Leichhardt Historical Journal 17

Annandale: Hunter Baillie Presbyterian Church
Balmain: From Adolphus Street to Gladstone Park – Part 1
Leichhardt: The Excelsior Subdivision – Part 1

Annandale Balmain Glebe Leichhardt Lilyfield Rozelle

EDITORIAL

THE HERITAGE STUDY

The Leichhardt Municipal Council is to be congratulated on its foresight in commissioning a heritage study for the municipality. Completed by consultants McDonald McPhee Pty Ltd with Craig Burton and Wendy Thorp in May 1990, the study aims to:

- Identify and analyse the environmental heritage of the municipality, and
- Make recommendations for its conservation and management.

Firmly based on the *Burra Charter for the Conservation of Places of Cultural Significance*, the study assesses items of State, Regional and Local Significance. To allow the study to be broadly based, the checklist of criteria for assessment consisted of:

- Items illustrative of the identified historical development themes.
- Items or places related to important persons or historical events.
- Items of intrinsic value based on architectural, artistic or aesthetic assessments.
- Items representing examples of our heritage which are rare, or are becoming, rare.
- Townscape and landscape factors, and structures and buildings which, although not individually significant, collectively contribute to creating a **unique sense of place**. This includes consideration of silhouettes, skylines and landmarks.
- Items of archaeological, education or scientific importance.
- Items which reflect the accepted standards of the time when they were built.
- Items which display craftsmanship and technology of intrinsic interest.
- Items which have local significance and esteem.

The term cultural significance, often known as heritage value, is the quality that makes a building, monument or site worth saving. Success can often depend upon the care with which the assessment is made. A report compiled to assess heritage value is in itself an historic document because it analyses documentary and physical evidence, it derives a conservation policy and it establishes an implementation policy.

Many items to be fought over are of local significance only. The tag "local", however, is not to be regarded as trivial. Local significance includes items which contribute to the individuality and character of the area and are irreplaceable parts of the environmental heritage of that area. The heritage value of these items warrants their protection and conservation by means of a Local Environmental Plan (LEP).

An LEP can play an important role in conserving structures that are no longer used for their original purposes such as corner shops, church property and industrial buildings.

These structures are significant because they represent uses that interpret former social customs and cultural values. When these uses are no longer viable, change threatens the fabric of the building. This is not to say that change should not take place but that change should be carefully monitored, ie, constraints which conserve heritage values must be accepted and redesign undertaken thoughtfully and sensitively.

The obvious example is the corner shop where the corner-doorway is to be closed. A plea for retaining the shop's identity would emphasise the heritage value of the doorway and stress that it should not be bricked up. If this is unavoidable then a recess should be designed for the corner to memorialise the location and shape of the doorway.

The Leichhardt Heritage Study is the starting point for managing changes from simple everyday matters such as shop doorways to major development sites.

Peter Reynolds, January 1993

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Cover
Easton Park Hotel, Gordon Street, Rozelle, in 1930.

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Editor Peter Reynolds

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OBITUARY

RICHARD ERIC APPERLY

Architect and teacher of architecture, Richard Apperly, was born on 27 May 1925 at Manly and educated at Scots College, Bellevue Hill. From 1943 to 1945 he served in the Merchant Navy as a radio officer. He studied architecture at the University of Sydney in 1946-50 and graduated with honours in 1951.

In 1951-66 he practised as an architect in the firms of Adam, Wright & Apperly and Adam, Barnett & Apperly. His father, Eric Langton Apperly, was the senior partner in these firms. He produced consistent and thoughtful buildings, not large in scale but with a careful attention to detail, typical of his general approach.

He joined the School of Architecture, University of New South Wales, in 1966 where he taught design, criticism and architectural history. He became a senior lecturer in 1972, executive assistant to the Dean, 1971-75, associate professor, 1975, Head of School, 1984-87, and Chairman of Faculty, 1987-90. On retirement in 1990 he became Honorary Visiting Professor and Director of the Professional Development Program.

His thesis for the degree of Master of Architecture, "Sydney Houses, 1914-1939" (1972), was a landmark document and continues to be a standard reference for the period. He was joint chief investigator of the Australian Expedition to Pompeii from 1978.

An Associate of the Royal Australian Institute of Architects, he was a member of its Historic Buildings and Sites Committee and a member of the Board of Architects of NSW. For the National Trust of Australia (NSW), he was a member of the Historic Buildings Committee and Architectural Advisory Committee.

His scholarly writing in books, articles and reviews forms part of the source material for Australian architecture. He was a contributor to the *Australian Dictionary of Biography.*

Intensely interested in the Federation (1890-1915) and Inter-War periods of architecture, he clarified the link between Australian and overseas architecture. His scholarly research on the Australian house since 1900, resulted in profound explication of the subject. His contribution to *Identifying Australian Architecture, a Pictorial Guide to Styles and Terms from 1788 to the Present* helped the book become a joint winner of the Australian Heritage Award in 1990.

The list of design studios and subjects taught, the vast number of dissertations supervised, the teaching and administrative committees on which he worked are impressive by any standards, and were all undertaken with thoroughness, compassion and care.

Students and colleagues remember Richard Apperly as a compassionate, constructive and dedicated teacher to whom scheduled hours meant nothing. He was available whether after hours or at weekends and was always tolerant and thoughtful. He was not a teacher who imposed a particular predetermined point of view – he had an open mind and an unprejudiced attitude which encouraged a wide range of ideas to germinate and blossom. Nevertheless his own deep sincerity and breadth of knowledge meant that those who wanted to, could not get much past him.

Richard Apperly was a man of great sensitivity, of compassion and with a true sense of history. He died on 12 March 1992. Architecture was his life.

OBITUARY

D I McDONALD

Don McDonald graduated BA at the University of Sydney, and Litt B and MA (Hons), University of New England. The author of *They Came to a Valley – a History of Wellington, NSW* (1965), Don was a Councillor of the Royal Australian Historical Society in 1965-67 and 1972-82, and a Fellow in 1972. For many years he produced the Index to the RAHS *Journal*, to which he contributed 15 articles.

Don was a member of the Canberra & District Historical Society and was a Councillor, 1968-77, President, 1974-75, Editor, 1967-71 and 1974-75, and contributed 30 articles to its *Journal*. Following the formation of the Federation of Australian Historical Societies in 1977, he became the Hon Research Officer, 1979-81, Secretary,1981-86, and Treasurer, 1984. He contributed to many scholarly books and journals and was a pioneer researcher into the life and work of architects William Wardell (St Mary's Cathedral) and James Barnet. His article on Barnet appeared in *Leichhardt Historical Journal* No 3. Don partnered Peter Bridges in their definitive *James Barnet, Colonial Architect* (1988).

He contributed 27 articles to the *Australian Dictionary of Biography* for which he was a member of the Commonwealth working party. He was compiling a history of the Commonwealth Public Service (1901-1910) and "was a keen observer of the passage of humanity through the twentieth century".

Don McDonald died on 15 August 1990 at the age of 67. Alan Roberts, a foundation editor of this *Journal*, wrote of him that he was a memorable character who hated pomposity and sloppiness. He liked things to be done properly and, if they were not, did not hesitate to say so. Though sometimes severe in his judgements, he also had a rare humanity.

HUNTER BAILLIE CHURCH

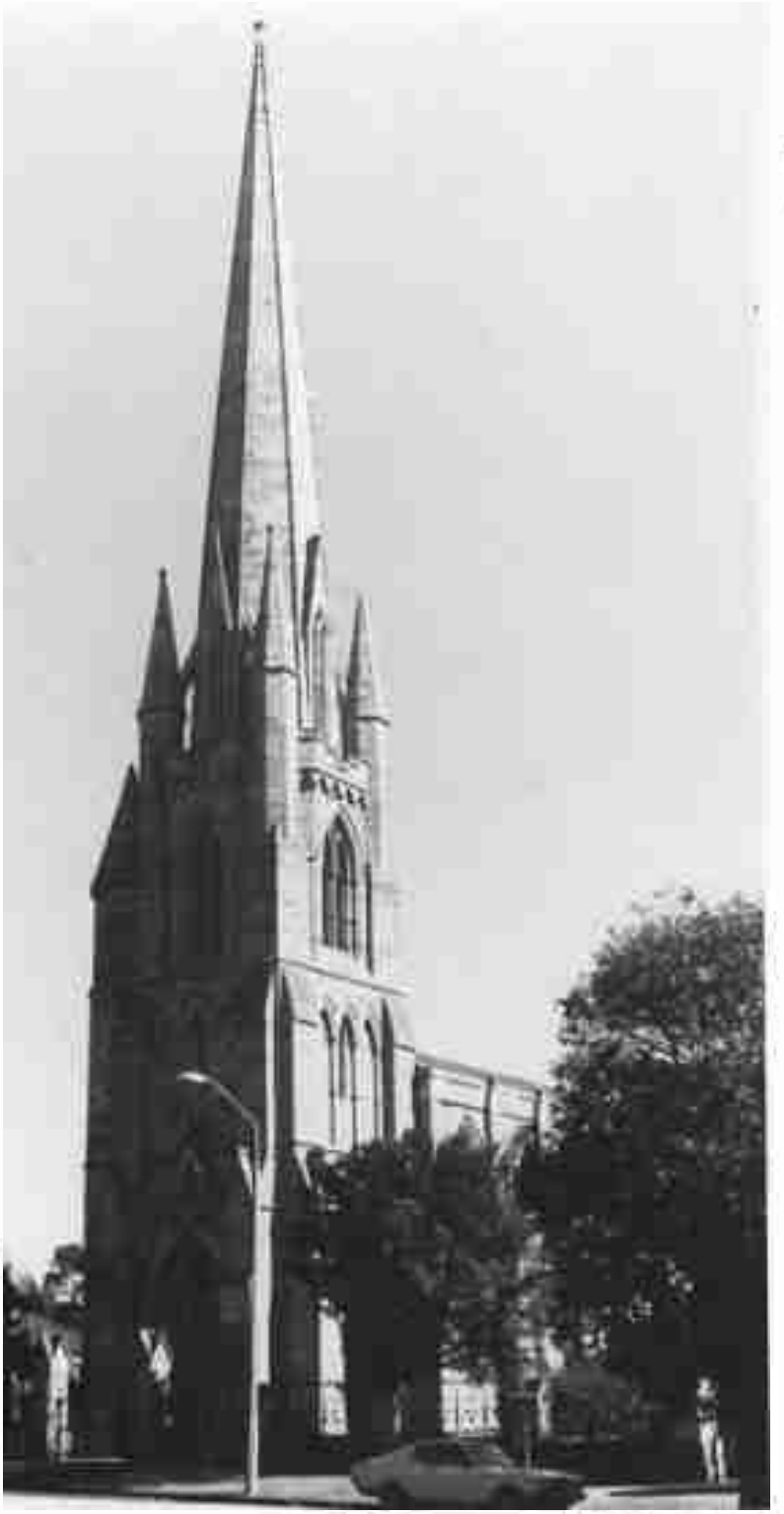
JOHN WILLIAMS

At 3.00 pm on Thursday 23 February 1989, Hunter Baillie Memorial Presbyterian Church Annandale completed exactly 100 years of continuous use. The original opening of the church took place on a Saturday afternoon: the Reverend P Falconer Mackenzie began the ceremony with devotions and the Reverend Dr Alexander Marshall of Scots' Church Melbourne then preached on "Bethel, Mahanaim, and Peniel" – stages in the religious life of Jacob, the scripture readings being taken from Genesis xxviii 16-19 and xxxiii 22-30.

In closing his sermon, Marshall referred to the good work done by Helen Baillie "in keeping up the memory of a good man and helping, to remove the reproach resting on Presbyterians of worshipping in barn-like structures". Marshall heartily congratulated "the lady whose munificent devotions had raised that beautiful temple ... and ... the Presbyterians of the district, whose Bethel it would be."

On the congregation's behalf, Mr Archibald Smith presented Falconer Mackenzie with pulpit robes and a ceremony of investiture was performed by Mrs Cowan and Miss Bretnall. Mr G Bretnall conducted the choir (which presumably sat in the gallery that was originally cantilevered from the east wall) and Mr G T Cross played the organ (presumably a harmonium).

The Sunday congregations were large, especially in the evening. At these services, Marshall preached on "God is Love" and "Everlasting Life". The Sunday collections came to £42.



Hunter Baillie Memorial Church Arthur Blacket, Architect, 1886
Completed in 1889, the Victorian Academic Gothic style building was the last of the elaborately detailed and decorated stone churches. The spire, 55.5m (182 feet) above ground, "a pure delightful silhouette", is a landmark worthy of Johnston Street, one of Australia's premier boulevards.
(Solomon Mitchell)

John Hunter Baillie (1818-1854)
(Courtesy of Westpac Banking Corporation)

On Monday 25 February Marshall was honoured with a harbour excursion and picnic. At noon, a party of 60 left Circular Quay by steamer to Gladesville Bridge, Watson's Bay, and Clontarf, where the party went on shore for lunch supplied in "good style". Afterwards, the party cruised to Bantry Bay before returning to the Quay at six.

Among the guests were the Hon Alexander Dodds MLC, and Alderman Alexander Dean (who had laid the foundation stone of the Presbyterian church at Leichhardt four years before). Others included Dr Robert Steel of St Stephen's, Phillip Street, Dr William Dill Mackie of Scots' Church, Jamison Street, Dr James Cosh of Balmain (who would become one of the first of the Hunter Baillie professors at St Andrew's College), Dr George Macinnes of St David's, Ashfield, John Auld of Liverpool Road, Ashfield, Henry Hutchison of St Leonards (previously the first minister at Leichhardt), John Inglis of Leichhardt (where he had succeeded Hutchison), and Falconer Mackenzie.

Over lunch, a toast was drunk to "our guest" and, in thanking his hosts, Marshall (who, only a year before, had emigrated from an environment in which Presbyterianism had evolved into numerous smaller stricter sects) appealed for the union of all sections of Presbyterian colonists. On what was approaching the eve of Australian federation, he also advocated the incorporation of a national Presbyterian church.[1]

The Commemorated: John Hunter Baillie

Born on 29 July 1818 in Hamilton, Scotland, John Hunter Baillie was the sixth and youngest son of "portioner" James Baillie. On leaving school, Baillie was intensely interested in geology and mineralogy and acquired a reputation for his study of Scottish coalfields. But, his health was delicate and career prospects in Scotland were not encouraging. At the age of 23, Baillie emigrated to New South Wales.

After arriving at Sydney in 1841, a letter to John Dunmore Lang, minister at Scots' Church, produced a job and lodgings in the Lang home in Jamison Street. Living with the family was Lang's sister-in-law, Helen Mackie, whom Baillie married on New Year's Day 1844.

Baillie had first worked as a reporter on Lang's newspaper, the *Colonial Observer*, and intermittently attempted to organize Lang's chaotic financial affairs. Through his friendship with Daniel Cooper junior (later to become speaker of the Legislative Assembly and Sir), Baillie's commercial and administrative agility came to the attention of colonial business. Baillie's involvement with the Bank of New South Wales (now Westpac Banking Corporation) began when a sub-committee of directors invited him to act as an external financial adviser, a role that entailed the preparation of the balance-sheet ending for 1850. Following a reconstruction of the bank for that same year, Baillie was appointed secretary and, shortly after, inspector of branches in New South Wales.

The bank's rapid growth (especially during the gold-period) necessitated extensive travel on the part of its senior officers and Baillie came to be appointed inspector of branches in Victoria and Moreton Bay. Indefatigable and industrious though he was, Baillie's health deteriorated rapidly. On returning from Melbourne in 1854, Baillie resigned from the bank, which in recognition of his outstanding services, awarded him a gratuity of £1,000. On 25 March 1854, four days after his resignation, John Hunter Baillie was dead, the cause of which was attributed to "phthisis" – nineteenth-century medicine's term for tuberculosis.

Before his death, Baillie had acquired a three-storey villa in York Street (near the Margaret Street intersection) and, apparently, land at Tarban Creek and Drummoyne. With the exception of a gift of £500 to his sister-in-law, Georgina Mackie, Baillie left the whole of his estate (subject to his widow's use during her lifetime) to the endowment of two professorships (one in English Language and Literature and the second in Oriental and Polynesian Languages) "in any college which may be established in Sydney in connection with the Presbyterian Church".

Baillie had signed his will on his death-bed. The same year, the colonial legislature enacted provision for the establishment of denominational colleges within the University of Sydney, including one for the Presbyterians, St Andrew's. Since 1899 this College has used its Hunter Baillie endowment for fellowships in the two disciplines - though not, until relatively recent times, without a theological bias. The name of Hunter Baillie remains, too, in the church which John's widow erected as his memorial. Baillie was buried originally in the Lang vault at the Devonshire cemetery (where Central Station now stands).

Following the cemetery's resumption to make way for the railway terminus, his remains were removed to the Presbyterian portion of the Necropolis, where the grave is marked by an impressive monument.

The date of Baillie's death was strangely ironic for, within a few months, the two strongest influences on his adult life, the Bank of New South Wales and the Lang family, were embroiled in a long and bitter conflict. Baillie's protégé and successor at the bank, Alexander Stuart (later to become premier of New South Wales), had discovered a large deficit in the accounts of the bank's Ballarat branch, where the manager was John Dunmore Lang's son, George. George Lang and his accountant were subsequently convicted of larceny and embezzlement.

When his son was sentenced to prison, Lang's fury knew no bounds. The wily Lang was not beneath exploiting Baillie's death in defending George. As a result of an official inquiry into the case, George Lang was released from gaol after serving three years. But Lang's ultimate defence of his son's innocence came when George died – Lang had George's remains buried beneath Scots' Church, where they rest today.[2]

The Benefactress: Helen Hay Mackie

The daughters of a Clyde ship-owner, William Mackie, Georgina and Helen Mackie departed from Greenock, Renfrewshire, Scotland, on 24 July 1837, both parents by then having died. On reaching Sydney they would join the household of their elder sister, Wilhelmina and her husband, John Dunmore Lang, the minister of Scots' Church, Jamison Street.

In 1844, aged 29, Helen Mackie married John Hunter Baillie, who had been lodging with the Langs since his arrival from Scotland in 1841. Though childless, and in spite of Baillie's recurring bouts of illness and his frequent inter-colonial travelling on behalf of the Bank on New South Wales, the marriage seems to have been a happy one.

Baillie was not 36 years old when he finally succumbed to the tuberculosis which had steadily sapped his strength since childhood. His death in 1854 deeply shocked Helen and, for another 20 years, she lived in seclusion.

Helen Hay Mackie Baillie (1815-1897)

By 1874 John Dunmore Lang was too old to travel abroad by himself and, on his last journey to Great Britain (which he took via the Pacific Ocean and North America), he was accompanied by Helen Baillie, together with Wilhelmina Lang and his daughter, Isabella (who had recently become engaged to Reverend Peter Falconer Mackenzie). On her return to Sydney in 1876, Helen Mackie Baillie gradually immersed herself in charitable work.

In 1877 she gave the University of Sydney £1,000 to endow a student bursary to assist sons of ministers. (The University's Hunter Baillie bursaries now number seven.) Helen Baillie assisted the colonial Presbyterian church to fund the post of full-time general agent to its general assembly, and she also joined the board of management of the Children's Hospital (becoming a vice-president from 1893 until her death in 1897). The Industrial Blind Institution, the Deaf, Dumb and Blind Institute, and Infants' Home all benefited from Helen Baillie's philanthropy. Between 1885 and 1889, she lavished some £35,000 in providing Falconer Mackenzie with the new Hunter Baillie Memorial Presbyterian Church, manse, hall, and fixtures at Annandale, Victorian Sydney's "model township".

The astute management of the estate, in which John Hunter Baillie had bequeathed his widow a life interest, had made this munificence possible. Productive investment of the assets (valued at the time of Baillie's death at £9,000) proceeded with the involvement of co-executors and trustees, Sir Daniel Cooper and Thomas Buckland.

Helen Baillie had a dry wit and, as the thirteenth child of her parents and occupant of 13 York Street, she often called herself "the odd number". Adamant that her rose-beds meant more to her than the £10,000 for which she could have sold them, she apparently frustrated attempts by the city's aldermen to extend York Lane through her back garden. One reason behind Helen Baillie's insistence that her husband's memorial at Annandale be increased from 45m (150 feet) to 55m (182 feet) might have been that a taller spire could be more easily observed from the upper storeys of her house. Amidst controversy as to the true age of 13 York Street, the Department of Railways demolished this elegant white-washed town-house, with its Ionic cast-iron pillars, as late as 1968.

Helen Baillie's estate could not be finalized until 1925, after the last beneficiary had died. This was her maid, Anne McGilvery, who, at 103, was buried beneath the Baillie monument at Rookwood.[3]

Inaugural Preacher: Alexander Marshall

The son of James Marshall, Alexander Marshall was born in the parish of Kilsyth, Stirlingshire, Scotland on 6 January 1849. His early education was received from Bridge of Allan Free Church (of Scotland) School and Stirling High School. He later took his MA from the University of Glasgow and his DD degree from Edinburgh.

Marshall became minister at Hurlford, Ayrshire, from 1874 to 1877, Inveresk, near Edinburgh, from 1877 to 1887, and Callandar, Perthshire, in 1887. Called to Scots' Church, Melbourne, in 1888, Marshall's ministry in Australia spanned a period of more than 35 years.

On arriving at Melbourne, Marshall found Victoria's Scots fraught with communal dissension, which had spread to the co-extensive Presbyterian church. Through a simple style of preaching, fortified with a courteous manner and intrepid personality, Marshall successfully fostered unification and ecclesiastical solidarity, and became Melbourne's most revered protestant churchman.

Described as a "robust Christian, upholding the stalwart principles of the Scottish people" Marshall's theological outlook was not uninfluenced by the dominant liberalism of his time. For instance, during his visit to Sydney in 1889, Marshall extolled Presbyterianism as a vanguard of civil and religious liberty, declaring that the principles underlying the constitution of the United States (which, in company with John Dunmore Lang, Marshall regarded as the world's most progressive nation) were identical to those from which Presbyterian polity had stemmed.

The father of three daughters and seven sons, Marshall took an untiring interest in education. For over 20 years he served on the governing bodies of Melbourne's Presbyterian Ladies and Scotch Colleges. In 1901 he was elected a councillor of the University of Melbourne, an office in which he served with distinction – also for 20 years. Marshall died on 3 June 1928, in his eightieth year, having survived his late wife, Jean Crawford Hay, by only 18 days.

The youngest of Marshall's sons, Norman, was an original Anzac. Having landed at Gallipoli as a private soldier, Norman Marshall's gallantry was rewarded with an officer's commission on the field of battle and the MC. As a lieutenant-colonel, the younger Marshall commanded the 60th Battalion, winning the DSO (with second bar).[4]

First Minister: Peter Falconer Mackenzie

In 1885, Helen Baillie asked Falconer Mackenzie, who had married Helen's niece, Isabella Lang, in 1876, to select any suburb

> that he pleased to reside in and promised that she would erect for him, at her own cost, a church, which she would settle on him for life. Having looked at various leading suburbs, [Mackenzie's] attention was drawn to Annandale.

On stating his decision, Helen Baillie authorized Mackenzie "to find an eligible site, to select an architect, and to get necessary buildings commenced without delay". Helen Baillie's action of choosing the minister of her husband's memorial and in so doing, of by-passing the congregational and presbyteral prerogatives in appointing ministers was unusual.

Falconer Mackenzie was born on 25 January 1832 at Tulloch Park, Forres, Morayshire, the son of Malcolm Mackenzie, a retired East India Company merchant. At the age of 16 he entered Marischal College in the University of Aberdeen, where he began the divinity course. Mackenzie studied only for two years and briefly entered the legal profession. He later returned to the Free Church of Scotland College at Aberdeen, where he resumed divinity studies.

An ordained minister of the Free Church, Mackenzie emigrated to New Zealand in 1871 where his inaugural pastoral appointment lasted but two years. He was persuaded by John Dunmore Lang to come to Sydney where, for nearly 10 years, he served at St John's Presbyterian (now Uniting) Church at Paddington, first as colleague to the then minister, the Reverend James Milne, and later as Milne's successor.

On arriving at Sydney, Mackenzie had stayed as the guest of the Langs in their Jamison Street house. Here, and later at Glenmore Road, Paddington, Mackenzie grew increasingly fond of Isabella, who was by then aged 30. Mackenzie's proposal of marriage was observed with all custo-

The Mackenzies at Home
The drawing room of "Hartfel" (sic) in 1899, the house was demolished in c1940.
(Lang Family Album, now lost, Scots' Church, Sydney)

mary proprieties. Because Isabella had to accompany her mother, as well as her aunt, Helen Baillie, on their journey to Britain in 1874, the marriage was not solemnized until after the Langs return.

While on a detour to Salt Lake City, Lang paid a special visit to the Mormon tabernacle, where he was captivated by the auditorium's brilliant acoustics. These were also demonstrated by Isabella Lang, who played some chords on the organ, which had not long been built (partly in Australia) by an Australian emigrant and Mormon convert, Joseph Harris Ridges. Isabella Lang must have been one of the first Australians ever to have played the instrument, which has since been enlarged and accompanies the world famous choir.

In 1878 Mackenzie officiated at the funeral of his father-in-law, John Dunmore Lang, who had died on 8 August and, later, at a memorial service. In that same year, congregants at St John's had presented Mackenzie with a pulpit Bible (which was in regular use in the early years of Hunter Baillie Church, and may still be in the possession of the congregation?).

Four years later, however, serious difficulties, which had arisen at St John's, ended in the dissolution of the pastoral tie and a claim by Mackenzie that accumulated arrears in the payment of his ministerial stipend had amounted to £200. The case had also attracted the adverse attention of the church press, the comments of which were perceived by Mackenzie as libellous.

