 Nov 1971; see (129).
 131 OST bk 198 no 468 (Bourke); DS 1887; PA 46151, DP528066, Jan 1967, 50 Louisa Rd.
 132 OST bk 209 no 868 (Rose); DS 1887; PA 7954; DP533969, reg Feb 1969, 54-56 Louisa Rd; DP605480 Jan 1978, 58 Louisa Rd.
 133 OST bk 204 no 464 (Robinson); DP513796, May 1960, 62-64 Louisa Rd.
 134 OST bk 184 no 823, (Watt); DS 1887; sometimes spelt "Milanthort"; DP553560, Jun 1971, shows "Dunnolly".
 135 OST bk 184 no 823 (Watt); DS 1887; PI 3/9377 Lord, death; Irving and Reynolds *op cit* (124), p14; see (134).
 136 S Edgar, "Eugene Montague Scott" in *ADB*, vol 6, p95.
 137 See (50).
 138 OST bk 236 no 398 (Crown); see (118).
 139 OST bk 198 no 243 (Goulding); info from R Taylor, Woombye, Qld, 1986; Dobson.
 140 OST bk 185 no 545 (Wynne); DS 1887; sometimes spelt "Geirstein" and "Gerstein"; article, "True to character" in *Belle Jul/Aug* 1986 pp26-32 states that "in the 1880s, a Scottish flour miller designed the house for his new bride..." (this might refer to A W Cormack's dau Evelyn who married in 1901 Donald McCorquodale one of the founders of McCorquodale Flour Mills Sussex St, the company was absorbed by Arnotts in 1970s/80s); see (56).
 141 *Sands*; info from O Cormack, Rhodes, 1986; from V Pearse, Yowie Bay (1986); Maria Fulloon Cormack is listed in Refdren St in 1864 and at 1 Bullanaming St, Redfern, in 1867 (these are very likely the same addresses as Raglan House).
 141a *Sands*; Pearse; Janet, A W Cormack's sister, m 4 Jul 1868 Thomas Salisbury, engraver, of Wharf Rd.
 145b BDM 1860/2925 (b Matilda), 1862/2924 (b Alexander J), 1864/3504 (b Amanda), 1867/3546 (b Gertrude), 1869/4303 (b Florence), 1872/04472 (b Havalock[sic]), 1874/05020 (b Edith), 1878/03557 (b Donald), 1880/03919 (b Eveline [sic]), 1884/04271 (b Sinclair); 1885/04638 (b Gordon).
 142 *Sands*.
 143 *Sands*.
 144 *Sands*: PI 46118 A W Cormack, death.
 145 OST bk 238 no 72 (Bullard), bk 185 no 545, east portion of Wynne's lot 6; DS 1887 shows wb buildings on waterfront designated "bath", "slip"; DP2155750, Apr 1961, Books Bros Junk Yard at 87, 89, 91 Louisa Rd; No 93 "old wb cottage", 95 "old wb cottage with brick basement" and boatshed, 97 "old wb cottage" on water with "rough wooden sheds" and garden on Louisa Rd.
 146 OST bk 185 no 546 (Wilkinson); DS 1887; PA 53874; DP599669, Jul 1977, 99 Louisa Rd; DP112426, reg May 1978, 101 Louisa Rd.
 147 OST bk 185 no 619 (Yates); DS 1887; DP 86317 shown adj on DP599669, see (146); DP215750, see (145), shows No 103 as "fairly new brick cottage, No 105 "brick cottage"; Dobson.
 148 OST bk 184 no 758 (Bell); DS 1887; *Sands* (Bell Bros)
 149 OST bk 183 no 647 (Verge); DP517148, DP556140, Feb 1970; DP570780, Apr 1974; DP579427, Jul 1975.
 150 OST bk 198 no 109 (Lyal), bk 187 no 244 (Threlkeld); DS 1887; PA 35177.
 151 DS 1887; photograph; see Reynolds *op cit* (62).
 152 PA 35177.
 153 Reuss's plan (79), *Sands*.
 154 PA 12898, bk 619 no 875 (Irwin and Leipner); see (57-9).
 155 *Sands*.
 156 PA 12898; P Mackay and G Whiffen, *Balmmain and Birchgrove* [visit], 19 Nov 1979, National Trust leaflet Activity No 391, p6; Dept of Lands aerial survey, May 1951.
 157 *Sands*; see (60).