For "rest and relaxation", and in the hope of "inducing a respectable class of agricultural labourers and female servants to emigrate", Mackenzie returned to Scotland in 1883. On his arrival back in Australia at the end of 1884, the Presbytery of Sydney recognized Mackenzie as a minister without charge and recommended him for employment with the church extension committee. But church extension work was uncertain, demanding, and hardly rewarding for a man of 52.

There must have been some concern for Isabella Mackenzie too. During the Lang's visit to Britain, John Dunmore Lang's brother, Andrew, had provided in his will that Isabella should inherit half of his Hunter Valley property, "Goulburn Grove". This gesture had been of immense relief to John Dunmore Lang, who was acutely embarrassed by the prospect of his eldest surviving daughter marrying without dowry.

As years might pass before Isabella could benefit from her uncle's benevolence, Helen Baillie's offer to settle Mackenzie in a church of his own must have been welcomed enthusiastically. For their first seven years at Annandale (then part of Leichhardt), the Mackenzies lived in a modest rented cottage on the northern side of Reserve Street, off Johnston Street. In 1892, and at a cost of £3,675, Helen Baillie provided them with a commodious residence situated in spacious

grounds at the south-western corner of the Johnston and Collins Streets' intersection. The previous owner, Henry Turner, who built the house a decade earlier, had appositely named it Hartfell.

In January 1897, Helen Baillie established Hartfell as a trust vested in three Presbyterians, all of whom were prominent in church and civic affairs. Colonel John Goodlet and Ebenezer Macdonald, who were already trustees of the Hunter Baillie Church, were also made trustees of Hartfell. The third trustee was city alderman and building contractor, Alexander Dean. At the same time, Helen Baillie gave the Mackenzies each a life interest in this property.

On 13 August 1889 the Presbytery of Sydney accepted Hunter Baillie Memorial Church Annandale as a sanctioned charge, and Falconer Mackenzie as its pastor in full standing. In that same month, Helen Baillie subscribed her signature to a deed of gift which, on the one hand, provided for the eventual transfer of the church's ownership to the Presbyterian Church of New South Wales but, on the other, immediately appointed three prominent Presbyterians, Colonel John Goodlet, the Hon Alexander Dodds MLC, and Ebenezer Macdonald, as the church's trustees. The deed provided that Mackenzie would be the incumbent minister and would control the choice of his assistant, colleague, or successor. The terms of the deed also provided that Helen Baillie could revoke the trusts during her lifetime, thereby making her control absolute.

During his turbulent last years at St John's, Paddington, Mackenzie suffered an "affliction of the limbs" (probably a slight stroke). At Annandale, Mackenzie's health began to deteriorate early in his pastorate and he became an invalid. He was, however, elected as moderator of the general assembly of the colonial church in 1894 and, with the help of colleagues, it was possible to build up the local congregation and its Sunday school.

Whereas the session of elders, together with the board of management, was elected by the new congregation by popular vote (1889, in the case of the board, and 1893, in the case of the session), the appointment of a minister, who had vested interests in the church's temporalities and an unprecedented control over matters spiritual, had been imposed by the unilateral action of Helen Baillie, who was neither a congregant nor local resident. In such circumstances, it was hardly surprising that conflict between minister and parish should erupt. This, in combination with the impact of the colonial recession of the 1890s, further taxed Mackenzie's strength. After Helen Baillie's death in 1897, Mackenzie's stipend (and the emoluments of assistants and colleagues) had to be paid from uncertain congregational revenues, upon which there were competing demands.

In the year Mackenzie died, 1904, the burden of all pastoral work was carried by a colleague and eventual successor, Reverend James Stewart Scott, formerly of Inverell. Isabella Mackenzie had endeared herself greatly to her husband's congregation and the Annandale community. She continued to live in her late husband's manse until 1917, when she relinquished her interest in the property in favour of the local congregation. She subsequently joined her younger sister, Mary Lang, and younger brother, John Gavin Lang, at "Dochra", a property which they had acquired at Casula, near Liverpool, and named after the birthplace of the mother of John Dunmore Lang which was near Largs, Ayrshire, Scotland.

After her death in 1925, Isabella was buried with the Langs, Mackenzies (including her late husband), Mackies, and Baillies at Rookwood.[5]

The Architect: Arthur Blacket

The third of Edmund Thomas Blacket's eight children (and his eldest son), Arthur Blacket was born in 1848, while the family resided in the Darlinghurst area. He was educated at Sydney Grammar School and at Edlinton College, Glebe.

Initially trained as a surveyor, Arthur joined the colony's department of roads and bridges, where he remained until 1885, when he entered partnership with his younger brother Cyril. As Edmund's pupil, Cyril had pursued architecture as his chosen profession. With Arthur's collaboration, the firm of Blacket & Son became Blacket Brothers. Cyril subsequently left Sydney (and architecture), so that it was Arthur who kept the Blacket dynasty alive for some 15 years.

While Arthur Blacket has been identified with the authorship of some of his father's designs, and some of Cyril's as well, the autograph appearing on the architectural drawings of Hunter Baillie Church is that of Arthur. In 1888 Arthur was appointed the building surveyor of the Anglican diocese of Sydney, a post which he held until 1895.

Shortly after Hunter Baillie's completion, Arthur Blacket became an alderman of Auburn Council, an office from which he also resigned in 1895. He was eventually elected a Fellow of the Institute of Architects and entered semi-retirement at Windsor, where he died in 1929.

In 1879 Arthur Blacket married Mary Louise Home (1858-1948), whose uncle was already married to Arthur's eldest sister, Edith, and whose sister, Christian Jessie Home, was married to Arthur's brother, Cyril. Arthur and "Lou" had seven children, some of whom still have descendants residing in the Sydney area.

The Clarke wing of the University of Melbourne's Trinity College is attributed to Arthur Blacket. His only other public building is Junee Hospital. In addition to Hunter Baillie, churches designed by Arthur Blacket include the Anglican churches at Junee, Kurrajong Heights, Molong, Uralla, and the extensions to St James Croydon. Arthur's practice seems to have concentrated on domestic architecture, and Hunter Baillie church was one of his very few large-scale projects.[6]

The Architecture: History

As the close of the 1880s saw the colony of New South Wales plunge into economic depression, plans for the construction of cupolas, spires, and towers for many of Sydney's finest churches were, in some cases, shelved and, in most cases, abandoned. Not so those of the spire destined to be built for Hunter Baillie Memorial Presbyterian Church, where the scale of the spire became more ambitious as the planning evolved and the design ultimately chosen by the architect's client actually reached completion.

In 1885 Helen Baillie had bought, from John Young's Sydney Freehold Land Building and Investment Company, an allotment measuring 40.25m (132) feet by 58m (190 feet) at the north-western corner of the Collins Street intersection of Johnston Street. This allotment was apparently one of a number which, because of special civic advantages and a situation on the ridge of the peninsula, the Sydney Freehold had reserved from sale after the company's subdivision of the erstwhile Annandale Estate in 1877. The cost of the purchase was £1,300.

Blacket Brothers were immediately commissioned to design a school-hall for the site. Construction commenced in mid-1885 and the hall was opened by the Reverend William Scott Frackleton, of Randwick, and Falconer Mackenzie on 2 March 1886. Built by a Mr A Stuart of Parramatta Road, the cost of constructing the hall came £1,500.

Originally this building measured 15.25m (50 feet) in length, 6.7m (22 feet) in width, and 8.5m (28 feet) in height. It could seat 200 people, and had a dais at the western wall. The design was a Victorian Free Gothic. At the centre of its attractive open timbered roof, there was a belfry complete with bell. Constructed of polychrome brick, the architecture shows some influence of John Horbury Hunt.

Preparations of plans for the church proper began at the same time. The first plan produced by Arthur Blacket was of a Romanesque style, which was then in fashion. Although the basic cruciform plan was retained, the design of the tower and spire was rejected. With some adroit manipulation, the belfry and spire of this initial design were later added (uncomfortably) to the tower of St Mary's Anglican Church, Maitland.

The second design was of decorated Gothic and was accepted by Helen Baillie. However, in this second plan, the height of the spire came only to 45.75m (150 feet). The client changed her mind and had the spire elongated by a further 9.75m (32 feet). Taking about three years to build, the foundations of the church were laid early in 1886 by Bowden & Curtis and the walls were by Simpson Brothers. Roofing and flooring were executed by a Mr R Kirkham and, in mid-1887, the contract for the construction of the tower and spire was let to a Mr A M Allen.

The Architecture: Description

Of white Pyrmont sandstone, the base of the church is rusticated, but the remaining masonry is dressed. The church consists of six bays with two transepts. The length of the interior, which was planned to seat 520 worshippers, is 23.2m (76 feet) and, at the transepts, 13.7m (45 feet) in width. The cost of construction was probably in the order of £26,000.

In place of a chancel, there is a separate vestry. At the eastern end of the nave, there is a square tower with a turret stairway and spire. The base of the spire has a parapet walk-way and, at each corner of the tower, there is a finial connected with the spire by two flying buttresses.

An open king-post roof, possibly of cedar, spans the nave. Columns which support the nave have shafts of Aberdeen granite, with bases and capitals of Victorian blue-stone. The roofs of the nave, porches, south transept, and vestry are covered in Westmorland slate. The roof of the north transept is covered in a European green and Bangor slate. Except for that of the main entrance, the floor is of timber. The floor areas between the dais and pew platforms are paved in encaustic tile of geometric design, so too are the floors of the transept porches. The threshold of the gates at the main entrance is of Victorian blue-stone. The floor of the main porch is paved in black and white diagonal marble, bordered in red encaustic tile.

The carved octagonal pulpit is of Oamuru (New Zealand) stone in the Gothic taste. It has a columnar base of Italian green marble with a banister of ornamental brass and a rail of polished cedar. The sculpture is richly foliated and four of the surrounding panels contain *bas-relief* representations of scenes from the life of Christ, viz: (north to south) the ascension, the flagellation, the nativity, and Gloria in Excelsis Deo. A fifth panel contains a floral motif, also in *bas-relief*. A similarly carved font with an octagonally shaped laver matches the pulpit. Gas brackets in brass encircle the capitals of the columns in the nave and have bands decorated with Scotch thistles (which mask the lights) and Greek crosses. The octagonally shaped heads of the cedar benches have different floral motifs in their carving.

From the architect's drawings of the selected design, it is evident that a gallery (or narthex) was to be cantilevered from the eastern wall to overlook the nave. The encaustic tile pavement beneath the present organ platform, as well as the ledges left in the masonry of the tower wall, indicates that the present organ was not intended for the church. Had the original plan been implemented, a smaller, and more loudly voiced, organ would have been installed in the gallery.

The ceiling of the tower entrance is vaulted (and ribbed) in stone. The principal doorway is embellished at the arch with tracery in stone and with ornamental wrought iron. There are two orna-

mental wrought-iron grill gates within the doorway. Doors of the church are mainly of cedar. Lancet windows of the tower's stairway and the spire's dormer windows are of tinted lead-light. The windows of the bell chamber in the tower are filled with louvres. Aisle, clerestory, porch, transept, and vestry windows are of geometric coloured glass (possibly executed by John Radeke, who later worked for F Ashwin & Co). The Johnston Street and Collins Street perimeters are fenced also in Pyrmont sandstone with rusticated base and dressed piers with gabled caps, the piers being connected with wrought-iron balustrades.

The Architecture: Critical Appreciation

The Hunter Baillie spire, in Morton Herman's words, is "a pure delightful silhouette when seen from any angle". Herman adds, "Edmund Blacket [father of Arthur] built many beautiful towers and spires in his time, but none of them equals the dramatic context of [that of] Hunter Baillie Church". Yet, in the context of the architectural taste that prevailed in late nineteenth-century Australia, Hunter Baillie Church was as anachronistic as it was extravagant.

Certainly Hunter Baillie is unique in that it was the last elaborately detailed church to be built in colonial New South Wales. Whereas the architecture of the older school-hall may be described as an example of "synthesized" Victorian Gothic, that of the church proper is "archeological". However, in the tradition of the leading exponents of the English Gothic revival, the ecclesiology of Edmund Blacket adheres strictly to the "true principles of Christian architecture" in that the axes of Blacket churches are normally orientated eastward, with the chancel being the focal point. In the case of Hunter Baillie Church, the axial orientation is west and, consistent with the theological outlook of most colonial Presbyterian ministers, the pulpit, where the Bible is read and expounded, is the focal point of the church's interior.

While the spire of the church is in splendid proportion to the scale of the grand boulevard of the colony's "model township", it is disproportionate to the length of the nave and is ineptly designed at the junction. The shapes of the arches too are confusing. The acutely pointed arches that spring from the columns do not, for instance, harmonize with those formed by the braces of the timber roof above. In addition, the obtusely pointed arches, which frame the clerestory windows, do not match the arcs, which frame the aisle lancets. Although interesting, this variety of styles fails to produce any cohesion or climax so that, in comparison with the superior quality of the exterior architecture, the interior is a disappointment.[7]

The Organ

The most recent history of the Hill & Son organ of Hunter Baillie was included in a superb Bicentennial treatise on Australian organs and organ-building produced by Sydney organist and connoisseur, Graeme Rushworth. The following material is the result of Rushworth's meticulous research.

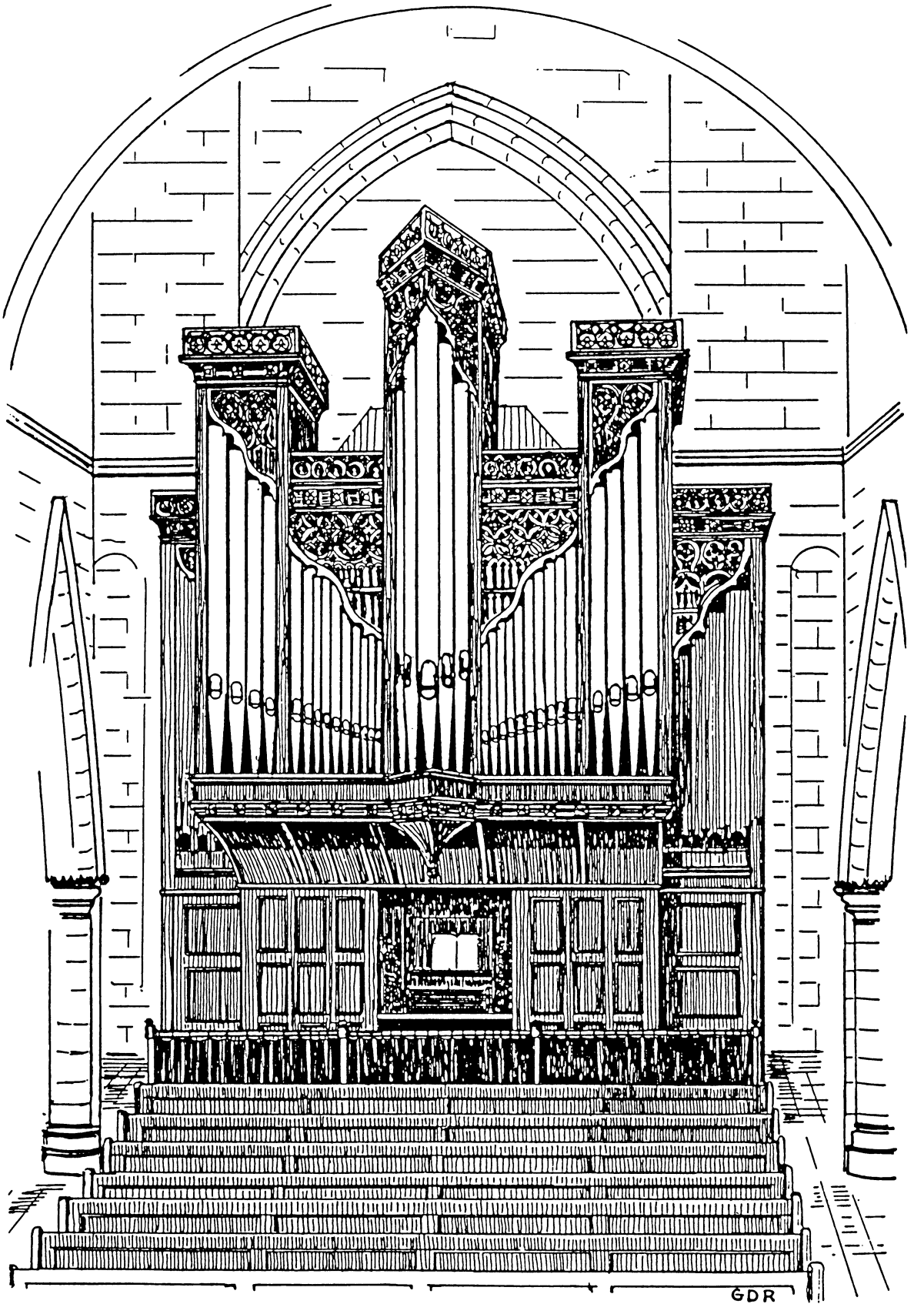
Dr Arthur George Hill was educated at Westminster School and at Jesus College, within the University of Cambridge, where he took his degree in the natural science tripos in 1880. He developed a deep interest in archaeology and architecture and was an especially gifted artist, draftsman, and author. These skills, combined with superb taste and knowledge of art, were applied to the design of organ cases and his abilities are exemplified in the magnificent cases of the instruments manufactured by the family firm of English organ-builders, Hill & Son of London, which Arthur joined in about 1881. The case of the organ that the Hill firm made for Hunter Baillie Memorial Presbyterian Church is arguably the finest in Australasia.

This tall, neo-Gothic case is in the same style as Arthur Hill's case of 1888 at Chichester Cathedral. The main case of the organ in Hunter Baillie consists of a pointed central tower and two side towers with flats of pipes between. Two subsidiary towers at either side of the main case enclose display pipes of wood. Decorative tracery fills the spaces between the tops of the display pipes and cornice mouldings. Metal display pipes are of burnished tin. The cornice mouldings are decorated with gilded paterae and those of the pipe towers and flats are topped with traceried parapets. A primary impost runs the full width of the organ to separate visually the upper and lower halves of the case; outward coving to the central tower is developed to a pendant below the secondary impost. The lower case is panelled and the console built-in.

With a tonal concept more romantic than classical, the organ had 24 stops distributed over three manuals and pedals so that a complete diapason chorus was available on the Great, with Swell and Choir composed of flutes, strings and reeds.

The services for the opening of the organ included several public recitals by city organist, Auguste Wiegand, the first of these being on Sunday evening, 29 May 1892, when the "spacious building was filled to overflowing". His program included Lemmen's *Fanfare in D*, an improvisation on *Adeste Fideles*, and Mendelssohn's *War March of the Priests*.

On Wiegand's advice, the organ was speedily altered to render it still more suitable for romantic music; the Swell Cornopean 8' was transferred to the Great and converted to a Bombarde 16' with half-length resonators at the bottom of the compass, a Vox Humana 8' was added to the Swell (as was also the case at St Benedict's Broadway and at St Patrick's Church Hill), and the Choir was enclosed. The lever pedal for the Swell was replaced with a balanced pedal, and another was provided for the Choir. At first, the organ was blown by hand (the apparatus is still retained), but later a hydraulic engine was installed, and later, electric.



Hunter Baillie Memorial Presbyterian Church, Annandale; Hill & Son Organ of 1890.
The case of this organ is considered to be the most splendid in Australia.

(Sketch of casework as published in Historic Organs of New South Wales, Their Instruments, Their Makers and Players, 1791-1940 *[Hale & Iremonger, Sydney, 1988] and reproduced here by courtesy of Graeme D Rushworth)*

ORIGINAL STOP LIST			
Great		**Choir**	
Lieblich Bourdon	16	Dulciana	8
Open Diapason	8	Gedackt	8
Cone Gamba (gvd)	8	Gemshorn	4
Stopped Diapason	8	Suabe Flute	4
Principal	4	Clarionet (from a° sharp)	8
Wald Flute	4	**Pedal**	
Twelfth	3	Open Diapason	16
Fifteenth	2	Bourdon	16
Mixture (17, 19, 22;		**Couplers**	
15, 19, 22; 8, 12, 15)	III	Swell to Choir	
Trumpet	8	Swell to Great	
Swell		Swell to Pedal	
Open Diapason	8	Great to Pedal	
Salicional (gvd)	8	Choir to Pedal	
Stopped Diapason	8		
Principal	4		
Lieblich Flute	4		
Cornopean	8		
Oboe	8		
Compass, 56/30; 3 combination pedals to Great, 3 to Swell; mechanical action throughout.			

After Wiegand's "improvements" were effected, he displayed them at a further concert on 3 November 1892 that included Batiste's *Grand Choir in D* and *Communion in G*, Guilmant's *Pastorale in A*, and J S Bach's *Toccata in F*. In later years, other stops were transposed but were returned to their original places in 1981; a Mixture III was added to the Swell by Hill, Norman & Beard Pty Ltd in 1967. It is also interesting to note that the red-brown varnish on the case was applied in 1946, and this evoked an indignant letter of protest to the board of management from the organist, Leonard W Bell, who quite rightly preferred the original, flat oiled finish of much lighter colour.

According to the manufacturer's records (job no 2078), the organ cost only £850 to produce and ship to Australia. Yet a contemporary report in the church press claimed that the instrument cost £2,000 to acquire. Taking into account the probable costs of the architectural alterations that were needed for the organ to be accommodated in the nave's eastern end, an installation cost of £1,150 seems excessive. As with all other fittings in the church, the organ was one of Helen Baillie's gifts.

Protection of this exceptional instrument since 1955 has been largely due to Clive Gunning who served the church as its organist until 1981.[8]

Memorials

The church's three oldest memorial tablets are displayed symmetrically on the west wall of the tower porch, where they face the entrance gates. At the centre is a tablet of black marble which commemorates the life of John Hunter Baillie (and the church's opening on 28 [sic] February, 1889). This tablet is stylized, pedimented, and framed in raised and moulded white marble, with its letters incised and detailed in gold.

Flanking each side and mounted on mirror-image black marble is a pointed Gothic arch tablet of white marble, with its foliate embellishment and letters also incised and detailed in gold. The tablet mounted to the south side commemorates the life of Helen Baillie and that to the north the life of Falconer Mackenzie.[9]

Restoration

Until her death, the costs of the church's upkeep and maintenance were met by Helen Baillie. The fabric of the church had displayed visible signs of deterioration as early as 1923. After World War II, however, formidable problems surfaced and falling masonry became so serious a hazard that the church's insurers threatened to withdraw their public risk cover.

During the pastorate of the Reverend L M Williams, a systematic program of restoration was initiated and its implementation was encouraged by the sympathetic interest of the then Governor of New South Wales, Lt-Gen Sir Eric Woodward, and Lady Woodward. The proceeds of collections taken at annual restoration services, the first of which, in 1961, attracted 400 worshippers and was attended by the Woodwards, were devoted to the restoration program.

Between 1958 and 1965, over $12,000 was raised and spent on church restoration. Cleaning and re-pointing of the spire and finials, where the effects of erosion were worst, was the top priority. Intrusion of water also required prevention. The contractor for this work was a Swedish steeplejack, Erik Helgran, whose use of continental scaffolding let to significant cost savings.

Following the passage of the *NSW Heritage Act 1977*, a comprehensive survey of Hunter Baillie Church, the first to have been undertaken since its opening was completed by conservation architect, Clive Lucas, OBE. Shortly after Lucas's report was finished, the gable of the south transept moved. Priorities were re-arranged and, using the major portion of a grant of $90,000 provided by the recently established Heritage and Conservation Fund, the gable was rebuilt. The balance of the grant was used to repair the nave roof and to re-glaze the transept windows.

While the results of a subsequent geo-technical survey have confirmed the stability of the transept foundations, the transept walls appear to be straining beneath the weight of their roofs. Movement, which became visible in the north transept in 1984, was arrested in 1987, using tie-rods. At the same time, similar movement in the south transept was also arrested through the installation of tie-rods. Damaged joinery was also repaired. This project entailed an outlay of $30,000 approximately, to which the State's Heritage and Conservation Fund contributed $7,500. Re-glazing of the lancet windows in the aisles is in progress.

Apart from the removal of the narthex when the organ was installed in 1892, alterations which have occurred to the church's interior since its date of completion has been relatively recent but, in extent, relatively minor. While the ravages of climate have, over the century, eroded the church's fragile sandstone fabric, increased atmospheric pollution has probably accelerated the process.