 158 OST bk 199 no 183 (Peyton); DS 1887; FP395337, Feb 1955, bk 2251 no 888.
 159 OST bk 241 no 612 (Elkington); DS 1887.
 160 OST bk 241 no 612 (Elkington); DS 1887; PA 38353; DP603890, reg Aug 1979; there is no No 122; info on E C Erwin from M Solling, Glebe (1987); see (159).
 161 OST bk 241 no 612 (Elkington); PA 24179; DP74179, re Jun 1922; Dobson (turning circle); see (159-60).
 162 OST bk 204 no 708 (TC & CG McGregor); PA 19036; FP69036, Nov 1913; see (161).
 163 PI 53736 H Allen, death; see (52).
 164 *Sands*; Dobson (demolition of No 134).
 165 See (52); PI 3/12454 E Allen, death.
 166 See (53).
 167 OST bk 198 no 236 (HT, CA, WG Robey); PA 35721,
 168 OST bk 198 no 236 (Robey); PA 32019; see (167).
 169 OST bk 184 no 499 (Ariell); Swallow and Ariell was the biscuit company name, see Reynolds *op cit* (8) "...Waterview House", pp15-6.
 170 *Sands*; see (56), (140-44) and (170-7).
 171 C Sinclair, *Short history of the Sinclair family*;
 172 *Ibid*; BDM 1884/2559 (m Thomas Callandar S to Johan [sic] Black).
 173 Info from P Sinclair, Lindfield (1986) and from V Evans, Chatswood (1987) (Pymont and number of ships built); *Sands* 1906, 1907 has the company in Booth St, and T Morrison and T Sinclair residing (separately) in Donnelly St, Balmmain.
 174 C Sinclair, *op cit* (171); see K Leong, "Broughton House Austenham, the Broughton Hall Psychiatric Clinic" in *Leichhardt Hist J* 13 1984, pp3-8.
 175 C Sinclair *op cit* (171); *Sands* 1907, J Wildridge and Sinclair.
 176 Article "The stately *Morna* - pride of Sydney Harbour - a yacht capable of going anywhere" in *Australian Sea Heritage* Nov 1984, pp16-19 drawing upon article in *Australian Motor Boat and Yachting Monthly* 1 Jun 1925.
 176a *Ibid*.
 176b *Ibid*.
 177 Morrison and Sinclair records held by ML are MSS 2091 ref YV44-53, Y733 onwards, wage sheets YV54-6, plans YV57-69, index of plans Y750, negs of yachts and schooner plans FM2/949-53, [half] ship models YV87-92, various YV 70-88 - note: material not researched by author.
 177 Article, "Awards/82" in *Architecture in Australia J Roy Aust Inst of Architects* Dec 1982 vol 71 no 6, pp40-1 described as "alternative parkland, which distinguishes it from hard edged formally laid out parks, the park is a reclamation of the land for the people in the heavily populated residential area of Birchgrove . . . [and] offers tranquillity and release from the urban congestion and intensity".
 178 OST bk 241 no 612 (Elkington); DS 1887; PA 45991; DP235461, reg May 1968.
 179 PA 45991; info from R Taylor Woombye, Qld, and all refs to Lycetts; see M Hutton, "Belmore Basin coke ovens unearthed" in *Heritage Conservation News* vol 3 no 3 1986, p5 for sea-salt pans at Wollongong Harbour by J Osborne, W Ahern and P Lahiff in 1875; for 2 Ewnton St and 14b Grafton St see Reynolds *op cit* (62); for 2 Rose St see (85).
 180 See (54) and (228).
 181 See (54); MMackay and Whiffen *op cit* (156) p 6 for "beside the house is a curious timber cottage reminiscent of an alpine chalet which was built for Mr Masterman's father".
 182 PA11677; FP397648, Sep 1956; see (55).
 183 *Sands*.
 184 *Sands*.
 185 OST bk 203 no 676 (Jeanneret); DP541174, reg Mar 1970; SP9934, incl

- pt of King's 1860 lot 1 sec 10; M Rutledge, "Charles Edward Jeanneret" in *ADB*, vol 4, pp472-3; see (182-4).
- 186 FP152051, Jan 1929; SP9090; see (185).
- 187 FP152051, Jan 1929, bk 1535 no 552; see (185).
- 188 See (50) and (137) for No 78; see (158) for No 110 Louisa Rd.