The school-hall had a galleried extension sympathetically added in 1911, to which another extension has also been added, but less than sympathetically.[10]

CONTINUED ON PAGE 90

MINISTERS OF HUNTER BAILLIE MEMORIAL PRESBYTERIAN CHURCH	
Private Appointment	
Peter Falconer Mackenzie	cMay 1885- 12 August 1889 (dec)
Pastoral Charge of Annandale:	
Peter Falconer Mackenzie (deceased)	13 August 1889 - 26 October 1904
Robert Moorehead Legate (colleague and successor)	7 October 1898 - 30 November 1899
James Stewart Scott (colleague and successor)	7 June 1901 - 25 October 1904
James Stewart Scott	26 October 1904 - 8 April 1913
Joseph McDowell	23 December 1913 - 26 November 1916 (dec)
David Galloway MA	28 August 1917 - 1 June 1922
Leo Crawford Manning Donaldson	19 September 1922 - 1 June 1924
Francis Louis August Schloeffel VD	16 June 1924 - 1 July 1941
Arthur Trafford Walker	19 February 1942 - 12 October 1945
George Leishman Sneddon (deceased)	30 January 1946 - 26 June 1949
Elijah Graham	4 May 1950 - 16 February 1955
Linked Pastoral Charge of Annandale - Leichhardt:	
Leonard Mervyn Williams BA	23 April 1956 - 4 March 1968
Pastoral Charge of Annandale - Leichhardt	
Leonard Mervyn Williams BA	5 March 1968 - 16 August 1971
Philip Jacob Harbers	1 September 1972 - 23 July 1975
Robert Thomas Campbell Williamson BA	24 February 1976 - 29 February 1980
James Bruce	3 June 1982 - 30 April 1985
Linked Pastoral Charge of Annandale - Leichhardt and South Sydney:	
James Bruce	1 May 1985 -

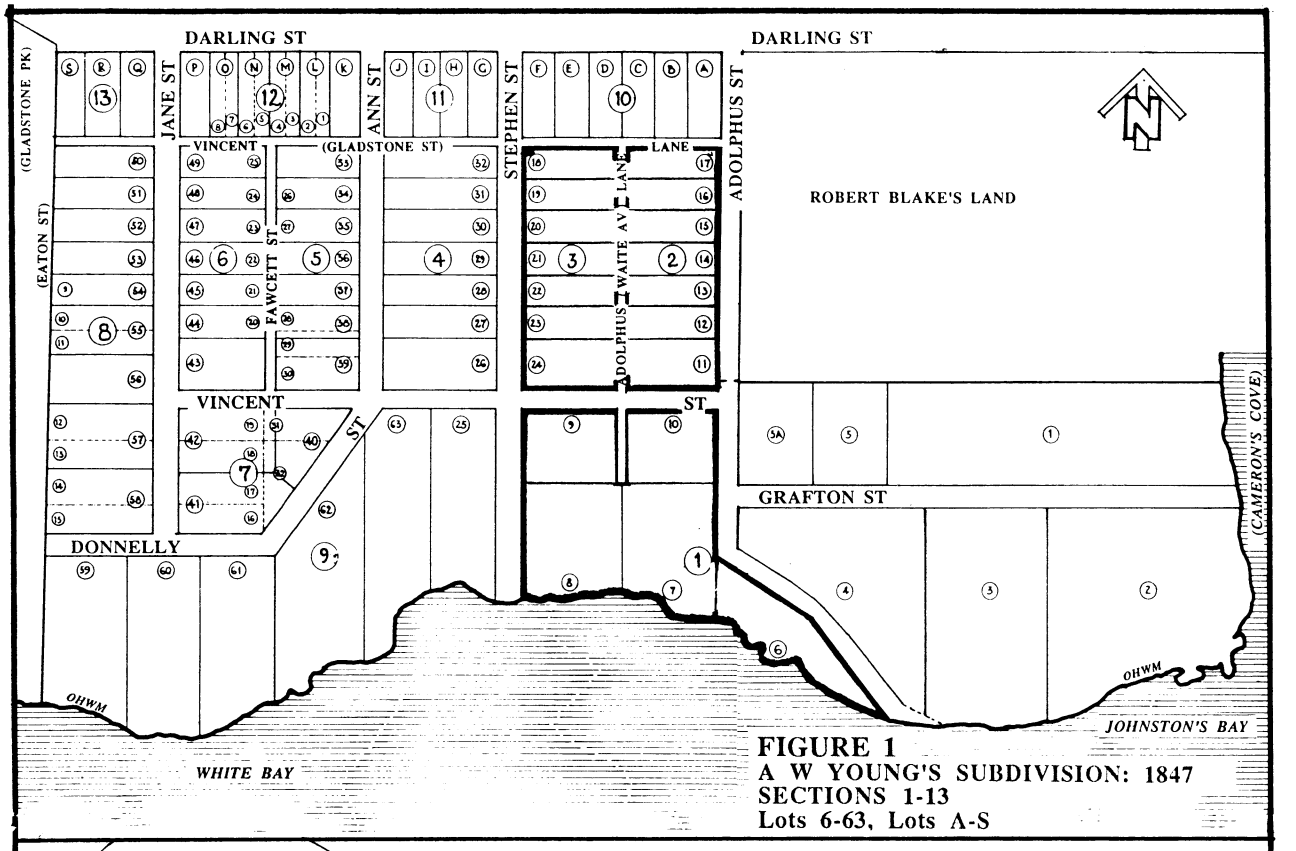


FIGURE 1
A W YOUNG'S SUBDIVISION: 1847
SECTIONS 1-13
Lots 6-63, Lots A-S

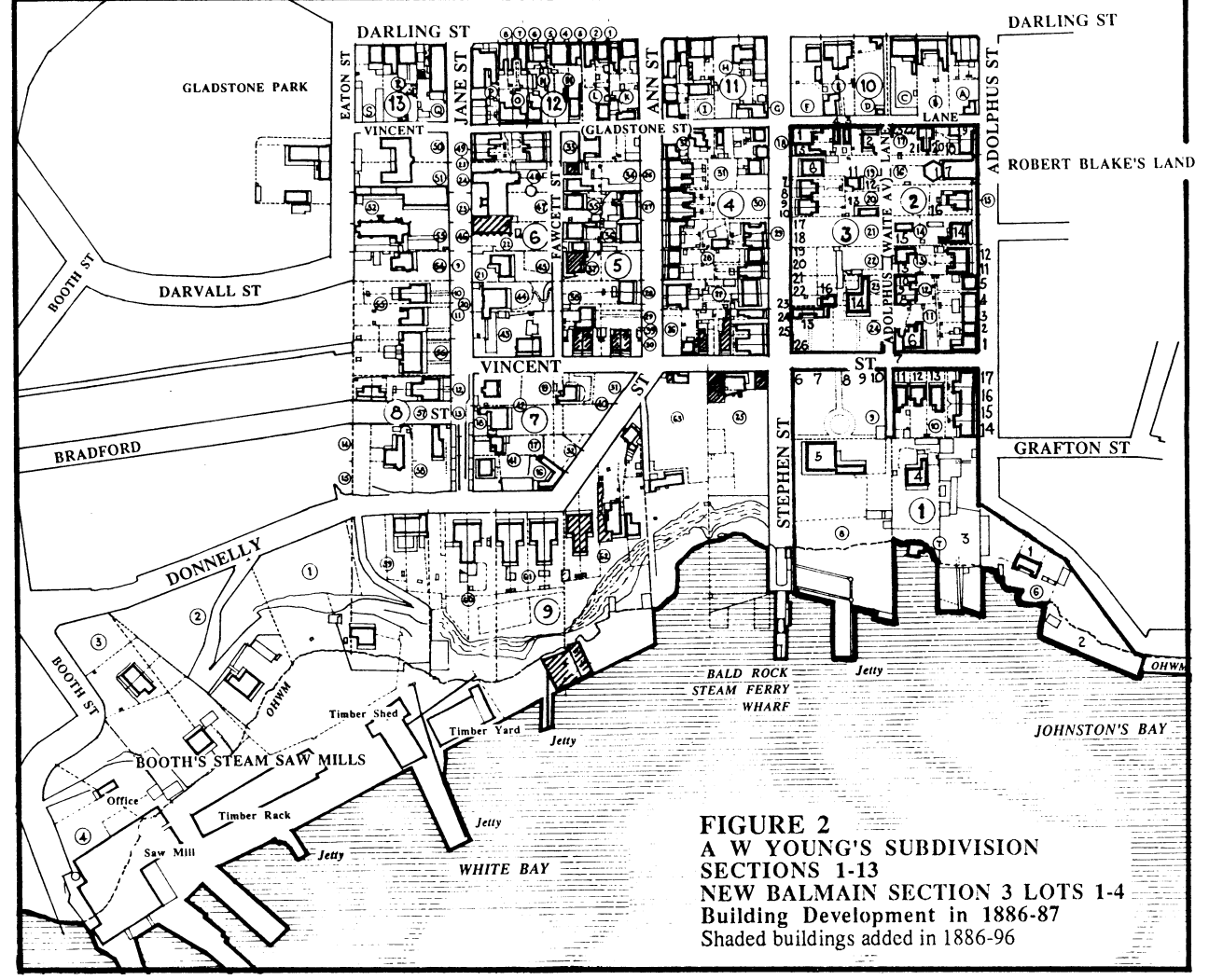


FIGURE 2
A W YOUNG'S SUBDIVISION
SECTIONS 1-13
NEW BALMAIN SECTION 3 LOTS 1-4
Building Development in 1886-87
Shaded buildings added in 1886-96

FROM ADOLPHUS STREET TO GLADSTONE PARK – PART 1

A W YOUNG'S SUBDIVISION: 1847

PETER REYNOLDS

In the sixth precinct in the suburbanization of Balmain series, some 200 sites and structures have been studied to determine the street pattern and allotment layout, to record family history, and to establish dates and architectural styles of buildings.

Precinct 6 covers the area from the western side of Adolphus Street, along the high water mark of Johnston's Bay, then from the bay along a line which is an extension of the eastern side of Eaton Street, and then down the southern side of Darling Street to the Adolphus Street corner. Because of the significance of Booth's Steam Saw Mill, Precinct 6 has been extended along and below Donnelly Street to the bottom of Booth Street.

The mass of raw data gathered has determined that the article be published in five parts. In Part 1 the area studied is bounded by the western side of Adolphus Street, the Johnston's Bay high water mark, the eastern side of Stephen Street, and the southern side of Gladstone Street.

INTRODUCTION

LOTS 1–62 AND LOTS A–S

Young's subdivision covers an area in Old Balmain bounded by an east-west line intersecting the end of Grafton Street, Cameron's Cove and Johnston's Bay, a north-south line coinciding with the east side of Eaton Street, the south side of Darling Street and the west side of Adolphus Street.[1]

The 1837 Balmain Subdivision

Four large lots containing about 15.4ha (38 acres) were sold by John Borthwick Gilchrist at the second sale of the Balmain Estate on 7 August 1837. Included was a 10.06m (33-foot) wide road, later Adolphus Street. Robert Blake (1806-1875), sheriff of New South Wales, bought lot 1. The rocky land had a long foreshore to Johnston's Bay. The 12.12ha (30 acres) of lots 2-4 were bought by Thomas Hyndes for a little less than £750.

Thomas and Charlotte Hyndes

Charlotte Green was sentenced to penal servitude for life at the Kent Assizes and transported to Sydney aboard the *Glatton* in 1803. On the voyage she met Thomas Hyndes who had been sentenced in Surrey and also transported for life. Hyndes had some education and after landing at Sydney Governor King appointed him clerk to the Superintendent and Overseer of Jail Gangs. He married Charlotte at St Philip's in 1806 when they were both aged 26. Governor Macquarie granted Thomas a full pardon in 1812 and Charlotte in 1814. [2]

Hyndes became a master sawyer and timber producer who lived in Chapel Row (Castlereagh Street), and later in Sussex Street, and acquired property in many parts of Sydney. He was timber-getting on Lane Cove River and built Hyndes' Wharf which later became Fidden's Wharf. His large landholding at Illawarra supplied the cedar for the timber yard and mill which he established in Sussex Street. Charlotte died in 1849 and Thomas in 1855. They were buried near the front entrance to St Thomas's Anglican Church, Enfield, which Thomas built entirely at his own expense.

In January 1840 Hyndes mortgaged lots 2-4 to John Terry Hughes, a partner in the Sydney firm of Hughes & Hosking, for £1,000 per year during "the joint lives of [himself] and his wife Charlotte". Hughes mortgaged the property to Adolphus William Young in February 1840 for £3,000.[3]

Adolphus William Young

Young was born in 1814 at Hare Hatch House, Berkshire, England, the son of John Adolphus Young. After training in law he married Anne Eliza Smith in 1837 and migrated with her to Sydney. In December 1837 he became a director of the Australian Gaslight Co, the third police magistrate and a justice of the peace. Resigning the magistracy in 1838, he joined Carr & Rogers as an attorney. His directorship of the Gas Co led in October 1839 to a charge of corrupt practice by selling land which he owned to the company at profit and he resigned from the board. He sailed for England in *Ellen* with his family in September 1840.[4]

In October 1842 Young was appointed sheriff of New South Wales and soon after his return was sworn in on 2 July 1843. In 1844 he became a director of the Australian Colonial and General Life Assurance Co and was elected to the Legislative Council. He resigned in July 1845 when it was held that he could not sit in government and be employed by it at the same time. His sheriff accounts were questioned by the British Treasury

and he resigned office in November 1849. He received the commendation of the judges of the Supreme Court for his diligence.

Young's first wife died in 1845 and in 1847 he married Jane, the daughter of Charles Throsby junior. With Jane and the children, he returned to England between 1851 and 1853 where they lived at Hare Hatch House which he had inherited from his father. He became a justice of the peace, a deputy-lieutenant for Berkshire and in the House of Commons represented Great Yarmouth (1857-59) and Helston, Cornwall (1868-79). After the death of his second wife, Young married Mary Clementine. He died at Hare Hatch on 4 November 1885 leaving his widow and eight surviving children, and £27,000.

Although Young had other landholdings in New South Wales, his investment in the Balmain land would have been a significant part of his estate. The land became his as a result of the 1840s depression. When Hughes & Hosking crashed in 1843, its fall was great enough to cause the collapse of the Bank of Australia. Hughes's estate was sequestered on 7 September 1843. In a suit successfully brought by Young before the Supreme Court in 1845 he claimed the Balmain land in default of the mortgage. The foreclosure order in his favour was not made, however, until August 1847.[5]

Young's 1847 Subdivision

Young subdivided the 1837 lots 2-4 to lots 1-63 and lots A-S. Young created Grafton Street and sold lots 1-3 to the important Australian cabinetmaker, Edward Hunt, in 1847. Hunt built Hampton Villa (12B Grafton Street) on lot 1 between 1847 and 1849.[6]

Hunt sold most of lot 2 and some of lot 3 in 1851 to Robert Thomas Ford who with his brothers operated as booksellers, printers and stationers in Sydney, and were the publishers of the historically valuable *Ford's Commercial Directory for the Year 1851*. In about 1851 Ford built Heathfield on the point overlooking Johnston's Bay and Sydney Town. Heathfield became derelict and was demolished in 1942. The land had become known as Pilcher's Paddock after the prominent Balmain baker, Frederick Pilcher, who was a tenant there from 1906 to 1913. Pilcher's Paddock became a rallying point in Balmain resident action against the destruction of the waterfront for containerisation by the Maritime Services Board in the 1960s.

In 1853 Hunt sold the remainder of lot 3 to Sydney merchant Louis Barber who purchased lot 4 from Young in 1853. The land was acquired in that year by another important Australian cabinetmaker, Samuel Crook. Crook, a former apprentice of Edward Hunt, built Bleak House in 1853. Crook, a cabinetmaker in Sydney and Melbourne, set up a rival ferry business in 1854 in competition with Henry Perdriau, the founding Balmain ferrymaster. Crook failed where Perdriau prospered. Interestingly the Perdriau family were to occupy Bleak House from 1875 to 1892. By the turn of the century the neglected Bleak House had become a ruin. In local knowledge its site became part of Pilcher's Paddock and had the same fate.

Robert Blake bought the northern half of lots 5 and 5a from Young in 1850 but sold to the Sydney entrepreneur John Edye Manning. Manning bought the southern portion of lots 5 and 5A from Young in 1853, and in 1856 sold both portions to Edward Hunt.

The development of Young's lots 1-5A is included in the Precinct 5 study, "From Cameron's Cove to Adolphus Street" in *Leichhardt Historical Journal* No 15 (1986).

The Subdivision Plan

In the 1837 subdivision Adolphus Street was shown running almost directly north-south and extending in a straight line from Darling Street to Johnston's Bay. For topographical reasons, however, the street bent sharply eastward to reach the water at a place suitable for a wharf.[7]

Surveyor Armstrong laid out the allotments in a grid pattern, dealing with the topography as best he could. The subdivision features four main cross streets, Adolphus, Stephen, Ann and Jane Streets, with Darling Street as the northern boundary.

What is striking about the plan is that these major streets have subsidiary lanes which could act as mews to service good-sized houses or commercial premises, particularly along Darling Street. Vincent Street, parallel to Darling Street connected the cross streets and the difficult topography was overcome by connecting it by a dog-leg to Donnelly Street.

The Street Names

The source of the name Donnelly is not known but its seems likely that the Christian names used as street names were Ann (more correctly Anne) for Young's first wife, Jane for his second wife, and Stephen and Vincent possibly for his sons. The mews behind Darling Street was called Vincent Lane (later Gladstone Street); that between Adolphus and Stephen Streets, Adolphus Lane (later Waite Avenue); and that between Ann and Jane Streets became Fawcett Street after stonemason Timothy Fawcett.[8]

Precinct 6 is confined to lots 6-63 which are located between Adolphus Street and Eaton Street, north of the waterfront, and to lots A-S which make up the commercial strip fronting the south side of Darling Street between those two streets. Because of the extent and importance of Booth's Steam Saw Mills, Precinct 6 has been extended to cover the New Balmain Section 3 lots 1-4 along the waterfront to Booth Street. This land is now part of the container facility and all of White Bay Park.[9]

SECTION 1

YOUNG'S LOTS 6–10

ADOLPHUS STREET
WEST SIDE
(JOHNSTON'S BAY END)

STEPHEN STREET
WEST SIDE
(JOHNSTON'S BAY END)

VINCENT STREET
SOUTH SIDE
(ADOLPHUS STREET END)

Lot 6

John Clarke junior, a cabinetmaker of "Parramatta River", bought the waterfront lot 6 "on a plan now hanging in the office of Adolphus William Young" in February 1851. Lot 6, for which Clarke paid £107, was at the foot of the Adolphus Street bend.[1]

The Balmain John Clarke was the son of John Clarke senior (b 2 March 1781), also a cabinetmaker, who arrived at Sydney aboard the *Harvey* in June 1825 with his wife Susan (b 26 February 1777), and their children, John C junior (b 26 February 1801), Susan C (b 30 January 1803), William C (b 19 September 1810), James Richard C (b 22 September 1814, see Section 11), Charles George C (b 22 February 1818), and Edward Thomas C (b 30 April 1822).

The Clarkes lived at 22 Castlereagh Street, Sydney, in 1834 when John senior applied to buy 10 acres at Hunter's Hill: the land became known as Clarke's Point (Woolwich). He built a timber cottage there which he called Viewforth, the first permanent home on the Hunter's Hill peninsula. John senior died there on 20 July 1838 aged 57 and John junior inherited the property.[2]

John junior married a widow Charlotte Webster who was born in 1794 at Chevithorn, Devonshire, the daughter of Robert Pike, malster, and his wife Elizabeth. Their children were Susannah Elizabeth (b 1829) and Mary Ann (b 1831).[3]

In 1845 the Clarkes demolished Viewforth and built a stone house of the same name which was demolished after 1926 when it was being used as an office for the Woolwich Dock. Also in 1845 the Clarkes built the stone Woodstock, still standing in Alfred Street, Woolwich, and it is regarded as the oldest dwelling on the Hunter's Hill peninsula.[4]

By his will of 12 October 1853, Clarke bequeathed the land to Charlotte and upon her death to the daughters. Susannah Elizabeth married Balmain auctioneer Matthewman Twentyman on 13 July 1854. .Mary Ann became the wife of John James Wright, a storekeeper of Balmain. Clarke died on 16 April 1854 at Bankside and Charlotte on 2 October 1856, aged 62, at Stephen Cottage (7 Gladstone Street, Section 10.19), the home of Matthewman and Susannah Twentyman.[5]

In December 1857 lot 6 was divided into lots 1 to 3. Susannah Elizabeth received lot 2, Young's lot 30 (known as The Quarry, see Section 4.25-4.31) in Stephen and Ann Streets and lot F (see Section 10.21-10.23) in Darling Street. Mary Ann was given lots 1 (containing Bankside) and 3, and Viewforth at Hunter's Hill with 16 acres.

1.01 BANKSIDE
37 Adolphus Street (1)

Situated on lot 1, Bankside was a stone detached house close to the water's edge with the ends of the verandah enclosed to form pavilions. A weatherboard boat-house and outbuildings complemented the house.

The earliest known date for Bankside is 1852 when Mary Ann Wright came from Queanbeyan before her father's death to give birth to a son there on 22 February of that year.[6]. Susannah also gave birth to a son there on 23 June 1857.[7]

Bankside remained in the family until March 1909 when Mary Ann Wright then living at Gordon but formerly of Queanbeyan sold it to the Balmain master mariner, Joseph Weston.[8]

Early tenants cannot be identified but Thomas Banks, pianoforte tuner and repairer, later to live at Clontarf (4 Wallace Street), was possibly the tenant in 1872-79. Next may have been Louise Helman (Hillman?) and John Callen in 1881; then, William Barnes, sailmaker, and Mrs Hillman, 1883; George Wilmott, land agent, and Mrs Hillman, 1884; but not listed, 1885-86.

In 1887-91 William West, boilermaker, was there; then Martin Miller, master mariner, 1889; West again, 1890-91; not listed, 1892-97; Henry A Elliott, 1898; not listed, 1899; John Robinson, 1900 -05; not listed 1906; Ernest Albert Moore, 1907-08; Mrs Mary Ann Moore, 1909; James Galvin, 1910-12; Peter Murray, 1913-22; Mrs Emma Dunn, 1923-24; and not listed, 1925-32.[9]

The waterfront was occupied by E D Pike & Co's timber yard in 1907-08; and by Joseph Weston's timber wharf, 1913-20. Mrs Mary Weston is listed for 1921 but it is not certain whether she lived in Bankside or in one of the other buildings. Because no occupants are listed after 1924, the house could have been used for waterfront purposes and later demolished.

Joseph Weston died at Balmain on 26 January 1920 and his widow Mary Jane sold lot 1 to Howard Smith Ltd, shipbuilders, in March 1929. The Bankside land was resumed by the Minister for Public Works for wharfage in May 1965.

Description
The site of the Bankside is now part of the White Bay Container Facility.

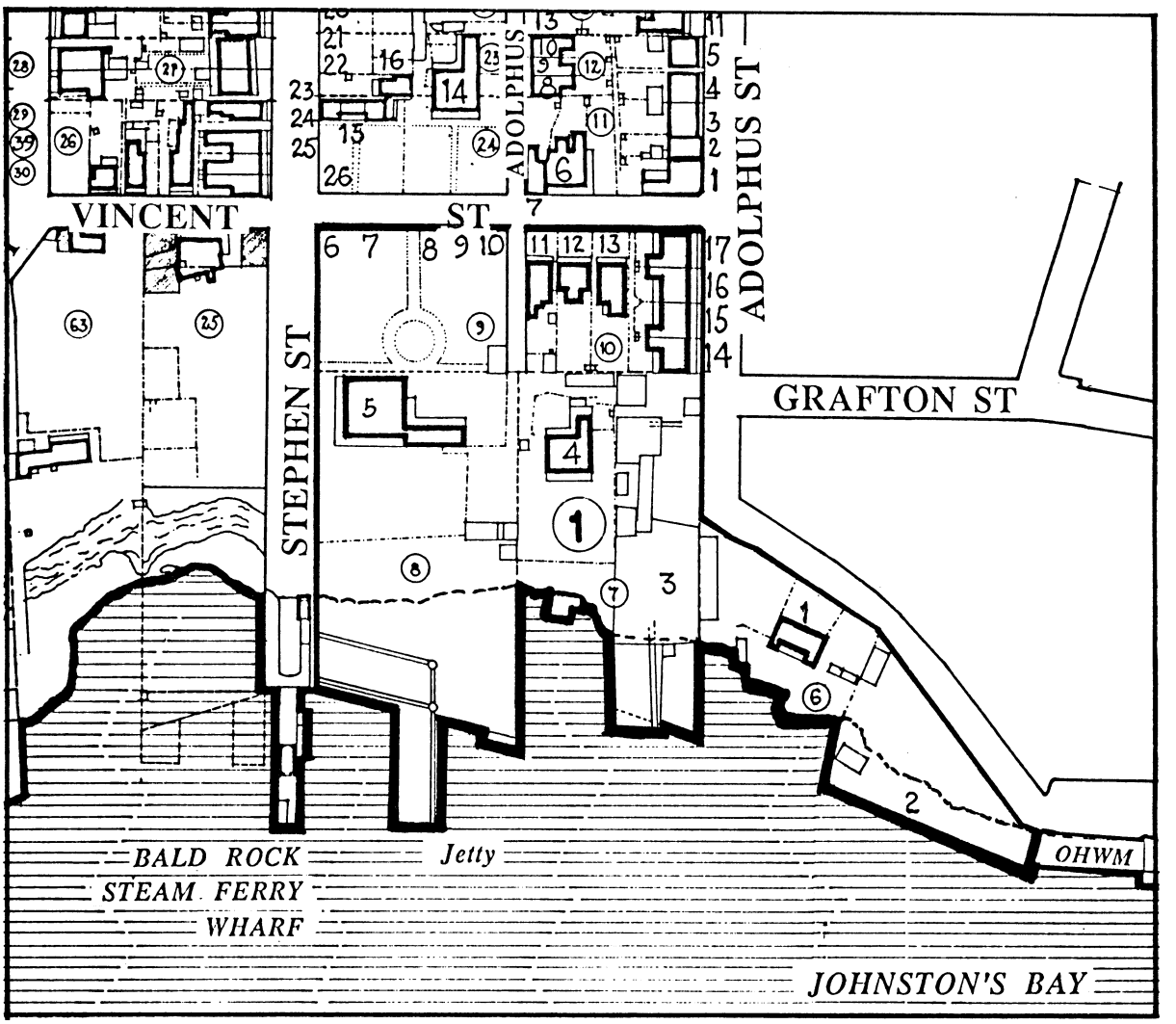


FIGURE 3
SECTION 1 IN 1886

1 Bankside, Adolphus Street, 1851-51.
2 Punch's Wharf, Adolphus Street, 1884.
3 Balmain Engineering Co, 35 Adolphus Street, 1883.
4 Lawrenceville, 8 Vincent Street, 1867.
5 Glen Alva, 38 Stephen Street, 1881.
6 Rest Park, Stephen and Vincent Streets, 1986.
7 Arden Lea, 14 Vincent Street, 1909.
8 House 12 Vincent Street, 1931.
9 House 12A Vincent Street, 1929.
10 Coleraine, 10 Vincent Street, 1907.
11 Dulwich Cottage, 6 Vincent Street, 1855-57.
12 Surrey Cottage, 4 Vincent Street., c1860
13 Bermondsey Cottage, 2 Vincent Street, c1860.
14 Gleneyre, 33 Adolphus Street, 1855.
15 Aorangi, 31 Adolphus Street, 1855.
16 House, 29 Adolphus Street, 1855.
17 Austinray, 27 Adolphus Street, 1855.

1.02 PUNCH'S WHARF
Adolphus Street (2)

Susannah Twentyman sold lot 2 to Captain John Greenway Punch of Balmain in May 1882. Punch had bought Mary Ann Wright's lot 3 the year before. The waterfront land became fuel merchant T H Punch's Wharf in 1885.[10]

The Punch family sold lots 2 and 3 to Edmund William Molesworth, a Sydney customs house agent, in July 1910. The wharf had been used by coal merchants such as Gray's Fuel Yard, 1892; J Griffiths, 1893-99; not listed, 1900-05; A Kethel & Co, 1906-09; Gibbs & Boulton, 1908-10; and, after being bought by Molesworth, as the Balmain Council [Blue] Metal Wharf, 1911-19. In 1919 the site became Howard Smith Ltd's Coal Wharf. Molesworth died at Lindfield on 2 June 1923 and his family also sold to Howard Smith Ltd in March 1929. Punch's Wharf was resumed for new wharfage in May 1965.

Description

The site of Punch's Wharf is now part of the White Bay Container Facility.

Lot 7A

1.03 BALMAIN ENGINEERING CO
35 Adolphus Street (3)

Cabinetmaker William Clarke, also of "Parramatta River", bought lot 7A from Young, then in England, in August 1853 for £80. William was the brother of John Clarke junior and married Charlotte, the daughter of Charlotte Webster, John

junior's wife. William and Charlotte junior were married by Dr John McGarvie of Scots Church at Viewforth (Woolwich) in 1837. [11]

The long narrow lot had a frontage to Adolphus Street and to Johnston's Bay. In March 1859 William Clarke sold to the Balmain ferry proprietors Henry Perdriau, Joseph Hunt and Alexander Buchan. To complete the sale, the ferry men mortgaged to Clarke and he regained the land on their default. Clarke sold to Lewis Marks of Sydney in April 1866 and he sold to Perdriau and Hunt in April 1868. It seems that the ferry men occupied the site during this period. Other possible tenants of the site were John Tatham, galvanised iron worker, 1875; and George Gray, woodcarver, 1878. West, Goodall & Co are listed for 1882.

In November 1872 Perdriau bought Hunt's interest in the partnership for £200.[12]

As sole owner of lot 7A Henry Perdriau senior sold to his sons, Henry junior and Harold. The brothers had taken over their father's ferry company and traded as Perdriau Bros, Balmain Steam Ferries, from 15 April 1881. Henry junior conveyed his share in lot 7A to Harold in August 1882.

Harold was born at Balmain on 7 March 1851 and baptised Harrold in honour of Captain Charles Harrold of Balmain. After leaving Fort Street Boy's School, he was apprenticed for seven years in mechanical engineering to Mort's Dock & Engineering Co. He later adopted the more conventional spelling of his given name and went on a trip around the world in 1876 and 1877 travelling by steamship, then across America by train, to return via the Suez Canal.[13]

Shortly after returning he obtained his Marine Chief Engineer's Certificate. The opening of the Suez Canal meant shorter journeys for steamships and consequently the less coal needed allowed more space for cargo. Improvements in steamship design increased efficiency and speed and gradually forced sail to become redundant. Harold as a skilled engineer could see that the future lay with efficiently designed steam-powered engines.

Harold mortgaged lot 7A for £1,600 in August 1883. His wife Rebecca, neé Moore of Camden, whom he had married on 16 October 1878 was his co-mortgagor. These funds were used to establish Perdriau & West, Engineers, with Harold as manager and engineer, and William George West in charge of the boilermaking section.

In 1885 the firm became the Balmain Engineering Co. The workshops contained expensive machinery and included a foundry, wharf and a floating dock capable of taking vessels of 500 tons. Engine blocks were cast there, boilers made, new vessels built elsewhere were engined, steel silt barges were built, and fitting, turning, foundry work carried out on coasters, tugs and ferries.

Harold designed propellers to achieve more speed. He also designed speedier hulls, particularly for single-engined screw-propelled steam launches some of which were chartered for ferry service such as *Pippo* of 35 tonnes in 1884. His characteristic hull design had the broadest part just forward of amidships, and gracefully tapered to bow and stern, to reduce bow waves and to have minimum drag on the aft portion.

The family history depicts Harold as a happy, contented family man who loved his family, the sea, ships and engineering. He was, however, not a businessman like his father nor did he have the astute commercial instinct of his brother Henry junior, the founder of the Perdriau Rubber Co (now Birkenhead Shopping centre). The boom of the late 1880s brought on a financial crisis which peaked between 1890 and 1893 when many banks suspended payments.

The crash came at a time when the Balmain Engineering Co had extended credit to many customers and would have weathered the crisis had the money owing been paid. Work was in abundance but no one could pay for it. The company could not repay the debt and the premises passed to the mortgagee. Harold was so badly affected by the collapse of his business that he decided after settling his affairs to take his family away from the business world and Balmain.

Harold's move to the country came from his designing *Iolanthe,* one of the *Pippo* class steam launches. Engined by Balmain Engineering, she had been sold to Henderson & Mansfield, storekeepers of Grafton. Before the financial crash, he delivered her under her own steam and while there made many friends. After the crash he had gone to Wyalong with the idea of wheat-farming.

He returned to Sydney in February 1892 and found an offer awaiting him to install machinery in tugs to be used to tow punts for the CSR Co at Harwood Island on the Clarence River near Grafton. Abandoning the intended farming, he accepted the work to continue his life by the water. Henderson & Mansfield asked him to run their ferries, *Iolanthe* and four other steam launches, plying between Grafton and Iluka and Yamba. Harold took his family to Grafton in mid-1892 and they led a happy settled life until their return to Sydney at the end of 1894. Harold continued to work as a marine engineer and died at Granville on 8 April 1915.

After Harold Perdriau's financial loss, tenants of the property were Vigzles Spiro, 1892-96; James Noble, 1897-98; but no listing, 1899;

Lot 7A was sold by the mortgagee to the Balmain estate agent, Alfred Henry Bogle, in October 1900 for £300. He let the premises to Alfred Wilson, 1900-02; William Condon, 1903-05; Thomas Burns, 1906-07; not listed, 1908-09; Robert Martin, 1910-11; Frazer & Fulton, engineers, 1911; Frazer & Co, engineers, 1912-13; D L Calman & Sons, 1914-15; Bleacherine Manufacturing Co, 1914; Russell & Co, Engineers, 1915-17; Empire Paint Co, 1919; and Empeer Ships Composition Ltd, 1920-21.

In December 1921 Bogle sold the property to William Finlayson, engineer, Balmain. Finlayson

had occupied the workshops since 1918 as the Balmain Motor and Engineering Works and was there until 1928. He sold to Howard Smith Ltd in December 1928 and in 1930 the works operated as Howard Smith Ltd, Ship Repair Workshops. This part of the waterfront was resumed in May 1965.

Description

The site of Balmain Engineering Co is now part of the White Bay Container Facility.

Lot 7B

1.04 LAWRENCEVILLE
8 Vincent Street (4)

George Duncan and Joseph Sorrie, Balmain shipwrights, bought lot 7B in July 1862 for £230. Of that sum, £80 was paid by the shipwrights to William Smith, a Sydney shirtmaker. Smith had been the initial purchaser from Young but had contracted to re-sell to them.[14]

Apart from the extension of present-day Waite Avenue from Vincent Street, lot 7B was landlocked but had a good frontage to Johnston's Bay. Duncan and Sorrie sold to George Octavius Etheridge, a Balmain commission agent, and his wife Rose Ann, in December 1866 for £300.

The Etheridges built the detached house, Meremere (site of 5 Waite Avenue), in 1867 and lived there until 1870. They sold the house in November 1871 to John Moore Dillon of Sydney and he lived there until his death in about 1873. A Balmain shipchandler, John Paul, bought the house in May 1874 and lived there until it was sold to Charles Frederick Priddy, a Sydney hatter, in October of that year. Priddy renamed it Lawrenceville and lived there until 1884.

On his death on 18 April 1884 the house passed to his widow Margaret Cuthbertson and she sold it at the end of 1888 to Harold Perdriau who had moved his family there in 1885. Financial circumstances seem to have caused the Perdriaus to leave Lawrenceville in 1888 to live at the more modest 9 Adolphus Street (see Section 2.16-2.17).

Judge Ralph Perdriau, when writing of his father Harold, gives a picture of Lawrenceville as a comfortable home of stone and brick with a verandah facing the deep water of Johnston's Bay. The house stood on about 0.2ha (0.5 acre) of lawn, with gardens and four terraces leading down to a narrow beach of golden sand. On the beach was a timber bathing house which disappeared when the waterfront was dredged for the floating dock associated with Balmain Engineering next door.[15]

Harold and Rebecca's children, Leslie Harold, Ralph Joseph, Frederick Henry, Norman Stanley, Owen, Ruby Florence and Bertha spent their early childhood at Lawrenceville "midst the romantic atmosphere of the sea, enjoying our simple pleasures within the security of a united happy home".

After the Perdriaus moved to Adolphus Street, Lawrenceville was occupied by G F Mason, timber merchant in 1889-90 but was not listed in 1891-92. William West, the boilermaker partner of Harold Perdriau, was the tenant in 1893-94. Not listed in 1895-97 but H H Tween was there in 1898-99; Mrs C Chapman, 1900; and Alfred Bayley, 1901-03 when it ceased to be listed as Lawrenceville. Not listed again in 1904, the house became the home of John Matthews, 1905-11; Charles Rickards, 1912; James Quinn, 1913-14; Mrs Julia Collyer, 1915-22; and Karl Kjeld, 1923-32.

Harold had mortgaged Lawrenceville and in January 1912 the mortgagee sold it to Edmund Molesworth and Joseph Weston, the owners of lot 6. Weston's widow Mary Jane sold her share to Howard Smith Ltd in March 1929 and the Molesworth family their share at the same time. Lawrenceville was still standing in 1951 but had been demolished by 1965 when the land was resumed by the Minister for Public Works.

Description

The site of Lawrenceville is now part of the White Bay Container Facility.

Lots 8–9

John Reeve of Vaucluse bought lots 8 and 9 in December 1853. In the previous May William Alexander Purefoy of Sydney had been the initial purchaser from Young at £500 but had agreed to sell to Reeve for £1,000[16]. He subdivided the land into lots 1-10 with Reeve Street running in from Stephen Street to join the extension of Waite Avenue. Reeve, of Fernwood, Wimbledon Park, Surrey, England, died on 21 November 1875.[17]

1.05 GLEN ALVA
38 Stephen Street (5)

Reeve's widow Fanny Katherine sold lot 1, at the corner of Stephen and Vincent Streets, to Francis Ross, a Balmain shipwright, in May 1877. Ross sold in September 1879 to publican William Page who sold to John Taylor, a Sydney timber merchant, in March 1882. The actual use of the lot during this time has been impossible to identify.[18]

Taylor had bought lots 2 to 10 in April 1877 from Mrs Reeve. In December 1886 he bought also from Mrs Reeve the site of Reeve Street and with lot 1 already bought, now owned the entire Young lots 8 and 9. Since 1880 Taylor had used his waterfront for Taylor's Timber Yard &Wharf. The yard had a twin tramway with turntables to allow timber to be moved from the long jetty in front of lot 8 to Stephen Street.

In 1881 Taylor built a fine two-storey brick detached residence called Glen Alva with verandahs on both storeys facing Stephen Street and weatherboard stables on the cliff above the waterfront.[19] The house had an impressive circular carriage loop centrally placed on the Vincent Street frontage.

Stephen Street Ferry Wharf
Serviced by the Bald Rock Steam Ferry Co, the wharf's semicircular corrugated iron roof covered the Waiting Room which had been built by 1881. The gable-roof building on the left was the Ladies Waiting Room which originally had an open verandah. As seen in this photograph, the verandah has been enclosed and probably became a kiosk.

Mrs M Fuller had refreshment rooms there in 1887; then not listed, 1888-89; then James Brumfield, fruiterer, 1890-94; not listed, 1895; Miss Bromfield, tobacconist, 1896-97; Henry Skittral, tobacconist, 1898-1901; Jabez Horton, newsagent, 1902-15; not listed, 1916-22; B V Morgan, newsagent, 1923-24; Percy Buxton, newsagent, 1924-26; Mrs E Galley, newsagent & confectioner, 1927-28, the last listing.

Taylor moved out in 1884 and the Balmain boot merchant, John Hunter, moved in to be followed in 1887 by G H Sinclair, auctioneer. Solomon Herbert Hyam, MLC, the former Balmain produce merchant, occupied the house in 1892. That year was the last listing for the name Glen Alva. Not listed in 1893, the house was let to Carl Bosche from 1894-95; not listed, 1896; Reverend E Fox, 1897-98; Christopher Fitzgerald and Mrs C Chapman, 1899; Herbert H Tween, 1900-05; Edward Dandie, 1906; and it became Peter Dandie's boarding house in 1907. Not listed again in 1908, it was used as Charles Clough's boarding house in 1909-11; Anthony Marshall had the boarding house from 1912-14.; not listed in 1915; and Carl Kyhlberger, 1916-20. Charles Cannon was the last listed occupant in 1921.

Hunter had mortgaged Glen Alva in October 1889 for £6,500 but could not repay. The mortgagee foreclosed in July 1896 and in February 1913 sold to Charles Dean, a brick and pottery maker of Petersham. The firm of Henry Deane & Son, Brick & Pottery Makers are listed as users of the waterfront in the years 1913-14 while Charles Dean continued to let Glen Alva.

Dean sold to P & G Chaffer, timber merchants, in December 1920. Chaffer's mortgagee sold the waterfront portion to the Sydney Harbour Trust in December 1926. The Trust became the Maritime Services Board on 1 January 1936 and in the containerisation of the waterfront in the mid-1960s, the land became part of the White Bay facility.

In May 1927 Chaffer's mortgagee sold Glen Alva to Balmain shipbuilders Poole & Steel Ltd. The company sold to investors in June 1965 and Glen Alva was demolished shortly afterwards.

Description

Glen Alva has been replaced by two later houses, Nos 38-40, built in the late 1980s.

1.06 REST PARK
Stephen and Vincent Streets (6)

Taylor's mortgagee subdivided Glen Alva's front garden between the house and Vincent Street, into two unequal lots with frontages to Vincent Street, the wider of which was at the corner of Stephen and Vincent Streets. The larger piece of land was bought by Ernest Essington Hassall, a Sydney architect, in December 1908. He sold it in four lots W-Z with frontages to Vincent Street.[20]

Lot W was bought by Arthur Hugh Poole, a Balmain engineer, in January 1909. He retained the corner block at Stephen and Vincent Streets and sold a portion, with frontage to Stephen Street, to Jabez Horton, newsagent, Balmain in March 1909. Listed on the corner portion were Abram Ballard, 1913; Thomas W Olson, 1915-15; John Heffernan, 1916; Edward Wilson and Mrs Sarah Oughton, 1917 and 1918, the last listing.

The corner portion, renumbered lot D, was sold by Poole & Steel Ltd in June 1965 to an investment group and the next owner sold the lot, but with a reduced Stephen Street frontage, to Leichhardt Municipal Council in January 1986 and the land became public open space.

1.07 ARDEN LEA
14 Vincent Street (7)

Horton added the Stephen Street portion of lot W to lots X, Y and Z which he bought in March 1909, September 1910 and May 1913. On lot X and part of Y, plus the Stephen Street portion, he built Arden Lea, a two-storey detached brick house, in 1909 and lived there until 1917. He died at Gladesville on 17 September 1919 and the land passed to Jabez Horton junior, a Sydney trade linotyper, and retired Newtown newsagent Arthur Inkster.[21]

Arden Lea was home to John C Gilkerson, 1918-25; Edgar Grigg, 1926-28; Jack Johnson, 1929-30; but not listed, 1931-32.

Horton junior and Inkster sold Arden Lea to Charles Gurr of Balmain in December 1938. On his death in about 1944, the house passed to Beatrice Helen Austin, wife of Lesley P Austin, union president, Petersham, in January 1945. She sold to Poole & Steel Ltd in April 1946 and they sold to an investment group in June 1965.

Description

The two-storey detached Arden Lea has a slab-like rough-cast chimney rising above a medium-pitch slate roof which has terracotta ridge capping. The feet of the rafters are exposed and the gable end bargeboard is plain with an ovolo mould fitted at its top edge. The street-facing wall is of good quality tuckpointed red face-brick. A broad semicircular arch of dark blue face-brick enframes the balcony, the floor of which cantilevers outward about 300mm (12 inches). The timber balcony railing is of simple square section balusters with handrail. The ends of the balcony joists continue the ovolo theme of the bargeboard.

Windows have rectangular casement sashes with coloured top lights and the frames are planted on the face of the street wall. Brackets set under the sills are of a similar profile to the ends of the balcony joists. The upper-level windows have a slate-roofed awning but the bottom awning is now sheeted with metal. The entry porch has a semicircular arch of dark blue bricks and shelters a segmental-headed doorway with segmental transom light.

The asymmetrical massing of its front elevation and its materials and details qualify Arden Lea for the Federation Queen style which is not widespread in Balmain.

1.08 HOUSE
12 Vincent Street (8)

Horton senior had resubdivided the land to lots A-C fronting Vincent Street with Arden Lea on lot A. After the land passed to Horton junior and Inkster, they sold lot B to Elizabeth Ellison, wife of Arthur Ellison, fitter, Balmain, in December 1929. She built a one-storey weatherboard detached cottage in 1931 and lived there.

In May 1944 she sold to Stanley Grummet, turner, East Hills and after his death in about 1946 his widow, Frances Louisa, sold to Poole & Steel Ltd in October 1950. The company sold to an investment group in June 1965.[22]

Description

No 12 has a low-pitch terracotta tile roof with hipped-end facing the street. Walls are of weatherboard with a lattice-covered bay window to the street.

1.09 HOUSE
12A Vincent Street (9)

Lot C was sold by Horton junior and Inkster to George Hill Harkness, a Balmain fitter, in September 1928. He built a one-storey weatherboard detached cottage in 1929 and lived there. The Harkness family sold the house in December 1966.[23]

Description

The medium-pitch corrugated iron roof has a street-facing gable with upper timber balcony. A metal roofed porch is supported by square posts. Walls are of weatherboard with straight-headed door and window openings.

1.10 COLERAINE
10 Vincent Street (10)

Subdivided by John Taylor's mortgagee from Glen Alva's front garden, the narrow lot E was bought by a Leichhardt builder, Henry Gibbons, in April 1906 and in 1907 he built a one-storey brick detached house on the land which had the extension of Waite Avenue as its eastern boundary.[24]

John Joseph Gannon was the first occupant in 1907 and he bought the house in August 1912. He remained in the house, which was listed as Coleraine in 1907-16, until June 1920 when he sold to

Spencer Crakanthorpe, bank clerk, Rose Bay. He lived there until 1925, then Mrs E Humphries from 1926 to at least 1932. Crakanthorpe died in 1955 and his widow, Emily of Greenwich, sold to Frances, wife of Sydney publisher Cecil Purdy in April 1955. She sold in 1960.

Description

The medium-pitch concrete tile roof has the gable of the projecting wing facing the street. Barge-boards are decorative and the gable is sheeted with timber shingles. The main roof is broken-backed over the verandah which is supported on turned timber posts. Front walls are of tuckpointed face-brick with a dark blue brick band. The darker brick also appears in segmental arches over the windows. Rectangular sashes are set in box-frame windows with boldly stucco-moulded sills with aprons. The doorway is segmental-headed with a rectangular transom light.

No 10 is a utilitarian example of the Federation Queen Anne style.

Lot 10

Balmain poulterer William Henry Ireland bought lot 10 from Young in February 1855 for £250. Ireland's lot fronted Vincent Street and Adolphus Street. The extension of Waite Avenue was its western boundary. He subdivided into lots A–C.[25]

1.11 DULWICH COTTAGE
6 Vincent Street (11)

Ireland sold lot A, on which he had built between 1855 and 1857 a one-storey weatherboard detached cottage, to William Palmer Moffat, solicitor, Sydney, in September 1857. Moffat sold to James Rossiter, engineer, and his partner shipwright Matthew Lake, both of Balmain, in that November. They are listed there until the end of 1863 when Rossiter bought Lake's half-share. [26]

Occupants for the period 1865 to 1877 cannot be identified but in July 1877 Rossiter sold to Louisa Jane, wife of George Guyatt, a surgical instrument maker of Sydney. The house was then called Dulwich Cottage and the Guyatts lived there until 1883. In February of that year they sold to Charles Priddy, the owner of Lawrenceville. Priddy let the house, by this time named Pelham Cottage, to engineer Charles Hill and he lived there until 1885 but the house is not listed for 1886.

Later tenants were: G H Duchateau, tailor, 1887-89; Thomas J and Mrs Robin, 1890; M N Gershon, ironmonger, 1891; not listed, 1892; William J Anderson, blacksmith, 1893-95; Henry New, 1897-97; William Bennett, 1899-01, William Clark, cook, 1902; not listed, 1903; Walter Rugg, 1904-08; John McVeigh, 1909; John H King, 1910; Mrs Kate Joseph, 1911; James G McLaren, 1912-17; Norman Barkess, 1918-19; Arthur Brown, 1920-21; Karl Kjeld, 1922; Mrs L M Power, 1923; and Joseph M Leehy, 1924-30, when the house ceased to be listed. After Priddy's death, the house was bought by Harold Perdriau at the same time as Lawrenceville but it suffered the same fate as a result of his 1891 business collapse.

Arden Lea, 14 Vincent Street, 1909
An interesting example of the Federation Queen Anne style.
(Solomon Mitchell)

In January 1912 Harold Perdriau's mortgagee sold it to Edmund Molesworth and Joseph Weston, the owners of Lawrenceville on lot 7B. Mary Ann Weston, widow, and Molesworth's family sold the cottage to Howard Smith Ltd in March 1929 and the company demolished it for road access.

Description

No 6 has been replaced by a house built in the late 1980s.

1.12 SURREY COTTAGE
4 Vincent Street (12)

Rossiter and Lake bought lot B from William Henry Ireland in September 1857. They built two one-storey weatherboard detached cottages on the land in about 1860.[27]

In a settlement of February 1864, Lake took the cottages and lived in No 4 until his death on 4 July 1886. Printer Frederick Tanner is listed there in 1879 and 1883. In Lake's last years he had been cared for by his daughter Sarah Ann, the wife of Benjamin Robinson, manager of Mogil Mogil station. Lake had settled the house upon her in August 1884 and she lived there until 1889. During this period the house was called Surrey Cottage.[28]

Tenants were: M N Gershon, ironmonger, in 1890; then William Anderson, blacksmith, 1891-92; Walter Wilcox, accountant, 1893-96; Thomas Eager, 1897-1901; Christian Nelson, shipwright, 1902; Arthur Williams, 1903; George McQuade, 1905; Charles Rees, 1906; Charles Miller, 1907-09; Charles Steeper, 1910-11; John Woodward, 1912; James Latta, 1913; Herbert McFarlane and Charles Bull, 1914-18; and then John Sparshott, 1919-22.

In September 1899 Mrs Robinson sold Surrey Cottage to George Kensey, a Balmain bootmaker. In December 1921 he sold to John Robert Fishwick, a Rozelle labourer, and his wife Martha Ann who lived there until the 1950s.

Description

The steep-pitch hipped roof of terracotta tiles has the ridge parallel to the street. A concave verandah roof of corrugated iron sits on square timber posts with timber brackets of a later period. The weatherboard walls have a centrally placed doorway with pairs of French doors on either side. All openings are straight-headed.

Now called Edithville, No 4 is a utilitarian version of the Victorian Georgian style.

1.13 BERMONDSEY COTTAGE
2 Vincent Street (13)

Harry Sargeant, butcher, seems to be the first listed tenant in 1870. Further tenants cannot be identified until Henry Beach, master mariner, named the house when he lived there from 1881 to 1885. By his will of 22 August 1881 Lake settled his second cottage on Walter Scott, storekeeper, and Sarah his wife. She died on 26 May 1882 and Walter who lived in the house from 1889 married Elizabeth Hutchinson, widow, Charles Street, Petersham, on 24 April 1886. He died at Bermondsey Cottage on 8 August 1892 and Elizabeth let it to Charles Dickison, 1893; Henry Morrison, 1897; and Samuel Morrison, 1898. In March 1899 Elizabeth Hutchinson Scott sold to Captain Alexander Craighead of Balmain and he moved in.[29]

The captain died there on 21 August 1928 and his widow Annie Elizabeth continued there for many years. After her death on 7 March 1969 her family sold the house to the tenant in April 1978.

Description

The steep-pitch roof of concrete tile has a hipped-end to the street. A corrugated iron verandah roof of ogee profile is supported on flat posts with the same brackets as No 4. Weatherboard walling and door openings are as No 4.

Now called Willinga, No 2 is also a utilitarian version of Victorian Georgian.

1.14 GLENEYRE
33 Adolphus Street (14)

Ireland sold his lot C to Sydney widow Catherine West in February 1855 for £250 which meant that at a single stroke he recouped the money that he had paid Young for the whole of lot 10. In July 1869 she settled the property on her cabinetmaker son John of Elizabeth Street, Sydney.[30]

On 16 March 1855 John West called tenders for four stone cottages " close to Crook's Steam Ferry Wharf" and gave his address as near that wharf where his wife presented him with a son on July 1855.[31] West, calling himself a builder, advertised for carpenters to help with construction in May and July 1855, and for stonemasons in August and October.[32] With the help of these workers and the well-sinkers that he sought in October 1855, West was able to offer for sale the four cottages "with abundance of good water" on 24 January 1856. The wells were in the passage from Vincent Street servicing the rear of the houses [33]

Neither Mrs West nor John lived in the houses and they were sold to a Sydney publican, Frederick Tidswell, in May 1877. Tidswell sold in January 1881 to William Harris Ariell, of Swallow & Ariell the biscuit manufacturers, who bought them as an investment for his wife Louisa. She died on 2 April 1931 and her family sold the houses in December 1937 to Herbert Alfred Mott, a Drummoyne engineer. He sold to Joseph Henry Thrussell, a plumber of St Peters, in December 1939 and after his death No 33 was sold separately in 1962.