- 189 OST bk 205 no 609 (J Latham); there is no No 80 Louisa Rd.
- 190 OST bk 205 no 608 (E Latham); DP567205, Mar 1974.
- 191 OST bk 188 no 513 (Franklin), bk 241 no 612 (Elkington); PA 45550 pt and consol; DP232796, Aug 1966, bk 1927 no 627, bk 2847 no 240; DS 1887 shows "rough metal wharf" but its use is not known; see (51) and (231-33).
- 192 OST bk 241 no 612 (Elkington); DP603542, May 1979, narrow easement with lot 34; see (191).
- 193 OST bk 238 no 659 (Edwards); DS 1887; PA 28048; M Dobson, "John Lamb Lyon and Francis Ernest Stowe" in *Leichhardt Hist J* 4 1973, pp5-8; addit info Dobson (1986).
- 194 Info from D Robertson, Univ of NSW (1986) 9 chn and *Australasian decorator and painter*, 1 Aug 1909, pp 263-264; see also "Restoration of stained glass" in *Heritage Conservation News* vol 1 no 3 1982, p3; B Sherry and D Baglin, "Australian themes in stained glass" in *Heritage Australia* vol 2 no 2 p11.
- 194a Robertson, d cert John Lamb L stating 6 surviving chn and "2 males and 1 female deceased", a male child was still-born in 1883; Dobson *op cit* (193).
- 194b BDM 1874/00258 (b Christina), 1876/00898 (b Lillie J T), 1878/00839 (b Elizabeth), no other births pre-1899 indexed for NSW; BDM 1876/00802 (d Lily [sic]); Dobson *op cit* (193).
- 195 Dobson *op cit* (193).
- 196 OST bk 238 no 659; PA 45937 pt and consol; DP235158, Oct 1967, No 106 Louisa Rd; see (193).
- 197 PA46021; DP235624, Feb 1967, outline plan of house; SP3493; Logan *op cit* (85) citing *SMH* 26 Oct 1888 p14c, 29 Jul 1889 p9e; the old carriage way possibly entered the garden at the right-angled bend in the boundary wall between the park toilet block and the grandstand; the *phoenix canarienses* were probably planted in the 1920s, advice from H Armstrong, School of Landscape Architecture, Univ of NSW.
- 198 *Sands* (Bennetts).
- 198a See CT v913 f237, 28 Dec 1888 for triangle fronting Louisa Rd, between Birchgrove House garden and present day tennis court. This gave extra frontage to Louisa Rd for subdivn. It also compensated Adams for part of south western corner of garden resumed by Mines Dept, later taken for park; see also Logan *op cit* (85), pp76-7.
- 199 OST bk 674 no 674 (Tierney).
- 200 OST bk 679 no 973 (W Irving).
- 201 OST bk 676 no 521 (Lane).
- 202 OST bk 675 no 745 (Craig).
- 203 OST bk 675 no 51 (Howe).
- 204 OST bk 676 no 752 (J Pratt); PA 32568; DP82568, Dec 1935.
- 205 OST bk 675 no 240 (Turner); PA 47280; DP539097, Apr 1969.
- 206 OST bk 675 no 240 (Turner); see (205).
- 207 OST bk 675 no 240 (Turner); see (205).
- 208 OST bk 675 no 29 (Scott); PA 46021; DP235624, reg May 1968; SP3493.
- 209 OST bk 957 no 70 (Howe).
- 210 OST bk 939 no 203 (Moore).
- 211 OST bk 931 no 676 (McNamara); sometimes listed as "Glenlee".
- 212 OST bk 964 no 48 (Laws), bk 976 no 531 (Buddle).
- 213 OST bk 944 no 643 (von Sturmer). The von Sturmers moved to N Z, they were in Milford, Auckland 9, in 1978.
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- 233 *Ibid*, p233.
- 234 OST bk 1060 no 725 (MacDonald); PA 46021 for death of L M MacDonald.
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- 236 Irving *op cit* (3a); R Irving, "Remains of Birch Grove House" in *Leichhardt Hist J* 1 1971, p3.
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COMPLETING THE CIVIC SKYLINE

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Abbreviations

ACTJ	<i>Australian Town and Country Journal</i> .
BO	<i>Balmain Observer</i> .
DS	NSW Dept of Lands
1887	Metropolitan Detail Survey: 1887 (held by MWS&DB).
ML	Mitchell Library.

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