In Gleneyre were Frank Cunningham, 1870; Charles Fay; 1872; John Fenton, drayman, 1878-79; James Fenton, 1881; Henry Bignall, 1882; George Wilmott, land agent, 1883; Mrs S Pearson, 1884-85; not listed, 1886; James Morris, confectioner, 1887; Thomas Davis, shipwright, 1888; Gustave P Chateau, tailor, 1889-90; G Richards, 1891; William B Cook, engine driver, 1892-94; Charles E Young, 1895-97; Walter Woodley, boilermaker, 1898-1901; Patrick Larson, 1902-05; George McQuade, 1906 to 1907; Mrs A Jenkins, 1908-09; Edward Rose, 1910-12; Alexander Waddell, 1913; Albert E Drewery, 1914; Ernest Moore, 1915-20; Reginald Downes, 1921; William Bough, 1922-26; and George Day, 1927-32.

Description

The stone house has a medium-pitch roof of concrete tiles with ridge parallel to the street but showing a hipped-end to the southern boundary. No 33's roof is of a slightly steeper pitch than Nos 27-31. A straight verandah roof of corrugated iron was probably originally of concave profile with hipped ends as is the case with Nos 27-31.

Austinray, 27 Adolphus Street, 1855-56
A pleasingly simple and utilitarian example of the Victorian Georgian style. *(Solomon Mitchell)*

Verandah posts are of square timber with a cast-iron fringe and brackets. A pair of French doors with louvered shutters are placed on either side of the central doorway. The transom light is probably not original. All openings are straight-headed. No 33 is a utilitarian version of the Victorian Georgian style.

1.15 AORANGI
31 Adolphus Street (15)

Completed by John West in 1856, Aorangi's tenants are unidentifiable until 1872 when William Wilkinson, engineer, lived there. Tenants also cannot be identified until Henry Stanley lived there in 1878-79; then George J Sutton, 1881-82; Benjamin Robertson, stationmaster, 1883-84; William Lowe, engineer, 1885-88; Charles Smith, mariner, 1889-91; James Crelley, 1892-93; not listed, 1894-96; Mrs F M Harrison and J T Harrison, 1897-98; William Robins, 1899; George Dose, 1900-02; John Deady, 1903-04; Francis Lloyd, 1905; Mrs J Kelly, 1906-09; John Reid, 1910-11; Norman Barkess, 1912-17; Rodwick W Dodds, 1918; Hugh McFadyn, 1919-25; Frank Riley, 1926-28; and C Doran, 1929-32. Following the same change of ownership as No 33, No 31 was sold separately in 1960.[34]

Description

The stone house has a concrete tile medium-pitch roof with ridge parallel to the street. The verandah roof is of concave corrugated iron and is supported by square posts. Doorways are as for No 33 except that the transom light has a typical three-light arrangement. No 31 is also a utilitarian version of Victorian Georgian.

1.16 HOUSE
29 Adolphus Street (16)

Next to Austinray the house completed by West in 1856, tenants cannot be identified until 1870 when Maurice Winter, engineer, was there. He was followed by Mrs McAlister, accoucheuse, 1872 but further tenancies are unknown to 1876 when Richard Dearing, shipwright, rented the house to 1885; then John Bambury, 1886; not listed, 1886; P McCarty, catechist, 1887-89; James Crelley, 1890-91; E Gershon, collector, 1892-93; not listed, 1894-95; F Moore, 1896; H B Podmore 1897-99; Dennis Breen, 1900-03; Martin Galvin, 1904-08; Mrs Annie Gregory, 1909; Frederick G Connor, 1910;

Alexander Waddell, 1911-13; Miss Euphemia Waddell, 1914-15; George Foggo, 1916-18; Mrs Sarah A Clark, 1919-25; and James M Dudgeon, 1926-32.

No 29 had the same fate as No 33 being sold separately in 1960.[35]

Description

The one-storey stone house has a medium-pitch terracotta tile roof with ridge parallel to the street. Straight corrugated iron covers the hipped verandah roof which is supported by square timber posts with moulded capitals. The French doors have margin glazing but are without louvered shutters. Above the central doorway is a three-pane transom light. All openings are straight-headed. No 29 is a utilitarian version of Victorian Georgian.

1.17 AUSTINRAY
27 Adolphus Street (17)

Situated on the corner of Vincent Street, the house also completed by West in 1856 was listed as Austinray from 1885 to 1891. Early tenants are difficult to identify but Charles Longford was there in 1872 and then no further identification until 1878 when K J O'Dea was there until 1879.

Coal merchant William Thornton lived there in 1881-83; then W F Taylor, 1884; A J McDermott, 1885; Mrs Mattice, 1886-91; Miss Mattice, 1892-93; E Gershon , collector, 1894; not listed, 1895; S Merchant, 1896; not listed, 1897-99; William Stewart, 1900; Martin O'Brien, 1901; John James Higley, 1902; William Boyd, 1903; Joseph Reynolds, 1904; Thomas O'Brien, 1905-07; Alfred Murdoch, 1908-09; Eli Clarke, 1910-13; Mrs Sarah Clarke, 1914-17; Peter F Allen, 1918-19; Michael Kelly, 1920-28; and John Kelly, 1929 to at least 1932.

No 27 was disposed of in the same way as No 33 being sold separately in 1960.[36]

Description

The hipped-end of the medium-pitch terracotta tile roof facing Vincent Street completes the roof line of the four houses. The concave corrugated iron hipped verandah roof is similar to No 31. Flat timber posts support the verandah. The one-storey stone walls have a pair of louvre-shuttered French doors on either side of the central doorway. A rectangular transom light is placed above the six-panelled door. All openings are straight-headed. No 33 is a utilitarian example of Victorian Georgian.

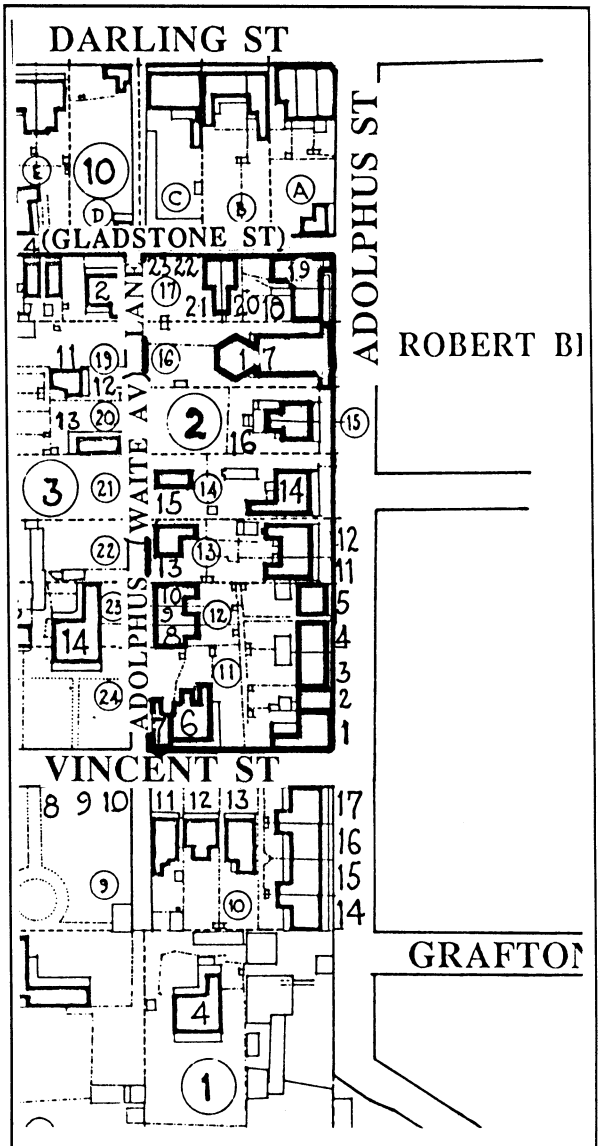


FIGURE 4
SECTION 2 IN 1886
(SEE OPPOSITE PAGE)

1 Former Rob Roy Hotel, 25 Adolphus Street, 1853-57.
2 Former Shop/Residence, 23 Adolphus Street, 1854-57.
3 House, 21 Adolphus Street, 1854-57.
4 House, 19 Adolphus Street, 1854-57.
5 House, 17 Adolphus Street, 1854-57.
6 Houses, 1-3 Vincent Street, c1850.
7 House, 5 Vincent Street, 1854-57.
8 House, 8 Waite Avenue, 1854-57.
9 House, 6 Waite Avenue, 1854-57.
10 House, 4 Waite Avenue, 1854-57.
11 Fern Cottages, 15 Adolphus Street, 1855.
12 Fern Cottages, 13 Adolphus Street, 1855.
13 House, 2 Waite Avenue, c1860.
14 Maitland House, 11 Adolphus Street, 1858.
15 House, 2A Waite Avenue, c1860.
16 Leah Cottage, 9-9A Adolphus Street, c1860.
17 St Mary's Schoolhouse/Parish Hall, 1845-48, 1872.
18 House, 5 Adolphus Street, 1855.
19 House, 3 Adolphus Street, 1855.
20 House, 2 Gladstone Street, c1860.
21 House, 4 Gladstone Street., c1860
22 House, 6 Gladstone Street, 1896.
23 House, 8 Gladstone Street, 1896.

SECTION 2

YOUNG'S LOTS 11–17

ADOLPHUS STREET
WEST SIDE
(VINCENT STREET TO GLADSTONE STREET)

VINCENT STREET
NORTH SIDE
(ADOLPHUS STREET TO WAITE AVENUE)

WAITE AVENUE
EAST SIDE
(VINCENT STREET TO GLADSTONE STREET)

GLADSTONE STREET
SOUTH SIDE
(ADOLPHUS STREET TO WAITE AVENUE)

Lots 11–12

Young sold lot 11 to Balmain builder, Peter McBeath, in December 1853 for £85. The price included a house occupied by Mr Burrowes who was possibly Major Edward Lewis Burrowes, a government surveyor. Mr Burrowes' house may have been 1-3 Vincent Street (2.06). McBeath bought lot 12 in January 1858 for £75 and amalgamated it with lot 11. McBeath undertook a building program that would yield ten sandstone buildings .[1]

2.01 ROB ROY HOTEL
25 Adolphus Street (1)

In December 1853 McBeath mortgaged lot 11 for £300 which possibly gave him the funds to build the two-storey stone hotel which was certainly completed by 1857. Situated close to Crook's Wharf and the many ships mooring in Johnston's Bay, the Rob Roy was no doubt a roaring success but came to acquire the reputation of a "blood house".[2] The first identified licensee was John Smith in 1857; then, James D Walker, 1860; Martha Benyon, 1862-63; Lewis Lewis, 1864; John Hiney, 1865; Charles York, 1866; William O'Donnell, 1867; William Burless, 1868; and John Hyland, 1869; William Pritchard, the licensee from 1870-75, changed the name to the Orient Hotel.[3]

From 1876-79 William Page reverted to the Rob Roy Hotel name as did Alfred Page, 1881; Donald McDonnell, 1882; A Olsen, 1883; A Holloman, 1884; James Holloman, 1885-88; Selina Anslow, 1889-90; M Wheeler, 1891; Charles Butler, 1892; Mary Mullett, 1893-1903; Thomas Mullett, 1904-05; and William T Chittern, 1906-07.

In January 1858 McBeath mortgaged the hotel and the nine houses for £1,000 but defaulted and the mortgagee sold to Robert Symons, publican, Balmain, in March 1879 for £2,400. Symons did not operate the Rob Roy himself and sold it and the nine houses to John Greenway Punch, master mariner, Balmain, in July 1880 for £2,500.[4]

Punch died in 1899 and his family sold the hotel to.Elizabeth McDonald, widow, Balmain, in June 1918. James McDonald had been the licensee in 1908, and from 1909 Elizabeth, who was there until her death on 18 December 1921. R H Headford followed in 1922; then John H Thompson, 1923; Robert R Craig, 1924-26; Mrs Margaret Joyce, 1927-31; and Henry Morris, 1932.

Mrs McDonald left the Rob Roy to Darlinghurst spinsters Margaret and Catherine Hourihan. In January 1932 Margaret sold her share to Catherine who leased it to Tooth & Co Ltd from June 1932 until she died on 11 October 1935. The hotel reverted to Margaret and she continued to lease to Tooth but sold to an investment company in May 1955. Up to that time the hotel had operated under as the Rob Roy and continued to be leased throughout the 1930s. Esther Ettie Morris was the licensee from 1933 to 1953 when her lease with Tooths was extended for a further three years. Next was William Morton Foster, 1956; then A Gelleges, 1957; and R C Simmons, 1958. With the expiry of Simmon's lease, the hotel ceased trading and the licence was transferred to Wiley Park in 1958. The Rob Roy became a boarding house.[5]

Description

The present medium-pitch roof of corrugated iron is hipped at the splayed street corner and covers the three-storey building. Originally, a steep-pitch roof covered the lower stone-walled two storeys and its outline can be seen in the northern boundary wall and also two window openings. French doors, now bricked up, set in a straight-headed opening on the splayed corner of the second level gave access to the balcony. The brick third storey has segmental-headed windows with box-frame sashes. Box-frame windows also light the lower levels but the openings are straight-headed. The corner doorway has also been bricked up but the hotel doorways to Adolphus Street still exist.In its original form, No 25 was a popular version of the Victorian Georgian style.[6]

2.02 SHOP/HOUSE
23 Adolphus Street (2)

The Punch family sold 17-23 Adolphus Street, 1-5 Vincent Street, and 4-8 Waite Avenue to Captain John Anderson, Watson's Bay, in September 1907. He sold to Harriet and Ernest Edwy Foy, an Enfield plumber, in July 1909. Mrs Foy died on 19 March 1910 and Foy sold the houses to Sarah, wife of Robert Hayes of Randwick, in March 1912.[7]

Next to the Rob Roy Hotel, between 1854 and 1857, McBeath built a small one-storey stone attached shop. The first identifiable tenant, Mrs Longford, fruiterer, was there in 1870; but further tenants cannot be identified until George

Phillips had a greengrocery there from 1875-76; then [Henry] Alfred Triggs, tailor and Registry Office, 1876-86; then Edwin L Page, 1887; Mrs E Hughes, grocer, 1888; W Alexander, 1889; William Young, 1890; not listed, 1891 to 1895; Thomas Childs, 1896; Thomas Roby, 1897; and Lewis Nightingale, 1898-1901.

John Hestie [Hastie] was in No 23 in 1902-04; not listed, 1905; George Laughton, 1906; Harry Hyland, 1907; Albert W Olass, 1908; John H King, 1909; George Elliott, 1910; Hugh McFadyn, 1911-13; Arthur E Butterworth, 1914; Walter Kinkade, 1915; not listed, 1916; Joseph Polti, 1917; Mrs Florrie Lewis, 1918-19; Nicholas Vlassoff, 1920-25; Hugh McCue, 1926; Mrs Annie Mills, 1927-30; and Mrs Fay Carmody, 1932.

No 23 remained in the Hayes family until 1966 when it was sold with 21 Adolphus Street to shopkeepers which may indicate that it was still being used as a shop. That owner sold it on a separate lot in May 1970.

Description

The medium-pitch slate roof has its ridge parallel to the street and supports a dormer which is probably not original. In the stone front wall was a large shop window now reduced a smaller window at the side. The doorway has a rectangular transom light.

2.03 HOUSE
21 Adolphus Street (3)

Adjoining the shop, the one-storey stone attached house was built by McBeath in 1854-67. George Henry Bugler, mariner, appears to have been the first tenant in 1872-74; not listed, 1875-77; George Lovesay, baker, 1878-81; John H Shoeridge, painter, 1882; George Lovesay, baker, again, 1883; not listed, 1884; – Lloyd, 1885; J W McDonall, book importer, 1886; George Tyley, stonemason, 1887; Albert Balchin, 1888-92; James South, 1893-96; George Williams, 1897-1900; not listed, 1901.

Charles Jorgenson, 1902; not listed, 1903-05; James George Pritchard, 1906-18; Arthur Jobson, 1919; Mrs Ethel Johnson, 1920; Alfred Parkinson, 1921-22; Emil Rabeau, 1923-25; Mrs Emma Dun, 1926-27; John Dunn, 1928-29; J C Sorenson, 1930; and not listed, 1931-32.

Following the chain of ownership of No 23, No 21 was sold on a separate lot in November 1980.[8]

Description

The medium-pitch roof of synthetic slate has the ridge parallel to the street with two small dormers. This main roof pitches over the verandah which is supported on square posts. The stone walls have a central doorway with a rectangular transom light. On side of the doorway are French doors which feature margin glazing.

No 21 is a utilitarian version of the Victorian Georgian style.

2.04 HOUSE
19 Adolphus Street (4)

McBeath built two one-storey stone attached houses separated by a shared service passage in 1854-57. The passage joined a cross passage which served the rear of the houses as well as Nos 21-23. Early tenants cannot be identified but Walter Henderson was there in 1870; Mrs Ellen McClure, 1872-74; not identifiable, 1875-77; James Kirk, shipwright, 1878-79; Charles Street, 1881; Paul Pavour, 1882; E Fisher, jeweller, 1883; not listed, 1884; C Nesbitt, clerk, 1885; John Bullen, tailor, 1886-88; Robert Sayers, 1889-91; Albert Johnston, pastrycook, 1892; – Bayley, 1893-94; George Phillips, 1895-1900; Andrew Badgery, 1901; Mrs M Spencer, 1902-03; not listed, 1904-05; Hugh McFadyn, 1906; Otto Mortlock, 1907; Alfred Turner, 1908-18; Mrs Elizabeth Turner, 1919-20; not listed, 1921-22; Mrs Alice Veil, 1923-25; Thomas Allen, 1926; Arthur J Veil, 1927-30; and not listed, 1932.

The Hayes family sold No 19 with No 17 in February 1966 but it was not sold separately from No 17 until June 1968.[9]

Description

The medium-pitch concrete tile roof has its ridge parallel to the street and a hipped-end to the southern side boundary. The verandah roof of straight corrugated iron is supported on square timber posts. A box-frame window with six-pane sashes and louvered shutters is placed in the wall on either side of the central doorway. The transom light is rectangular and all openings are straight-headed. The semicircular arch above the passage has a projecting keystone which has not been carved.

No 19 is a utilitarian version of the Victorian Georgian style.

2.05 HOUSE
17 Adolphus Street (5)

Built by McBeath in 1854-57, early tenants of the house cannot be identified. Captain Edmond Wadley was there in 1870; Captain John Willing, 1872; not identifiable, 1873-78; Daniel Rourke, 1879; William Douglas, warehouseman, 1881; Thomas Kendell, 1882; not listed, 1883; not listed, 1884; Edward M Witton, 1885; Thomas Chegwidden, tailor, 1886; Frederick Patton, assistant inspector of cruelty to animals, 1887-88; Thomas Chegwidden, tailor again, 1889-90; Patrick Noonan, printer, 1891; W H Moar, ship's carpenter, 1892; Henry Brown, engineer, 1893-96; Henry Allen, 1897-1900; Alfred Green, 1901; Alfred P Tatham, 1902-04; Ernest Moore, 1906; Sydney Carter, 1907-08; Mrs Mary Turnbull, 1909; Ernest Griffiths, 1910-13; not listed, 1914; Hugh McFadyn, 1915-23; not listed, 1919; Hugh McFadyn senior, 1920-23; not listed, 1924; Thomas Allen, 1925; B T Burkwood, 1926-30; and not listed, 1932.[10]

The Hayeses sold No 17 with No 19 in February 1966 and that owner sold in December 1969.[11]

Rob Roy Hotel, 1854-57, 25 Adolphus Street
A popular version of the Victorian Georgian style, the hotel has lost its balcony and is now used for residential purposes
(Noel Butlin Archives Centre, ANU, Canberra)

Description

The medium-pitch concrete tile roof has its ridge parallel to the street and a hipped-end to the northern boundary. The verandah roof of straight corrugated iron is supported by square timber posts. A box-frame window with six-pane sashes and louvered shutters is placed in the stone wall on either side of the central doorway. The transom light is rectangular and all openings are straight-headed

No 17 also is a utilitarian version of Victorian Georgian.

2.06 HOUSES

1-3 Vincent Street (6)

Occupied by "Mr Burrowes" at time of purchase by Peter McBeath in 1853, the house was built as a single one-storey stone structure, probably by McBeath in c1850, and appears to have been the first on Young's subdivision. It is known that in April 1856 Burrowes was living opposite the land on which Nos 2-6 Vincent Street were built.[12]

The building was divided in two in 1885. The first identified tenant of the single house was Mrs Rutledge in 1865; then not identifiable to 1878; Arthur Bennett, broker, 1879; not listed, 1881; Joseph Cuthbertson, warehouseman, 1882-83; and James Minnie, warehouseman, 1884.

No 1 was rented to Elvin Millard, 1885-86; C G Anderson, surveyor, 1887-88; William Newman; 1889-90; Charles Newman, 1891; Mrs Thomas, 1892; Henry Thompson, 1893; not listed, 1894; Henry New, 1895-96; George A Hastewell, 1897; not listed, 1898-99; Charles Thomson, 1900-01; Benjamin Galvin, winchman, 1902; not listed, 1903; David W Farmer, 1904-06; not listed, 1907; William Mackie, 1908-10; Edgar Alexander, 1911-14; Charles Toovey, 1915; William H Dallas, 1916; George Rushton, 1917-24; Nicholas Vlassoff, 1925-27; Charles Yeomans, 1928; and James Beavan, chef, 1929 to at least 1932.

In November 1928 James Beavan's wife, Mena, bought 1 Vincent Street from the Hayes family. Mrs Beavan died on 13 September 1935 and Esther Morris, the licensee of the Rob Roy next door, bought the house in June 1939. Mrs Morris died on 24 June 1963 and the house was sold in 1964.[13]

In No 3 were: Daniel Ready, shipwright, 1885-92; not listed, 1893-95; G T Shergold, 1896; not listed ,1897; Augustus Carney, 1898-99; E A Carney, 1900-01; Mrs Jane Miller, 1902; not listed, 1903-06; Robert J Nesbit, 1907; Henry Webster, 1908-10; George R Foggo, 1911-12; not listed, 1913; Alexander McFadyn, 1914-17; George R Foggo, 1918-19; Alexander Reid, 1920-21; John Heffernan, 1922; James Balnaves, 1925-28; and George Everey, 1929-32.

The Hayes family sold No 3 with No 5 to Simeon Sudakoff, labourer, Balmain, in November 1928 and he sold in May 1953 to the occupants of No 5. They sold No 3 separately in March 1975.[14] There is no evidence that the original house was the lodge to A W Young's landholding as was recently claimed in a newspaper advertisement.

Description

The moderately steep-pitch corrugated iron roof has pairs of Tudor-influenced chimneys set on plinths at the apexes of the gables. The chimneys on the western gable have badly deteriorated. The present No 1 has a later dormer. A single straight-headed window with square sill can be seen in both gables. Straight corrugated iron covers the verandah roof which is supported on square timber posts. The central doorway without transom light has on either side a pair of French doors without transom lights. All openings are straight-headed. The original side verandah (now of No 1) has been enclosed and a later stone wall built to line with the front of the house.

When a single house, it was probably a utilitarian version of Victorian Georgian with the chimneys reading as elements of Victorian Tudor.

2.07 HOUSE
5 Vincent Street (7)

McBeath built the one-storey stone attached cottage in 1854-57. The early tenants are not known but the house is listed as vacant in 1872; but not listed, 1874-78; and vacant again in 1879. The first identified tenant was Henry Windler in 1881-82; George Wilmot, accountant, 1883-85; then Carl Carlsson, builder, 1886; not listed, 1887; J C Ward, mathematical instrument maker, 1888; W H Champion, master mariner, 1889; W H Campion, master mariner, 1889; not listed, 1890; Mrs Bonser, 1891; not listed, 1892; Gleeson, broker, 1893; not listed, 1894; H Butter, 1895; Patrick Mahar, 1896; Thomas Lynch, 1897-99, Henry Burnicle, 1900-01; Mrs Smith, 1902; not listed, 1903-04; M Hall, 1905; Charles Boardman, 1906-07; Albert Goldsmith, 1908; Harry P McBeath, 1909; George R Foggo, 1910; Charles Christian, 1911; Henry W Shacklady, 1912; Harry Webster, 1913; George Foggo, 1914-15; Samuel Higgins, 1916-17; Mrs Sarah Clarke, 1918; Marcelle Bastien, 1919; Reginald Downes, 1920; George Maule, 1921-26; Mrs J M Whitmarsh, 1927-29; and W M Valler, 1930-32.

No 5 had the same owners as No 3, but the house's occupant sold No 5 separately in 1972.[15]

Description

So much rebuilding has occurred that the building can be regarded as a later house.

2.08 HOUSE
8 Waite Avenue (8)

McBeath built the one-storey stone attached Nos 4-8 in 1858. Early tenants of No 8 cannot be identified but Charles McBeth, builder, was there in 1868-70; Patrick Cherry, 1872; not identifiable, 1874-77; W H Waters, 1878; Alexander Love, confectioner, 1879; John O'Connor, 1881-82; not listed, 1883-84; Robert H Rix, printer, 1885-89; David Baker, 1890; John Koekoebaker, mariner, 1891; William Williams, wharf lumper, 1892; not listed, 1893-94; Thomas Cripps, 1895; Henry Tween, 1896; not listed, 1897; William Seatter, 1898-99; not listed, 1900; William Ruedy, 1910; William Cunningham, 1902; Henry Cardwell, 1903-06; Mrs Ellen Scrivens, 1907; Peter McCarthy, 1908-09; Otto E Westermark, 1910; Charles Briton, 1911-12; Charles Toovey, 1913-14; Frederick Hamilton, 1915-16; John M Heffernan, 1917; not listed, 1918-19; George Maule, 1920-21; Mrs Tamar McCarthy, 1922; Frank Gurr, 1923; Mrs Caroline Tait, 1924-25; William Mills, 1926; and Charles Mills, 1927-32.

No 8 was sold by the Hayes family in February 1935 to a Sydney solicitor and his family sold it separately in November 1969.[16]

Description

The medium-pitch roof of corrugated iron is without dormers and is pitched over the verandah. Stone walls contain a box-frame window which has rectangular sashes, louvered shutters and a square sill. The doorway has a three-pane rectangular transom light and all openings are straight-headed.

No 8 is a modest and utilitarian version of the Victorian Georgian style.

2.09 HOUSE
6 Waite Avenue (9)

Built by McBeath in 1854-57, apart from early unidentifiable tenants, the house had James Bradbury in 1870; John Henry Price, 1872; unidentifiable, 1874-77; Charles Drake, 1878; Hungerford Dearing, shipwright, 1879; James Power, tailor,1881-83; not listed, 1884; George Hawke, 1885; John Perriotte, 1886; John Brudus, mariner, 1887-89; Albert Johnson, 1890; John Baker, 1891-92; S Lake, 1893; not listed, 1894-96; Joseph Rice, chimney sweep, 1897-1900; Mrs E Rice, 1901-02; not listed, 1903-07; George Hunter, 1908; Mrs Caroline Smith 1909; Robert J Nesbitt, 1910-15; John Wright, 1916; Henry Watters, 1917; not listed, 1918; John Heffernan, 1919-21; Joseph Munro, 1921-24; not listed, 1925; James Kennedy, 1926; and Alexander Kennedy, 1927-32. No 6 was disposed of in the same way as No 8.[17]

Description

Apart from two later dormers, No 6 has the same construction and detailing with the same style characteristics as No 4.

2.10 HOUSE
4 Waite Avenue (10)

Also built by McBeath in 1854-57 with unidentifiable early tenants, the house had Charles Fay in 1870; then John Lee Crosby, master mariner, 1872; un-identifiable, 1874-77; Michael Kelly, 1878-79; Henry J Barnes, sailmaker, 1881; William Muce-ridge, 1882; P W Upton, mariner, 1883-84; George Hawke, 1885; Captain Johnston, 1886; – Smith, 1887; E Millard, 1888-90; James McMahon, 1891; not listed, 1892; John Sharman, 1893; not listed, 1894; Sydney Lake, 1895; J Galvin, 1896; George Wright, 1897; Thomas H Brown, 1898-99; not listed 1900-01; Mrs Mary Morgan, 1902-03; not listed, 1904-06; Henry Boyd, 1907; William H Edwards, 1908-09; Alexander Belfield, 1910-15; William Smith, 1916-17; Mrs Mary Ryan, 1918 -24; not listed, 1925; Walter Stein, 1926; Edward White, 1927-29; O McCleery, 1930; Amos G Lawrence, 1931-32. No 4 had the same fate as No 8.[18]

Description

No 4 has a later dormer and a three-pane rectangular transom light but has the same construction, detailing and style characteristics as No 8.

LOT 13

John Garty of Balmain bought lot 13 from Young in July 1853 for £90.[19]

2.11 FERN COTTAGES
15 Adolphus Street (11)

By October 1855 Garty had built a pair of one-storey stone attached houses. He had borrowed £500 to build the houses but when he defaulted they were sold, with other properties, to Patrick Smith of Sydney in May 1860. The houses, known from 1881 to 1886 as Fern Cottages, passed to his widow Eleanor on his death on 19 February 1866. She died on 9 November 1879 and her nephew, John Gleeson, an officer of the Melbourne Law Courts, inherited. His estate sold to John Bambury, caretaker, Balmain, in May 1905.[20]

John Garty lived in No 15 in 1857-59 but the next identifiable tenant was Henry Beach, mariner, 1878-79; then William J Riordan, builder, 1881; not listed, 1882; Patrick Conran, 1883-84; Valence B Conran, 1885; Robert Colquhoun, engineer, 1886; Thomas Kendall, builder, 1887-88; Lardens Kelly, 1889; not listed, 1890; John Probst, mariner, 1891-93; not listed, 1894-95; Henry Perry, 1896-1905; William Jones, 1906; Ernest Moore, 1907; John Simmons, 1908; Walter Rugg, 1909-13; Alfred Bow, 1914-22; Hugh McCue, 1923-24; George Day, 1925; Mark Hall, 1926; Robert Pont, 1927-28; and Michael Maher, 1929-32.

The Bambury family sold No 15 in November 1951 to a Balmain ironworker, John Frank Foster. He sold the building in November 1968.

Description

The medium-pitch corrugated iron hipped roof with a later dormer has the ridge parallel to the street. No 15 was probably a utilitarian version of Victorian Georgian.

2.12 FERN COTTAGES
13 Adolphus Street (12)

Built by McCarty by 1856, No 13's early tenants cannot be identified but Mrs James MacNamara was there in 1869; Mrs Catherine MacNamara, 1870, then Edward Burrowes, 1872; unidentifiable, 1874-78; William Falconer, engineer, 1879; William Clark, jeweller, 1881; and William J Riordan, builder, 1882-85.

Captain Thomas McLoughlin was there in 1886-89; then Mrs J Morris, 1890; Patrick Noonan, compositor, 1892; Charles Tindall, 1893; not listed, 1894; Alfred Deering, 1895-97; Alfred Perry, tailor, 1898-99; Jacob Tonkin, 1900-04; not listed, 1905; Alfred Perry, 1906; Walter Thwaites, 1907-08; Joseph, Gornalle, 1909-12; William C Webber, 1913-14; Charles R Hooper, 1915; Mrs Margaret Allen, 1916; Frederick H Anning, 1917; Herbert Evans, 1918; William H Dunbar, 1919-23; Albert Bray, 1924-25; William Boutsler, 1926; Robert G Lindsay, 1927-28; and Mrs Ellen Bree, 1929-32.

The Bambury family also sold 13 in November 1951 to John Frank Foster. He lived in No 13, selling it separately from No 15 in August 1968.[21]

Description

No 13 is the larger of the two houses but has the same construction, detailing and style characteristics of No 15.

4.13 HOUSE
2 Waite Avenue (13)

A weatherboard detached cottage of one-storey was built behind Fern Cottages in Adolphus Lane. It is difficult to determine who built the house but it was probably Patrick Smith in about 1860.

The date of construction is uncertain but a building is shown there on Brownrigg's 1861 survey. Possible occupants were Joseph George Eastmure, pianoforte maker, 1865-70; then Samuel Heyden, carpenter, 1872-75; not listed, 1876-78; Patrick Fitzgerald, quarryman, 1879; not listed, 1880-1907; Ernest Moore, 1908; George Elliott, 1909; Harry Hart, 1910; Percy Madge, 1911; Arthur Aldworth, 1912-14; George W Tonkin, 1915-16; Frederick Hamilton, 1917-20; John H Lincoln, 1921; David Taylor, 1922; Eric Grigg, 1923-24; James Munnill, 1925; Joseph Munro, 1926-28; not listed, 1929; D O Tilley, 1930; and Allan B Gordon-Cooke, 1931-32.

Like Fern Cottages, No 2 passed to the Bamburys and they sold it separately in July 1959.[22]

Description

Now without a verandah, the weatherboard house has a medium-pitch hipped corrugated iron roof with ridge parallel to the street. The central doorway has a rectangular transom light and on either side is a box-frame window with rectangular sashes, moulded timber architraves and sills with nosings. No 2 cannot be placed in a style category.

Lot 14

The Balmain publican, James Barr, bought lot 14 in June 1855. Stonemason William Gannon had agreed to buy it from Young for £90 but sold to Barr for £110.[23]

2.14 MAITLAND HOUSE
11 Adolphus Street (14)

John Garty, the owner of 13-15 Adolphus Street, next door, bought lot 14 from Barr and in 1858 built a large two-storey stucco detached residence which he called Maitland House. The name ceased to be listed in 1917.[24]

Garty mortgaged No 11 and when he defaulted it was sold in April 1867 to Anne Knowles Yeend, a Waverley widow. She settled the house on her daughter Margaret Jane in February 1868. Margaret married Ellis Frederick Leathwick Robinson, ironmonger, Balmain, on 18 March 1868.[25]

The first identified tenant was Theodore James Jaques (1823-93), solicitor and deputy registrar of the Registrar General's Office. Later to become Registrar General, Jaques lived there in 1858-59. The next occupant Reverend Mr Aiken, a Methodist minister, was there in 1860; then Reverend William Curnow, also a Methodist minister, 1862-63.

Maitland House was not listed in 1864-67 but Congregational minister John G Frazer was there in 1868-70. Mrs Mary Jane McAra converted Maitland House to a boarding house in 1872-76, but not listed, 1877-78. In 1879 E T Deane, professor of music, lived there and Miss Christine Storey had her school there in 1880-81; then Samuel D Johnstone, 1882; Mrs E Drysdale, 1883-84; Edward Tinsley, 1885; Richard Street, nautical instrument maker, 1886-87; Michael McDermott, 1888-89; not listed, 1890; and James Durning, publisher, with T M Davis, secretary, Maritime Labour Council, 1891.

In 1892 No 11 became the Deaconess Institution Children's Home, Bethany, Church of England until 1897; then Mrs Lydia Larner, AAMA, piano theory and harmony, 1898; not listed, 1899; John Heath, 1900-01; Reverend C T Newman, Wesleyan, 1902; Reverend J W Moore, Wesleyan, 1903; Robert Adcock, 1904-11; Mrs Martha Adcock, 1912-17; and John Anderson, 1918-22.

The Robinsons sold to Frank Ernest Davies, a Balmain engineer, in August 1922 who was the first owner to occupy the house. He died there on 25 March 1934 and the property passed to his widow Margaret. When she died it passed in January 1950 to Amy Elsie de Wall, widow, Balmain, who sold it to Rowland Lancelot Bezett, a Balmain railway employee, in August 1950. Maitland House was subdivided separately in October 1978.

Description

The large two-storey stucco-walled house has a steep-pitch hipped corrugated iron roof with large dormer windows which may not be original. Stuccoed chimneys with mouldings rise above the roof. The upper verandah has a roof of bullnose corrugated iron which also might not be original. The verandah is supported on posts with timber railings set between, and the upper level has two pairs of French doors and three large box-frame windows. On the lower level, the central doorway has a rectangular transom light. Two pairs of large box-frame windows are placed on either side of the doorway. All openings are straight-headed. and have stucco moulded architraves.

No 11 is a popular version of the Victorian Georgian style.

2.15 HOUSE
2A Waite Avenue (15)

The one-storey weatherboard detached house was probably built by the Yeend family in about 1860 as stables at the rear of Maitland House.[26] Tenants possibly were: Mrs Ann Nash, 1868; then not listed, 1869; Derrick Dick, 1870-72; Mrs Ann Nash, 1874-76; and John Ashby, boilermaker, 1878-84. There are no further listings and the building seems not to have been lived in after this tenancy. Following the same chain of ownership as Maitland House, that part of lot 14 was subdivided separately in October 1978.

Description

A later house has replaced No 2A.

St Mary's Schoolhouse, Edmund Blacket, 7 Adolphus Street, 1845-48
(Solomon Mitchell)

Lot 15

2.16 LEAH COTTAGE
9-9A Adolphus Street (16)

Thomas Cohen, a Balmain butcher, bought lot 15 from Young in July 1859 for £90. Before his death on 3 September 1862, he built in about 1860 two small brick one-storey attached houses which he let. His widow Elizabeth sold the houses to Harold Perdriau's wife Rebecca in November 1886.[27]

Although early occupants are not identifiable in 1857-69, the building probably was used as a house and shop by Henry Smith, watchman and bootmaker, 1870-72; and bootmakers, Henry Loudon, 1874-75, and Albert Wellendorf, 1876.

Separate listings are given from 1878 to 1884 as though the building was two houses – No 9A, Hector Martin, shipwright, 1878-79; Thomas Hyde, drayman, 1881; Mrs Mary Andrews, 1882; and Henry Andrews, sawyer, 1883-84. For No 9: William T Price, shipwright, was there from 1878-79; Mrs Maria Pearson, 1881; George Pearson, 1882; and Mrs Susan Pearson, 1883-84.

Mrs B Blackwell rented the two half-houses as one and called it Leah Cottage in 1885-87. Harold Perdriau, engineer, is listed as there from 1888. In 1892, after Harold's financial ruin, the Perdriaus left to begin a new life (see Section 1.03).

The house was bought in May 1892 by John Kirkland, the husband of Harold's sister Clara, and he repaid Harold's and Rebecca's mortgage of December 1886. Five tenants followed: W P Halloran, 1893; not listed, 1894; Walter Moore, 1895-96; Charles Williams, 1897-99; Edgar Williams, 1900; not listed, 1901; and Mrs C McQuade, 1902.

In July 1903 Kirkland sold to a Balmain sea-captain, Christian Langker, who lived in the house. He died there on 29 January 1914 and his widow Elizabeth Rebecca remained until she sold to a Balmain crane driver, Charles Fraser, in February 1917. The Fraser family lived there until the death of Mrs Kate Fraser on 20 December 1937. The new owner, Arthur Robert Burke, a McMahon's Point builder, bought the house in January 1941 and later sold it a new owner in June 1960.

Description

The moderately steep-pitch hipped roof is covered with terracotta tile and has the ridge parallel to the street. The main roof is broken-backed to pitch

over the verandah where it is supported by square posts. The verandah ends are enclosed by undecorated firewalls which have the customary arched recesses. There is no dividing firewall to the verandah. The one-storey walls are stuccoed but the right-hand doorway has been bricked up. Windows have casement sashes and square sills. The single doorway has a rectangular transom light and all openings are straight-headed.

Lot 16

2.17 ST MARY'S SCHOOLHOUSE AND PARISH HALL

7 Adolphus Street (17)

A W Young gave lot 16 to the Anglican Bishop of Sydney but a conveyance was not issued until August 1850. St Mary's church, Balmain, commissioned Edmund Blacket to design a schoolhouse at the end of 1845. The Balmain stonemason Solomon Wakfer constructed the walls, and the hexagonal structure was roofed by Mr Spence the carpenter. The schoolhouse accommodated church services until St Mary's church in Darling Street was completed at the end of 1848.[28]

The Balmain Parochial Association held regular meetings in the schoolhouse from the beginning of 1854 and by January 1855 had collected £100 towards a lending library.[29] The schoolhouse housed the "Balmain Reading Room and Library" where evening lectures were held during 1856 on topics such as "The Philosophy of Amusement".[30] In July 1855 a meeting of the New South Wales Auxiliary of the British & Foreign Bible Society resolved to extend "the objects of this valuable institution throughout the Australian colonies" and that a Ladies Association be formed.[31]

Fundraising for an addition to the Adolphus Street front of the schoolhouse began with functions such as the Balmain Bazaar which took place in "a spacious tent" erected in the lower Botanical Gardens in April 1858 At that time Mr C Chizlett held a Vocal and Music Class in the "Parochial Schoolroom" and respectfully invited all interested persons to attend.[32]

Amateur concerts helped to raise funds for the extension. One concert took place in the schoolhouse on the evening of 23 September 1858, admission adults three shillings and children under 12, half-price. The program included works by Rossini, Kreutzer, Handel, Hérold, Donizetti and Meyerbeer conducted by M Cordner.[33]

Ferrymasters capitalising on the concert announced that "the evening Steamer will wait for passengers to the Grafton Wharf, fares one shilling".[34] It seems that the event may have been held outdoors because it was reported that "between three and four hundred ladies and gentlemen were present" with the object of raising funds for the addition to the "handsome Gothic" schoolhouse and that Balmain:

> seems determined to go ahead with this sort of thing and we do hope that this will not be the last concert of the kind that those who love good music will have an opportunity of attending.[35]

The schoolhouse became a meeting place for the Balmain Council. The council first met in Captain Rowntree's warehouses on 3 April 1860. The second meeting took place in Mr Heber Loten's house in Adolphus Street on 4 May 1860. The location of Mr Loten's home cannot be determined but it is known that he objected to his door being left open during the meeting as required by law.[36] Unable to placate Mr Loten, the Council held its third meeting in the schoolhouse on 18 May 1860.[37]

The schoolhouse was set well back from the street and in 1872 Blacket submitted three designs for a front extension. The best scheme continued the schoolhouse with low walls and simple Tudor windows but the most simple of the three was the one built. Joan Kerr states that the hexagonal building was re-roofed at this time.[38]

In 1857 the master of St Mary's Denominational School, as it was called, was John Whitehead.[39] Later teachers were: Bartholomew Lynch, 1867; John Cooper Waterman, 1869-70; and James Greer, 1882.[40]

In 1883 the stone schoolhouse became the public school for Balmain East with Peter Wallace as headmaster. When the public school occupied the new Nicholson Street buildings in 1884, the old schoolhouse was used as a Sunday school until 1896.

In 1897 the Bethany High School, with Miss Squire as principal, was held there as a result of the efforts of Canon Archdall. It was St Mary's Grammar School in 1902-04. Miss Townsend was principal in 1905 and in 1906-09 Miss [or Mrs] A Jenkins.[41]

The school and hall were used by St Mary's until April 1980 when it became a residence. Minor alterations only have been made.

Description

The hexagonal schoolhouse has straight-headed windows with plain mullions except for the one at the east end which has a little cusped tracery. The brick church hall is roofed with corrugated asbestos cement with a gable to the street. A tall bellcote rises from the northern end of the gable.

The side porches have simple parapets and the front wall is of yellow brick, rising from a rusticated stone base, with red brick semicircular arches above the window openings. Entry arches of the side porches are also semicircular and of red brick. Five stepped semicircular-headed windows have stone sills above a moulded stone string course with carved bosses.

Victorian Free Gothic is the style for the schoolhouse but the church hall is a utilitarian version of Victorian Romanesque.

Former St Mary's Parish Hall
7 Adolphus Street
Edmund Blacket, 1872
One of three designs for the front addition to the 1845-48 Schoolhouse. Joan Kerr states that the design as built is "quite inappropriate , although probably cheaper and more in keeping with contemporary educational ideas which favoured wide and high open spaces for classrooms". The most satisfying of the three, according to Kerr, was an appropriate continuation of the stone schoolhouse with low walls and simple Tudor windows. Nevertheless, the elevation to Adolphus Street enhances the streetscape and is a reminder of a significant community use. The Parish Hall and Schoolhouse ceased to be church property in 1980 and now are used for residential purposes. (Solomon Mitchell)

Lot 17

Balmain butcher Thomas Cohen bought lot 17 from Young in February 1854 for £116 which included lot A in Section 10. Lot 17 was to yield six houses.[42]

2.18 HOUSE
5 Adolphus Street (18)

Before selling the land in May 1862 to Balmain shoemaker Samuel Anderson, Cohen had built a pair of one-storey stone attached houses in 1855.[43]

Anderson lived in No 5 from 1863 until 1869 when he sold both houses to a Gladesville carpenter, James Spencer, in August of that year. In No 5 after Anderson moved out in 1869, tenants were: Matthew Byrnes, engineer, 1870; John Balcombe, 1872-75; not listed, 1876; Edwin Balcombe, 1878-81; Samuel McGill, 1882; not listed, 1883; Robert Cook, 1885; Michael Gannon, 1886; George Woollacott, plasterer, 1887; Mrs B Simpson, 1888; Henry Johnson, storeman, 1889; John McVeagh, 1890; M Edwards, painter, 1891; S G Williams, 1892; John Lams, 1893; not listed, 1894; Peter Whitfield, 1895-96; A Clarke, 1897; not listed, 1898; Henry Clarke, 1899-1900; Thomas Eggleston, 1901-04; not listed, 1905-06; William Taylor, 1907; Thomas Theoden, 1908; and then Carl Moeberg, 1909-11.

After Mrs Spencer's death on 15 April 1911, the houses passed to Marcy Elliott, wife of Percival Frederick Elliott, engine driver, Balmain, in November 1911. Mrs Elliott lived in No 5 in 1912; then Christopher Elliott, 1913; Percy F Elliott, 1914-17; Cecil Hughson, 1918; Percy Elliott, 1919; Ebenezer Watts, 1920; Frederick H Stanton, 1921-22; Patrick Murphy, 1923-29; and O H Garlick, 1930-32.

Marcy Elliott sold No 5 with No 3 to Louisa Erwin, wife of Archibald H Erwin, a Drummoyne builder, in July 1943 and he sold in October 1950 to two Balmain contractors. They sold the houses in September 1972 and

No 5 was separately subdivided by later owners in December 1977.

Description: The medium-pitch hipped corrugated iron roof has the ridge parallel to the street. Straight corrugated iron covers the verandah roof which is supported on flat timber posts. The stone front wall has a central doorway with a low rectangular transom light. A box-frame window with rectangular sashes and square sill is placed on either side of the doorway. All openings are straight-headed. No 5 is a utilitarian and modest example of the Victorian Georgian style.

2.19 HOUSE
3 Adolphus Street (19)

Spencer lived in No 3 from 1869 until his death in about 1888. By 1883 the verandah of No 3 was partially enclosed in weatherboard and a brick wing built at the rear. These additions allowed Spencer to let rooms to John Holden, woolsorter, 1883-84; George Wood, french polisher, 1885; and George Tyney, bootmaker, 1887.

After Spencer's death his widow Mary lived there until she died in 1911. A Anderson was also there in 1897; Thomas Slark, bootmaker, 1899-1919; also William Hills, 1912-19; Frederick P Elliott, 1920-22; and then Frederick H Stanton, 1923-32. No 3 had the same fate as No 5.[44]

Description

The verandah enclosure has been removed. No 3 has the same construction, detailing and style characteristics as No 5.

2.20 HOUSE
2 Gladstone Street (20)

In about 1860 Samuel Anderson built a pair of one-storey stone attached houses with attics. In October 1869 he sold the houses to Robert Henry Barry of Sydney who sold to Charles Joseph Flood, a Sydney saddler. After Flood's death in 1885 the property passed to his widow Maria and she sold to Francis McNab, of Sydney. She bought them back one year later and married Thomas Emerton Wilkinson. In June 1886 she sold to Mary Ryan, wife of Michael Ryan, labourer, Waterloo.

Identified tenants of No 2 were: John Lawler and George Geary junior, 1870; Peter Bernard, 1872; unidentifiable, 1876-78; John Munro Gill, labourer, 1874-75; James W Brown, engineer and die sinker, 1879; Mrs Aylott, 1881; Charles Drake, 1882; Daniel Hall, stonemason, 1883-84; Hedley Singleton, 1885; Mrs Leonard, 1886; and not listed, 1887-89.

Michael Ryan, now a cab proprietor, lived in No 2 in 1890-91, then Peter Baker, 1892; Thomas Lawrance, 1893; not listed, 1894-96; and Charles Poole, 1897. Mrs Mary Ryan lived there in 1898-1909. Not listed in 1910 later tenants were: Thomas McGreal, 1911-14; Emil Boyer, 1915; George Day, 1916; Thomas Butler, 1917-18; John Murray, 1919; Hercules W Rowe, 1920; Victor Kennedy, 1921; Thomas Murphie, 1922-23; Mrs Alice Saint, 1924-25; John Yates, 1926; William A Edwards, 1927; John Leitch, 1928; not listed, 1929; J H Shurine, 1930; and not listed, 1931-32.

Mrs Ryan died in about 1946 and her family sold the houses to a Leichhardt widow, Edith Strangman, in November 1953. In June 1962 she sold to two Balmain contractors who sold No 2 separately in September 1974.[45]

Description

A steep roof of timber shingles covers the stone house. The end wall rises to become a gable and a single dormer with decorated bargeboard and finial stands above the roof. The entry doorway is without a transom light. Beside it, a single box-frame window with rectangular sashes has a square sill. All openings are straight-headed. There is evidence that the window once had a simple rectangular awning.

No 2 is an extremely simple and utilitarian version of the Victorian Georgian style.

2.21 HOUSE
4 Gladstone Street (21)

Built by Samuel Anderson in about 1860, tenants were: James Barry and Michael Farrelly, 1870; not listed, 1872; William Boyd, carpenter, 1874-76; and not listed, 1878-79. Charles Flood, the owner, lived in No 4 in 1881-82; then Leonard Butler,1883-84; – Brown; Peter Caswell, 1886; and not listed, 1887-91. Michael Ryan, still a cab proprietor, was there in 1892-93; then not listed, 1894-96; William Morgan, 1897-98; not listed, 1899-1901; Donald McKenzie in 1902; Mrs F McDonald, 1903; Joseph Vaughan, 1904; Henry Burton, 1905-07; not listed, 1908; Mrs Florence Anderson, 1909-10; Peter McCarthy, 1911-21; David Farmer, 1922-26; Douglas Matthews, 1927; John Anderson, 1928; Peter McCarthy again, 1929-30; and Matthew G McDonald, 1931-32.

No 4 had the same fate as No 2 being sold separately in September 1974.[46]

Description

No 4 has the same construction, detailing and style characteristics as No 2. Toothing can be seen on the end wall which indicates that the two houses were to be continued in a row.

2.22 HOUSE
6 Gladstone Street (22)

The pair of brick attached two-storey houses were built by Mary Ryan as an investment in 1896. Alexander Buchanan was the first tenant, 1896; then Sydney Bassan, 1897; John Black, 1898; not listed, 1899; John Felan, 1900; John Field, 1901-02; Thomas Craig, 1903; not listed, 1904-06; William Irwin, bootmaker, 1906-09; Mrs Margaret Stevenson, 1910; John Hainsworth, 1911-12; and

Houses, 2-4 Gladstone Street, 1867-69
The small stone houses use as little of the site as possible and no doubt were the first pair in an intended row of four. Toothing on the right-hand end wall of No 4 (right) indicates that further building was to take place. The raked-out joint above the window lintel of No 4 hints at an awning.

(Solomon Mitchell)

Andrew Hinder, 1913. Mrs Ryan was there in 1914; then John Ryan,1915-32.

Following the same ownership as Nos 2-4, No 6 was sold separately in September 1974.[47]

Description

A medium-pitch roof of corrugated iron shares a street-facing timber-screened gable with No 8. Small upper porches are also roofed with corrugated iron and supported on square timber posts with timber brackets and cast-iron railings.

The two-storey building is now of painted brick which obscures what was probably dichromatic brickwork. All box-frame windows have rectangular sashes and are fitted in undecorated segmental-headed openings. Sills are stuccoed in a rectilinear pattern. A string course formed by a two-course band of moulded brickwork delineates the storey height. Semicircular arches are set on both faces of the lower entry porch. Supporting the arches, the two-course moulded brick imposts reflect but do not imitate the string course. The entry doorway has a segmental-headed opening and a rectangular transom light. No 6 has Federation-period detailing.

2.23 HOUSE
8 Gladstone Street (23)

Built by Mary Ryan in 1896, no listings for No 8 appear in 1896-98; then Edwin Stowe, 1899; not listed, 1900-01; Patrick Hanley, 1902-04; Charles Light, 1905; not listed, 1906; Thomas Craig, 1907-09; Patrick Murphy, 1910; James Hepburn, 1911-15; Robert J Nesbitt, 1916-19; Mrs J M Whitmarsh, 1920-24; James Jones, 1926; John Deady, 1926-29; Frank Regan, 1930; and Harry Kerby, 1931-32. No 8 had the same fate as No 6.[48]

Description

No 8 has the same construction, detailing and style characteristics as No 6.

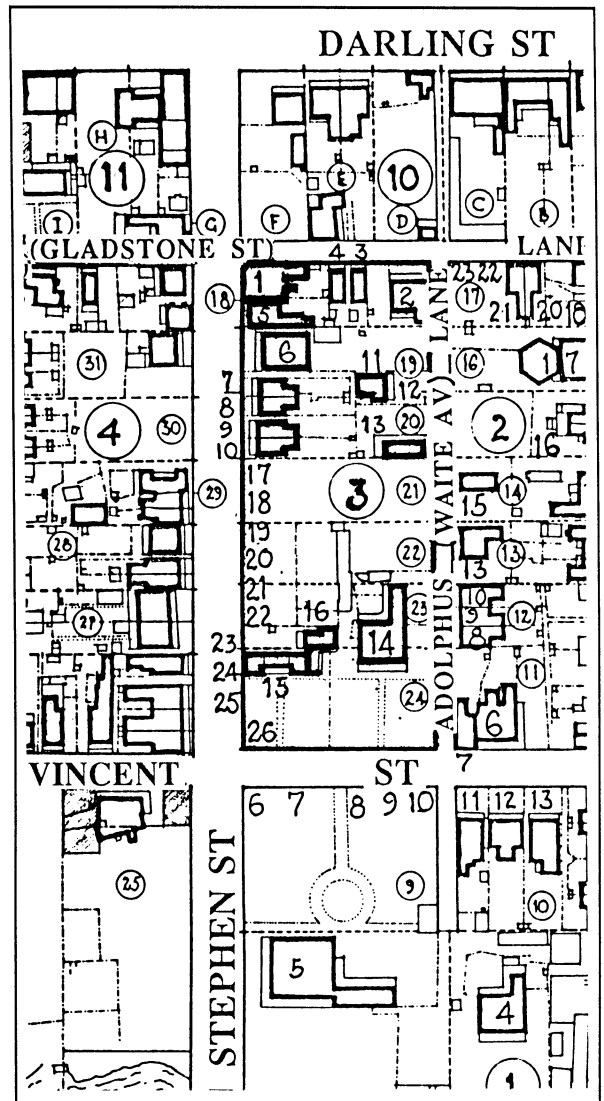


FIGURE 5
SECTION 3 IN 1886
(SEE OPPOSITE PAGE)

1 Pacific Hotel, 4 Stephen Street, 1853-55, 1865, 1885.
2 Gladstone, 10 Gladstone Street, 1865.
3 House, 12 Gladstone Street, 1885.
4 House, 14 Gladstone Street, 1885.
5 Manor House, 6 Stephen Street, 1853-55, 1885.
6 Former Waterview Hotel, 8 Stephen Street, 1857.
7 House, 10 Stephen Street, c1860.
8 House, 12 Stephen Street, c1860.
9 House, 14 Stephen Street, c1860.
10 House, 16 Stephen Street, c1860.
11 House, First 1 Waite Avenue, c1860.
12 Site of Second 1 Waite Avenue, 1904.
13 House, 3 Waite Avenue, c1860.
14 Austenview, 7 Vincent Street, 1856.
15 House, Old 9 Vincent Street (demolished), 1849-53.
16 Croft's Buildings, Stephen Street (demolished), c1856
17 Site of East Ham, 18 Stephen Street, 1909.
18 Site of West Ham, 20 Stephen Street, 1909.
19 Site of Blackwall, 22 Stephen Street, 1909.
20 Site of Millwall, 24 Stephen Street, 1909.
21 Site of Poplar, 26 Stephen Street, 1909.
22 Site of Bromley, 28 Stephen Street., 1909
23 Site of Limehouse, 30 Stephen Street, 1910.
24 Site of Ratcliffe, 32 Stephen Street, 1910.
25 Site of Wapping, 34 Stephen Street, 1910.
26 Site of Stepney, 36 Stephen Street, 1910.

SECTION 3

YOUNG'S LOTS 18–24

STEPHEN STREET
EAST SIDE
(GLADSTONE STREET TO VINCENT STREET)

GLADSTONE STREET
SOUTH SIDE
(WAITE AVENUE TO STEPHEN STREET)

WAITE AVENUE
WEST SIDE
(GLADSTONE STREET TO VINCENT STREET)

VINCENT STREET
NORTH SIDE
(WAITE AVENUE TO STEPHEN STREET)

Lot 18

A Balmain policeman, John Moore, bought lot 18 for £50 in December 1853 (see opposite page). By the time that he mortgaged the land in November 1855, Moore had built two houses, the first 4 Stephen Street (site of Pacific Hotel) and the first 6 Stephen Street (site of Manor House, see 3.05).[1]

3.01 PACIFIC HOTEL
4 Stephen Street (1)

The origins of the building lie in the first 4 Stephen Street built by Moore between 1853 and 1855. There are no extant descriptions of the structure. In January 1857 Moore sold the Stephen Street portion of lot 18 with the houses to William Joseph Lewis of Sydney. Lewis, the publican in 1857-61 of the Albion Hotel (212 Darling Street, see Section 11.12), either demolished or enlarged Moore's building to become the hotel by 1865. This structure probably was a two-storey stone building on the corner of the two streets. John Dick in 1865-68, however, is the first known licensee of the hotel which is listed as the Balmain Hotel, not to be confused with Hyland's Balmain Hotel (see Section 10.07).[2]

Lewis operated the hotel from 1869 until December 1883 when he sold it to Benjamin Bolton, a Balmain publican. Bolton immediately mortgaged the Pacific to Frederick and John Lucas Tooth and James Sutherland Mitchell, the Sydney brewers, who became Tooth & Co in 1889.

In 1885 Bolton installed a new bar "fitted up in a very tasteful style with black walnut glass cases". He increased accommodation to 16 rooms, added a hipped-roof lantern above two first floor windowless bedrooms and built "a neat balcony over the street". Bolton's balcony extended out from the Stephen Street facade for 1.68m (5 feet 6 inches) and was splayed at 45 degrees on the corner to return to meet the splayed hotel wall at right angles.[3]

In 1911, with the brewery's approval, Bolton doubled the bar area, installed a new bar, a sitting room, and a private entrance from Stephen Street leading to a new staircase in a new location rising to the first-floor bedrooms the ceilings of which were raised to 3.2m (10 feet 6 inches). Bolton's new balcony extended to 2.29m (7 feet 6 inches) and was supported by turned timber posts and curved brackets and was given cast-iron railings. The old balcony's splayed corner was abolished and the new one returned at right angles to follow the line of the Gladstone Street facade. This accounts for the uncomfortable acute-angled junction at the left-hand side of the upper corner doorway [4]

Bolton operated the Pacific until 1886 and then had managers: James Aylward, 1887; John Harrold, 1888-89; and John Jacobson, 1890-97. Bolton was back in charge in 1898-1901 but had William Fountain to look after the Pacific from 1902-04. Other managers were: Edith Mary Fountain,1905; Mrs Margaret A Gaut, 1906-17; Mrs N Lawless, 1918-20; Peter Burke, 1920-21; Mrs Mabel Clark, 1921-25; Henry Hilton Smith, 1925-26; Rachel Cohen, 1926; Robert George Woods, 1926-27; Frederick James Price, 1927-29; Mrs Julia Mary Parkes, 1929; George Loftus Russell, 1929-30; George Vigor Elliottt; 1930; John Edward McDonnell, 1930-31; William Black, 1931; and Daniel Cloughessy, 1931-36.

After Bolton died on 9 April 1930, the Pacific passed to his family who leased it to Tooth & Co Ltd in September 1935 for five years. Tooths let it to Daniel Cloughessy in January 1936 for two years and nine months. In September 1936 the lease from the family was renegotiated and Tooths assigned Cloughessy's lease to Albert John Sheather, a Balmain publican. Sheather's lease was for two years from October 1936. Tooths bought the family out in February 1940 and extended Sheather's lease for three years from October 1940.

William Emery Thompson was next in 1942-43; then John Jasper Sewley, 1943-44; John Rogerson McAuley, 1944; Athol Clark, 1944-45; Basil Raymond Barker, 1945-46; Mrs Evelyn Sophy Kincaid, 1946-47; Desmond William Lucas, 1947; John Leonard Halls, 1947-50; Claude William Cox, 1950-51; then followed 22 licensees to 1991

The company sold the hotel separately from the other houses on lot 18 in November 1982.[5]

Description

The two-storey stucco hotel has a low parapet with ball and spike upstands and a triangular pediment above the splayed street corner. A moulded cornice and string course modulates the parapet wall which has deeply recessed and moulded panels. A straight corrugated iron verandah roof with hipped ends extends to the kerb where it is supported on timber posts with square brackets. The upper verandah has cast-iron railings set between timber

rails. On the upper level a pair of French doors with a rectangular transom light is placed in the splayed corner which has an awkward junction with the verandah. Another two pairs of French doors open on to the verandah. On the lower level the splayed corner has a later fixed window. All openings are straight-headed and have a curious wide flat, unmoulded archivolt which terminates on imposts embellished with an ovolo moulding. The wide doors and tiled dado are still there.

Some of the stucco has been removed revealing that both storeys of the front section of the hotel are built of stone: the rear section is of brick. No 4 belongs to the Victorian Filigree style category.

3.02 GLADSTONE
10 Gladstone Street (2)

The one-storey stone detached house was built in about 1865 by Thomas Coutts who acquired the rear portion of lot 18 from Moore. Coutt's dealings with Moore, the exact date of building and early occupants of the house are not known. Coutts died on 14 January 1868.

The Coutts family sold to Balmain hairdresser Andrew Bogle in August 1877 when the house was occupied by Charles Drake who had left by 1878. Next were: Alfred John Cresswell, silversmith, 1879; Herman Gerdes, waterman, 1881; James Gilbert, stonemason, 1882; not listed, 1883-86; and possibly William Collier, bootmaker, 1887.

Bogle died on 24 July 1886 and his widow Lydia occupied the house from 1888 to her death on 4 May 1916: Mrs Mary Lawrence was there in 1901-02. No 10 passed to her daughter Mabel, the wife of George Percy Newey, a Balmain hairdresser, and they lived there for many years from 1917.[6]

Description

The moderately steep hipped roof of corrugated iron has the ridge parallel to the street. A straight corrugated iron hipped roof covers the verandah which is supported on flat timber posts. The one-storey detached house has walls of painted stone. The central doorway has no transom light. On either side of the doorway a box-frame window with square sill has six-pane rectangular sashes and later louvre shutters. No 10 is a simple utilitarian version of the Victorian Georgian style.

3.03 HOUSE
12 Gladstone Street (3)

The two-storey brick pair of "nice cottages" was built by Benjamin Bolton in 1885 for renting.[7] James Morris, confectioner, was the first tenant in 1885-86; then not listed, 1887-88; J S Teague, 1889; Charles Ross, 1890; Henry Gregory, 1892-93; C Napier, 1894; Alexander Gibson, 1895; Albert Caldwell, 1896; W Swanson, 1897-99; Matthew Sullivan, 1900; Henry Weller, 1901; and Mrs Minnie Thiering, 1902-32. The houses were on the same land as the Pacific Hotel and Tooths did not sell No 12 separately until November 1984.[8]

Description

Set between round-top firewalls, the ridge of the medium-pitch corrugated iron roof is parallel to the street. A tall chimney with mouldings rises above the roof. The straight corrugated iron verandah roof is supported on the square posts of the upper verandah which has no firewalls. The open-end upper verandah has a cast-iron balustrade set between timber rails. The verandahs are separated by a timber partition and the lower verandah has undecorated firewalls with arched recesses.

No 12 is one in a terrace of two, the lower levels of which are separated by a shared service passage. The opening to the passage has no entrance arch being merely covered by the upper verandahs, the division of which is located above the centre of the passage. The upper level has a large segmental-headed box-frame window with segmental top sash. A low-rise segmental-headed opening with a rectangular transom light and French doors gives access to the verandah. The door and window arrangement is repeated at the lower level except that the entry doorway has a single door. All sills are square with simple ovolo moulded brackets but the openings have no decoration. No 12 is Victorian Filigree in style.

3.04 HOUSE
14 Gladstone Street (4)

Built by Benjamin Bolton in 1885, tram guard John Bolton was in the house in 1885-86; then not listed, 1887-89; Godfrey Percy and Joshua Singleton, 1890; Mrs Fox and Joshua Singleton, 1891; Henry Jaye, 1892; William James Arkins, 1893; W J Gibson, 1894-95; J Hyland, 1896-97; John A Strom, 1898-1900; John Demelio, 1901; Joseph Maude, 1902-03; Thomas O'Toole, 1904; Albert Smith, 1905-06; Arthur Bolton, 1907-14; James D Napier, 1915; Edward G Woodgate, 1916-18; not listed, 1919; Frederick Ward, 1920-24; Joseph Edwards, 1925; Edward J Robinson and Arthur Edwards, 1926; not listed, 1927; Mrs Alice Hall, 1928-30; and not listed, 1931-32. Tooths sold No 14 separately in April 1983.[9]

Description

No 14 has the same construction, detailing and style characteristics as No 12.

3.05 MANOR HOUSE
6 Stephen Street (5)

The second house built by Moore in 1853-55 and bought by Lewis in 1857, then by Benjamin Bolton in 1883, was on the site of the Manor House. Before demolition in 1885, the old house was tenanted by John Myers in 1870; then Mrs Ann Hughes, 1872; George R Addison, printer, 1876-79 (Addison Street in Balmain North is named after him); Rafallo Salvatoria, artist, 1881; not listed, 1882; and George Lee, 1883-84.

Built by Bolton in 1885, designed by Frederick Hackworthy with painting and decorating executed

Pacific Hotel, 4 Stephen Street, in 1930
Built by W J Lewis, the exact origins of the building are not known but in one form or another it was in existence by 1865. Benjamin Bolton renovated the hotel in 1885 and added a balcony. Alterations made in 1911 brought the hotel to the form illustrated. (Noel Butlin Archives Centre)

by George Kelly, the Manor House was reported to have to have cost £1,000. The house, which "in appearance and interior fittings comes up to many and surpasses other of the houses of the gentry", had ten rooms house and was fitted out with cedar doors with "handsome maple panels" and "Sicilian marble mantelpieces and tiled fenders". Rising from the tiled lobby the cedar staircase featured an excellently crafted newel post which "took the prize at the industrial exhibition". No expense had been spared "to make the house really handsome both inside and out". The report which went on to say, "it is a pity that we have not many more such landlords [as Bolton] in Balmain who will spare no expense to erect houses in the finest style".[10]

The Manor House's first tenant was James Eley in 1885-86; then James Durning, publisher, and Mrs Durning's boarding house, 1887-90. Benjamin Bolton, described as a fruit agent, was there in 1892-97; then Joseph Corcoran,1898; Mrs J Scott, 1899; Joseph Laurence, 1900; Benjamin Bolton again, 1901-03; Don Reuben, 1904; Robert Cunningham, 1905; Frederick H Napier, 1906-08; not listed, 1909; Harold M Johnston, 1910; Mrs Sarah Johnson, 1911; Mrs Harriet Dempster, 1912; Bernard J Crameri, 1913; Mrs Henrietta Hughes, 1914-17; James Joyce, 1918; George Benson, 1919-25; Mrs May Daly, 1926; James Good, 1927-28; John Robson, 1929; and George Benson again, 1930-32. The Manor House name was used from 1886 to at least 1930. Also on part of the Pacific Hotel land, the house was separately sold by Tooths in October 1982.[11]

Description

A triangular dormer with decorative bargeboards rises from the steep slate roof which is set between segment-top firewalls. A chimney with elegant mouldings, including a striking bracketed cornice, is divided into base, shaft and capital. The verandah roof is covered by ogee corrugated iron.

The two-storey stucco-walled house is wide enough to require a central cast-iron column to support the verandah and the upper level has cast iron railings set between timber rails. The southern end of the verandah has a round-top firewall with upper and lower projections featuring differentiated tooling and consoles. The end firewall has the expected arched recess but the recess at the northern end is cut into the wall of No 4 to which the house is attached. The central cast-iron column supports the upper verandah and also stabilises the cast-iron palisade street fence.

Two straight-headed openings with large stucco moulded architraves and pairs of French doors below rectangular transom lights, give access to the

upper verandah. The lower-level window has three semicircular-headed windows with semicircular top sashes divided by barley-sugar columns.

Strongly moulded stucco window archivolts run down to the sill as architraves. The prominent sill, with consoles, is unusual and finely detailed. Strong mouldings project at the line of the architraves and at the barley-sugar columns. Similar decoration and a semicircular transom light embellish the semicircular entry doorway. No 6 is an excellent example of the Victorian Filigree style.

Lots 19–20

Sydney merchant William Sharp Taylor bought lots 19-20 in April 1857. Thomas Croft of Sydney had agreed to buy them from Young for £200 but Croft decided to sell to Taylor for £100 more.[12]

3.06 FORMER WATERVIEW HOTEL
8 Stephen Street (6)

Taylor built the one-storey weatherboard detached hotel in 1857 on lot A of lots 19-20 and was himself the licensee.[13] In March 1858 Taylor sold the Waterview Hotel on lot A, which ran through to Waite Avenue, to John Thompson of Sydney but he could not repay the encumbering mortgage. The mortgagee sold to Balmain butcher Thomas Cohen in September 1861 and the building does not appear to have been used as a hotel again.[14]

On Cohen's death in 1862 his wife Elizabeth moved in and remained until 1867.[15] Her son, William Thomas, lived there in 1868; then not identifiable, 1869; William Hamilton, stonemason, 1870; then, William Stanford Pilfold, 1872; not identifiable, 1874-78; John McGuire, 1879; William Loughlin, draper, 1881-84; and Thomas Knibb, 1885-99.

Knibb, a Balmain engineer, bought No 8 from the Cohen family in February 1888 and died there on 10 February 1899. His widow Mary Ann remained until 1917; then Mrs Henrietta Hughes, 1918-19. Mrs Knibb had settled No 8 on her son Charles Thomas Knibb, a Balmain musician, in August 1902. In May 1916 he gave a half-share in the house to Balmain musician George Knibb who was there in 1920-26; then E Fred Gray, 1927-28. In April 1929 Charles sold his share to George who lived there again in 1920-32.

George Knibb sold to retired Balmain painter John Kensey and his wife Sarah Alice in December 1937.[16] She sold to Mariea Stella, wife of George Costin, a Balmain ironworker, in November 1946.

Description

The steep corrugated iron hipped roof has the ridge parallel to the street. Straight corrugated iron covers the verandah which is supported on timber posts. The weatherboard front wall has a straight-headed central doorway with a rectangular transom light and moulded timber architraves. Windows of a later vintage are placed on either side of the doorway. As built, No 8 was probably a utilitarian version of the Victorian Georgian style.

3.07-3.08 HOUSE
10-12 Stephen Street (7,8)

William Sharp Taylor, the builder of the Waterview Hotel, sold the remaining part of lots 19-20 to Balmain stonemason William Hitchens in April 1857. Hitchens subdivided to lots B-E and sold lot B back to Sharp. The land passed to Cohen in the same way that the Waterview Hotel did and Cohen sold lot B to John Brown, a Balmain baker, in November 1861 for £80.[17] The terms of the sale were unusual. Brown paid £11 on account and agreed to pay a further £29 on 1 February 1862. The money outstanding was to be covered by supplying fresh bread to the Cohen household to the value of £40. Brown was to have the right to draw water from the well on the land occupied by the Waterview Hotel. The debt was paid in full by December 1884.

In about 1861 Brown built a pair of small one-storey brick attached houses. No 10 was let to unidentifiable tenants in 1862-68; Thomas Williams, engineer, 1869-75; George Pearson, engineer, 1876-78; Mrs Susannah Pearson, 1879; Benjamin Waters, waiter, 1881-82; Fanny M Tuff, 1883; Mrs Devine, 1884; John Ovens, clerk, 1885-86; William Steward, stonemason, 1887-91; Andrew Stewart, hotel agent, 1892-93; not listed, 1894; Patrick Burns, 1895-06; Mrs Robertson, dressmaker, 1907; Herbert G Bogle, 1908; James Soutar, 1909; Murdoch McLeod, 1910-13; Benjamin Tracey, 1914-15; John McCarthy, 1916; Arthur Turner, 1917-29; Mrs M Curry, 1930; and Mrs Alice Hall, 1931-32.

No 12 had unidentifiable tenants in 1862-68; then James Nesbitt, ironmoulder, 1869-76; not identifiable, 1878; – Hodges, 1879; John D Flower, draper, 1881-84; George Lee, mariner, 1885; Andrew Berenson, 1886; Walter Adey, compositor, 1887-88; J Johnson, 1889-90; James Hayes, baker, 1891; J H Needer, salesman, 1892; James Love, 1893-95; not listed, 1896; Thomas Edmunds, 1897; Thomas O'Brien, 1898; Henry Wilks Knibb, musician, 1899-1904; Thomas O'Toole, 1905; Charles Champion, 1906; Mrs Sarah Minchall, 1907-08; Francis Booth, 1909-10; Harry Kaylor, 1911-16; Louis Vella, 1917; not listed, 1918; and Peter Pierce, 1919-32.

Brown sold the houses to Elizabeth Cohen, Thomas's widow, in February 1885. She sold in January 1902 to William Knibb of 35 Stephen Street. In September 1906, he sold to his wife Emily Louise and in December 1910 she sold to Henry Wilks Knibb, still a musician but living in 1 Waite Avenue at the rear. In September 1926 he gave No 12 back to her and she continued to let it.

After Emily Louise Knibb's death on 7 November 1954, her family sold to a new owner in August 1956. It seems that the two houses were made one in the 1960s and the garage added to the front.

Gladstone, 10 Gladstone Street, 1853-55
A simple utilitarian version of the Victorian Georgian style in sandstone and timber shingles (now corrugated iron).
(Solomon Mitchell)

Description

The houses have been extensively rebuilt and must be regarded as one later house.

3.09 HOUSE
14 Stephen Street (9)

In June 1857 Hitchens sold lots C and D Balmain to police sergeant David McMakin who built a pair of one-storey weatherboard attached houses on the combined lots in about 1860. He sold to Elizabeth Cohen in February 1864 and she sold to Henry Wise of Sydney in February 1891. No 14 had unidentifiable tenants in 1860-69; Amos Pake [Pipe], 1870; Hugh Abercrombie; 1872; unidentifiable, 1874-78; Robert Smith, 1879; Henry Andrews, 1881; and George Lomax, stonemason, 1882-84.

After Wise's death in about 1897 the houses passed to Mary Elizabeth O'Mara, formerly Mrs Welch, in January 1898. She was living in No 14 at the time and had been there since 1885. Mrs O'Mara let No 14 to William Ruedy, 1898; John Burt, 1899-1901; Francis McNally, 1902-03; William J Weir, 1904-05; not listed, 1906; Michael Bruland, 1907-18; and Miss M Kerrigan, 1919-20.

Mrs O'Mara sold Nos 14-16 to Emily Augusta, the wife of Elizabeth Cohen's son, Henry Goldsborough Cohen, a Balmain clerk. Mrs E A Cohen died on 20 October 1919 and her surviving husband sold to Benjamin Bolton in June 1920. Bolton let No 14 to Leonard Dawson, 1921; William F Davies, 1922-23; and James Bolton, 1925-32.

The Bolton family sold to Sydney solicitors William Prior Densley and Frederick John Downing in September 1941. No 14 had four more owners and was sold separately in September 1963.[18]

Description

A steep corrugated iron hipped roof with ridge parallel to the street is common to both houses. Supported by square timber posts, the corrugated iron hipped verandah roof is also shared by both. A timber partition separates the verandahs. The beaded weatherboard front wall has a box-frame window with rectangular sashes and architraves of a later period. Similar architraves are fixed to the entry doorway which has no transom light. All openings are straight-headed. No 14 is a modified form of the Victorian Georgian style.

3.10 HOUSE
16 Stephen Street (10)

No 16, built by David McMakin in about 1860, was let to George Castle, gardener, in 1862-84; then not listed, 1885; James Marlow, 1886; not listed, 1887; Mrs Rennis, 1888; not listed 1899; and Edward Ashdown, 1890.

Robert Drewell, plumber, was there in 1891; then not listed, 1892; Robert Williams, 1893; not listed, 1894; Frederick Barnes, 1895-96; Augustus Segers, 1897-1901; Charles Champion, 1902-05; Thomas O'Toole, 1906; not listed, 1907; William Nelson, 1908-18; George White, 1919; Mrs Jane Dowley, 1920-21; Frank Hatton, 1922-23; and John Lester, 1924-32. After Henry Wise's death No 16 had the same fate as No 14.[19]

Description

No 16 has the same construction, detailing and style characteristics as No 14.

3.11 HOUSE
First 1 Waite Avenue (11)

Hitchens sold lot E facing Waite Avenue to mariner John Carveth of Balmain in July 1857. Carveth, the mariner, sold the northern portion of the land to John Carveth, gardener, Balmain, in April 1860. In about 1860 he built a weatherboard detached house well back from Waite Avenue. John the gardener died on 16 January 1863 and left the house to his wife Maria.[20]

The old house had unidentifiable occupants in 1860-69; then William Woodman George, mariner, 1870-78; William Thompson, carter, 1879; not listed, 1881-84; P W Upton, mariner, 1885; Harry Chambers, engine fitter; 1886; not listed, 1887; and possibly Henry Johnson, 1888.

Mrs Carveth died on 4 September 1878 and in June 1887 her family sold to James Kensey, Balmain. Kensey lived there until he died on 26 March 1894, aged 78, and the house passed to his wife Elizabeth Ann.[21]

After Mrs Kensey died there on 22 February 1895, the house was bought by Maria Lydia Coleman, a Balmain widow, in May 1895. She sold in March 1896 to Thomas Knibb, blacksmith, who bought it for his wife Mary Ann. The Knibbs let old No 1 to William Pearson, 1897; then William Waters, 1898-1899; Reuben Mills, 1900-01; and Edwin Veil, 1902; and James Gundray, 1903, the last listing.

After Thomas Knibb died at Balmain on 10 February 1899, his wife Mary Ann became sole owner. She died at Balmain on 5 September 1925 and the property passed to Henry Wilks Knibb (known as Harry), a professional musician of Balmain..

Description

No evidence of the first No 1 can be seen from the street and it is regarded as having been demolished.

3.12 WARWICK
Second 1 Waite Avenue (12)

Harry Knibb built a two-storey brick detached terrace-type house called Warwick in front of gardener John Carveth's old house in 1904 and lived there until he died on 17 April 1929. His widow Jessie Rhoda Knibb received the property and lived there for many years. She died on 29 May 1954 and the house passed to George Henry Knibb, a Five Dock salesman, in August 1956. He sold to a new owner in October 1956.[22]

Description

The medium-pitch corrugated iron roof with ridge parallel to the street is set between round-top firewalls and has a later dormer. Round-top firewalls also contain the verandahs and have upper and lower projections of face-brickwork. Stucco consoles with top-blocks support the projections. Upper and lower verandahs have cast-iron fringes and brackets, and the upper cast-iron railing is set between timber rails.

Originally tuckpointed, the brickwork is now painted. One pair of French doors in a segmental-headed opening give- access to the upper verandah. The lower verandah has two segmental-headed box-frame windows with segmental top sashes separated by a wide brick piers. Sills are boldly modelled in stucco. The entry doorway is segmental-headed with a rectangular transom light. The second No 1 is Federation Filigree in style.

3.12 HOUSE
3 Waite Avenue (13)

John Carveth, the mariner, built a small one-storey weatherboard detached cottage with verandahs on three sides in about 1860. He died on 15 February 1886 and left the house to his widow Mary.[23]

No 3 had unidentifiable tenants in 1860-69; then James Lycett, engineer, 1870; Amos Pipe, 1872; not identifiable, 1874-76; Robert Carveth, 1878-79; William Lowe, engineer, 1881-84; Henry Stokes, compositor, 1885; Richard Simpson, fireman, 1886; not listed, 1887; George Baker and Edward Marren, chimney sweeps, 1888-91; George Baker, 1892-96; not listed, 1897; Edwin F Veil, 1898-1900; Sydney Whiddon, 1901-02; not listed, 1903-06; Joseph Willey, 1907; Archibald Henderson, 1908-09; George Stevenson, 1910; James Bourne, 1911; Mrs Lydia Bourne, 1912-13; William Craig, 1914-15; Alexander Belfield, 1916; Mabel Adams, 1917; Henry T Waters, 1918-23; not listed, 1924-25; Clive A McLauchlan, 1926-30; and not listed, 1931-32.

Mary Carveth died on 29 April 1923 and her family sold No 3 to Harry Knibb who continued to let the house. The house followed the same chain of ownership as No 1 until it was inherited by Cecil Edward Knibb, a clerk of Eastwood, in May 1959.

Description

The present No 3 appears to be a later house.

Manor House,
6 Stephen Street, 1885
Designed by Frederick Hackworthy and built by Benjamin Bolton and, the house is an excellent example of the Victorian Filigree style.
(Solomon Mitchell)

Lots 21–24

Francis George Austen of Sydney bought lot 21 from Young for £100 in September 1856. The Sydney coal merchant, Thomas Croft, was to buy the land but he directed that the sale go to Austen. When Croft also directed that lots 22 and 23 go to Austen for £200 in April 1856, a weatherboard house (3.16, Croft's Buildings, site of 30 Stephen Street) had already been built.[24]

Croft bought back from Austen in May 1857 all of lot 22 and the Stephen Street portion of lot 23 including the house. Croft built weatherboard stable-like structures (3.16, sites of 22-28 Stephen Street) which might have been part of a coal yard. Croft sold back these buildings, excepting the house, to Austen in August 1858. The house came back to Austen in January 1862 through the sequestration on 27 July 1860 of Thomas Croft & Co, coal merchants and wharfingers.

Carpenter James Norris bought lot 24 from Young on 6 November 1849 for £85. Young accepted £8.10.0 deposit and terms of quarterly interest provided that the residue be settled on the expiry of ten years. Norris built a "stone and slabbed-work" cottage (old 9 Vincent Street, later site of 32 Stephen Street) but sold it to William Blair of Sydney for £426 in May 1853. Blair paid the outstanding residue of £26.10.0 to Young and sold the property to Croft who directed the sale to Austen in May 1856.[25]

Croft also bought back the Stephen Street portion of lot 24 with Norris's house on it from Austen in May 1856. Norris's house seems to have enlarged by Croft who added side wings by 1860. Croft had mortgaged the house at the time of purchase and when he became insolvent the mortgagee sold to Austen in September 1860. By these transactions, Austen again owned all of lots 21-24.

3.13 AUSTENVIEW
7 Vincent Street (14)

In 1856 Austen, an officer of the Insolvency Court and now the owner of lots 21-24, built a one-storey detached stone house which he called Austenview and lived there until his death on 6 June 1877. His widow Eliza remained there until 1879. An accountant, Robert McClintock, was the tenant in 1881-83 when the name was listed as Austenville – the name Austenview, however, will be retained for the purposes of this article.

Short tenancies followed: G Dawes, 1884; Mrs Page, 1885; Richard Deering, shipwright, 1886; Philip H Sullivan, solicitor, 1887-88; Edward Deane, music teacher, 1889-91; Mrs Deane and Miss Deane, also a music teacher, 1892; not listed, 1893-94; Thomas Allan, 1895-96; John Greenlees, engineer, 1897; Charles Corthorn, valuator, 1898; John Harrison, J P, 1899; William Mitchell, 1900-01; and Mrs Hannah McLachlan, 1902-03.

Mrs Austen died on 20 October 1904 and her son Francis William Austen, an accountant of

Croydon, inherited and sold lots 21-24 with Austenview and the other timber buildings to William Lewis, gentleman, Balmain in October 1908 and he subdivided to lots A-C.[26]

Austenview on lot A was not listed from 1904-05 but was leased in 1906 to Captain Henry Gair who lived there until 1914. His wife May Graham Gair bought No 7 from Lewis in September 1909. The Gairs did not live there after 1914 and let the house to William E Holloway, 1916-17; then Mrs Eliza Steenson, 1918-20; not listed, 1921; John Cassidy, 1922; Albert Riddell, 1923-24; Robert Agar Greig, 1925; Mrs J M Whitmarsh and Mrs G Booth, 1926; George Benson, 1927-29; James W Ward, 1930; and not listed, 1931-32.

Mrs Gair died on 21 September 1955 and her estate sold to Mrs Marjorie Annie Lunney, Guildford, in September 1957, and she sold to John Joseph Gangemi, an electrical detail draftsman of St Peter's, in May 1959. At about this time Austenview had become badly dilapidated. A Darling Point antique dealer bought the house in June 1966, named it The Grange, and set about conserving it: that conservation work was a landmark in the rehabilitation of Balmain.

Description

The medium-pitch gabled roof of slate has the ridge parallel to the street and has a central dormer. A hipped slate roof covers the verandah which is supported by classically-derived columns. The stone walling has a central doorway with rectangular transom light. On either side of the doorway are elegant French doors with margin glazing, paired transom lights and louvered shutters. All openings are straight-headed. No 7 is a simplified version of the Victorian Georgian style.

3.15 HOUSE
Old 9 Vincent Street (15)

Norris's 1849-53 house on the Vincent Street portion of what became William Lewis's lot C was let to various tenants. Called Navillus in 1887, Frank Deacon was its first identifiable tenant in 1868-70; then Henry Costigan, teacher of music, 1870; Robert Moore, 1872; not listed, 1874-75; Miss Catherine Storey's school, 1876-79; Miss Deane, music teacher, 1879-81; John P Scarr, 1882-83; Pauline Houet, dressmaker, and Mrs Ellen Gibb, 1884-85; Edward Tinsley, produce merchant, 1886; Oscar Hughan, sheriff's officer, 1887-1906; and the last tenant Charles Avery, 1907-08.[27]

Description

Old No 9 was demolished to make way for the houses 30-36 Stephen Street.

3.16 CROFTS BUILDINGS
Stephen Street (16)

On the Stephen Street portion of William Lewis's lot C, the occupants of the weatherboard house facing Stephen Street and built by Croft before 1856 are impossible to determine as is the use of Croft's long, narrow, stable-like structures at the rear: he seems to have had them from May 1857 to August 1858. Lewis had acquired the buildings, as well as Austenview, when he bought all of lots 21-24 from Francis William Austen in October 1908.[28]

Description

Croft's Buildings were demolished to make way for the houses 30-36 Stephen Street.

3.17 EAST HAM
18 Stephen Street (17)

William Lewis built five pairs of one-storey brick semi-detached houses on lot C. He demolished Croft's structures and built Nos 18-28 in 1909. The use to which Lewis put lot B at the rear of Nos 18-24 is not known. Tenants were: Herbert Formby in 1909; then Alfred W Lefeaux, 1910-13; William Durning, 1914-17; Edward Do[w]zard, 1918-19; Louis Brodsky, 1920; Edward Dowzard, 1921-22; Charles Warpigian, 1923-24; not listed, 1925; Brendan Creighton, 1926-27; James Cashman, 1928; George Cashman, 1929-32.

After Lewis's death the houses passed from his estate to separate owners, No 18 being sold in April 1957. At the time of these separate sales, portions of Lewis's lot B were added to the backyards of Nos 18-24.[29]

Description

Shared by Nos 18-20, the medium-pitch hipped-gable corrugated iron roof has a louvered ventilator at the apex. The tall brick corbelled chimney is classically divided into base, shaft and capital. A straight corrugated iron roof covers the verandah which is supported by a turned timber post and has a frieze of turned timbers. A timber panel in the frieze was meant to receive the house name. The gable-end to the central projecting wing, shared by both houses, is rough-cast and divided into panels. The one-storey brick semi-detached house has tuckpointed face-brickwork. One semicircular arch shows to the street and one to the open-end verandah. The original windows have been removed but the segmental-headed entry door with a rectangular transom light remains.

No 18 is an extremely simplified and utilitarian version of the Federation Queen Anne style.

3.18 WEST HAM
20 Stephen Street (18)

Built by Lewis in 1909, the house was let to Alexander Easton from 1909-12; Louis W Abel, 1913-18; William G Swinnerton, 1919-28; and Edward Vale, 1929-32. No 20 was sold separately in March 1957.[30]

Description

No 20 has the same construction, detailing and style characteristics as No 18, excepting that a concrete tile roof covers the verandah.

Old 9 Vincent Street in about 1902
The centre portion of "stone and slabbed-work" was built by carpenter James Norris between 1849 and 1853. The weatherboard side wings were probably added by coal-merchant Thomas Croft in about 1860. Old No 9 was demolished in 1909 to make way for 30-36 Stephen Street.
(Australian Town & Country Journal, *10 December 1902*)

3.19 BLACKWALL
22 Stephen Street (19)

Built by Lewis in 1909, Harry Tilly was the tenant in that year; then Thomas Foley, 1910; John Graves, 1911; Henry Ellis, 1912; Henry Hammond, 1913; James W Hay, 1914; Thomas H Falson, 1915; Hubert Jacobson, 1916-17; Andrew Westerberg, 1918-19; Mrs Mary A Conway, 1920-29; and not listed, 1930-32. No 22 was sold separately in August 1956.[31]

Description

No 22 has the same construction, detailing and style characteristics as No 18, excepting that the tall brick corbelled chimney has been removed; the segmental-headed box-frame windows with rectangular sashes, separated by a brick pier, remain; and sills are of stucco and moulded in the same manner as Warwick (1 Waite Avenue (3.12).

3.20 MILLWALL
24 Stephen Street (20)

Built by Lewis in 1909, the tenants were: George Rainey, 1909; then John T Boyd; 1910-15; and Edward J Roberts, 1916-32. No 24 was sold separately in March 1957.[32]

Description

No 24 has the same construction, detailing and style characteristics as No 18, excepting that the roof has lost its louvered ventilator; the chimney has been removed; segmental-headed box-frame windows with rectangular sashes, separated by a brick pier, remain; and sills are of stucco and moulded in the same manner as Warwick (3.12)

3.21 POPLAR
26 Stephen Street (21)

The house was built by Lewis in 1909 and let to Samuel W Alldis, 1909-14; Alexander Williamson, 1915; Mrs Margaret J Williams, 1918; Mrs Nellie Shiner, 1919-30; and not listed, 1931-32. No 26 was sold separately in October 1956.[33]

Description

No 26 has the same construction, detailing and style characteristics as No 18, excepting that bullnose corrugated iron covers the verandah; the face-brickwork is painted; the segmental-headed box-frame windows, with rectangular sashes, remain; and sills are of stucco and moulded in the same manner as Warwick (3.12).

3.22 BROMLEY
28 Stephen Street (22)

The house which was built by Lewis in 1909 and let to Walter D Lawson, 1909-12; Lancelot Kinninimont, 1913-15; William Shiner, 1916-29; Mark Hall, 1930; and Cyril H Logan, 1931-32. No 28 was sold separately in August 1956.[34]

Description

No 28 has the same construction, detailing and style characteristics as No 18, excepting that the roof has a a later attic; the tall chimney has been removed; bullnose corrugated iron roof covers the verandah; the face brickwork has been painted; the

segmental-headed box-frame windows with rectangular sashes, separated by a brick pier, remain; and sills are of stucco and moulded in the same manner as Warwick (3.12).

3.23 LIMEHOUSE
30 Stephen Street (23)

In 1910 Lewis demolished Croft's and Norris's houses and built Nos 30-36. No 30 was let to Louis Goldstein, 1910; then Albert R Scott, 1911-16; George Briggs, 1917-19; William F Davies, 1920-21; Stephen Thomas, 1922-24; Alfred Jeness, 1925-27; Mrs Minnie Chaler, 1928-29; and R J Barnier, 1930 to 1932. After Lewis's death the houses passed from his estate to separate owners, No 30 being sold separately in August 1956.[35]

Description

No 30 has the same construction, detailing and style characteristics as No 18, excepting that the tall brick corbelled chimney has been removed; straight terracotta roof covers the verandah; and an carport obscures the front elevation.

3.24 RATCLIFFE
32 Stephen Street (24)

William Lewis built the house in 1910 and let it to Frederick P Hunt, 1910-28; then Charles Shannon, 1929-30; and Richard T Clyne, 1931-32. No 32 was sold separately in October 1956.[36]

Description

No 32 has the same construction, detailing and style characteristics as No 18, excepting that the chimney has been removed; a straight terracotta roof covers the verandah; the segmental-headed box-frame windows with rectangular sashes, separated by a brick pier, remain; and sills are of stucco and moulded in the same manner as Warwick (3.12).

3.25 WAPPING
34 Stephen Street (25)

Built in 1910, the house was let to Mrs Mary Ann Moore, 1910; Frederick Moore, 1911; Francis Stanley, 1912-15; Cyril Russell, 1916-18; Charles Chester, 1919-21; Laurence Shea, 1922; Maurice Shea, 1923-25; and Cornelius Singleton, 1926-32. No 34 was sold separately in August 1956.[37]

Description

No 34 has the same construction, detailing and style characteristics as No 18, excepting that the face-brickwork has been painted; the segmental-headed box-frame windows with rectangular sashes, remain; and sills are of stucco and moulded in the same manner as Warwick (3.12).

3.26 STEPNEY
36 Stephen Street (26)

Built by Lewis in 1910, tenants were: Vernon W Jones, 1910; Mrs Mary Ann Moore, 1911; John Johnson, 1912-12; Hugh J Marshall, 1914-20; not listed, 1921; John Fitzsimons, 1922-25; Maurice Shea, 1926-30; and Andrew Petersen, 1931-32. No 36 was sold separately in May 1957.[38]

Description

No 36 has the same construction, detailing and style characteristics as No 18, excepting that the verandah posts carry upwards to support the rough-cast gable of the splayed corner; the face-brickwork is now painted; the segmental-headed box-frame windows with rectangular sashes, separated by a brick pier, remain; a single box-frame window is placed in the wall of the splayed corner; sills are of stucco and moulded in the same manner as Warwick (3.12); and the verandah passes around the splayed corner and returns along the Vincent Street front.

ENDNOTE - PART 1

Sections 1,2 and 3 began to deteriorate when the waterfront became industrialised. The opening of Harold Perdriau's engineering works in 1883 was only a small part of the deterioration (see 1.03). The Adolphus Street Wharf (Crook's Wharf) had been used as a night-soil depot by Balmain Council for many years . In 1861, Council purchased a 0.2ha (0.5-acre) site at Balmain West on which residents could dump night soil and other rubbish. A collection system began in 1862 and the night soil buried. Council intended to build a crematory on land in Byrnes Street but was frustrated by the Board of Public Health. As an interim measure, chutes were set up on the Adolphus Street Wharf in the late 1880s and night-soil collected by punt was towed out to sea. This practice caused much spillage and odour and the unsuitability of this process came to a head one night in 1889 when"jokers spilled 40 tons of night soil into the bay". The sewering of Balmain in the 1890s, an engineering feat in itself, obviated the need for such primitive disposal systems.[39]

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Bonnie Davidson and Kath Hamey generously gave their time in providing information and photographs. Ken Leong and Ken Yiu researched St Mary's Parish Hall in 1981. The hotel photographs are from the Tooth's Collection, Nole Butlin Archives Centre, ANU, Canberra.

NOTES

Sections 4-13 will be published in future issues: the sequence of writing follows the lot numbers, Lots A-S, along Darling Street will. be taken last. Occupations not shown in the text are those that could not be discovered. *Sands Directory* ceased in 1932-33 and so this is why occupancies end in that year. Unless otherwise noted, "captain" in text means "sea captain". Occupancies found in Sands for a particular year have been taken to mean the year before, ie, Sands for 1898 will appear as 1897 in the text.

FROM ADOLPHUS STREET TO GLADSTONE PARK PART 1

REFERENCES AND NOTES

INTRODUCTION

1 LTO FP 939721 and Old Plan 289(A).
2 M Webster, *Evergreen Memories, the Early History of a Pioneer Family* (published by the author, 14 Inman Street, Maroubra, NSW, nd), pp45-49. Webster's book has a strong link with the Mort Bay waterfront through boatbuilder William Bates who lived in "Strathean Cottage". He married Mary Ann Green the niece of Charlotte Green Hyndes. For Hyndes's nomination for city councillor, see *Australian*, 9 Oct 1844, p4e.
3 For all refs to Young's lots 1-5 see P Reynolds, "From Cameron's Cove to Adolphus Street", in *Leichhardt Hist J* 15 (1986), pp 49-57, pp 65-73. For Hughes's insolvency, see *Australian*, 9 Oct 1844, p4e.
4 For all refs to Young's life see A F Pike, "Adolphus William Young", in *ADB*, vol 2, pp 633-624. For Young's resignation as Third Police Magistrate and his joining Carr & Rogers, see *Australian*, 6 Mar 1838, p3a.
5 PA 3080 for foreclosure order.
6 Reynolds op cit (3). A linen plan of A W Young's Subdivision was found (1970) in the Mitchell Lib uncat Subdivision Plan in the name of F H Reuss.
In 1988 Hampton Villa was considerably renovated and enlarged. The legend "Restored 1988" can be seen inscribed in the sandstone veneer on the new bayed-wing.
7 FP 939721 and Old Plan 289(A).
8 Pike op cit (4).
9 Definitions of Old Balmain and of New Balmain will be given in the introduction to Section 9 (to be published).

SECTION 1

1 OST Bk 20 No 168; PA 30472.
2 J Bruce Dally, *Original Land Grantees of Hunter's Hill* (Hunter's Hill Hist Soc 1989), pp5-6.
3 OST Bk 20 No 168; PA 30472.
4 Dally, op cit (2)
5 *SMH*, 31 Oct 1856, p1a. See also *SMH* 8 Oct 1856, p 1a for deaths of relatives of late John Clarke of Windmill Street, Sydney (might not be the same John Clarke).
6 *SMH*, 2 Mar 1852, p5c.
7 *SMH*, 17 July 1857, p10g.
8 OST Bk 20 No 168; PA 30472; V6206 F96.
9 For all refs to occupancies see *Sands's Sydney & Suburban Directory* for the year previous to that cited in the text.
10 OST Bk 20 No 168; PA 30472; V6206 F96; Dept of Public Works Metrop Detail Series, Sheet 25, 30 Aug 1886 for Punch's Wharf. This could well be the wharf designed by James McDonald for Captain Punch, see *SMH*, 15 Nov 1884, p3f, quoted in J Flower, "James McDonald, Architect of Balmain, 1814-1903" (BArch thesis, Univ of NSW, 1976), p 60.
11 Dally, op cit (2).
12 OST Bk 27 No 644; PA 30472; V6206 F96.
13 For all refs to family history see R J Perdriau, *Elusive Freedoms* (Mosman 1964, rev 1966).
14 OST Bk 78 No 976; PA 30472; V6206 F96.
15 Perdriau op cit (13).
16 *SMH*, 19 Sep 1853, p6b has this land for sale by Mr Polack (agent).
17 OST Bk 30 No 100; PA 12941.
18 OST Bk 30 No 100; PA 12941; V4006 F69 (site of Glen Alva; V3962 F111 (waterfront).
19 Newsclipping 18 May 1966 illustrating demolition of Mort's Dock office building in progress refers to it as "The imposing tower of the old Mort home in Balmain [which] still stood yesterday as the building was being demolished ... the house, once the home of Thomas Sutcliffe Mort, stood in Stephen Street for more than 130 years. It was the hub of social life in the colonial days". It is a fantasy to suggest that an entrepreneur of the calibre of Mort, who actually lived at Greenoaks, Darling Point (now Bishopscourt, the residence of the Anglican Archbishop of Sydney), would live in industrial Balmain. A Barnard, "T S Mort", in *ADB*, vol 5, pp299-301, is clear on Mort's domicile. The article goes on to state that the house was bought by Poole & Steel Pty Ltd,that it was being demolished for the container terminal and that "Balmain residents have protested to the MSB against the demolition of the historic house". When the name "Glen Alva", 38 Stephen Street, is substituted for Mort's house, all becomes clear.
20 OST Bk 30 No 100; PA 12941; V10225 F246.
21 OST Bk 30 No 100; PA 12941; V13750 F108.
22 OST Bk 30 No 100; PA 12941; V4369 F95.
23 OST Bk 30 No 100; PA 12941; V4209 F230.
24 OST Bk 30 No 100; PA 12941; V1765 F145.
25 OST Bk 36 No 13.
26 OST Bk 36 No 13; PA 30472; V6206 F93. A building is shown on W M Brownrigg's 1861 Survey, M4 811.1821/1861/1, ML.
27 OST Bk 36 No 13; Bk 3422-415.
28 OST Bk 293 No 126,settlement.
29 OST Bk 36 No 13; Bk 637 No 983 for settlement; CF 1/743073.
30 OST Bk 36 No 13; PA 34540; V8445 F192.
31 *SMH*, 16 Mar 1855, p1c; 24 July 1855, p8e.
32 *SMH*, 11 May 1855, p1cd; 14 July 1855, p1e; 1 Aug 1855, p1e; 24 Oct 1855, p1e.
33 *SMH*, 24 Oct 1855, p1e; 24 Jan 1856, p1f.
34 OST Bk 36 No 13; PA 34540; V7972 F142.
35 OST Bk 36 No 13; PA 34540; V15310 F249.
36 OST Bk 36 No 13; PA 34540; 7972 F143.

SECTION 2

1 OST Bk 29 No 827; Bk 53 No 535. See *SMH*, 19 Apr 1856, for "surveyor" and location of house as being "on the corner of Adolphus and Vincent Streets close to Crook's Steam Ferry Wharf". See *SMH*, 29 Apr 1856 for Burrowes living opposite land fronting Vincent Street and adjoining 27-33 Adolphus Street. The land is now occupied by Nos 2-6 Vincent Street. This is strong evidence for Burrowes living in 1-3 Vincent Street. An Edward Burrowes lived in No 13 Adolphus Street in 1872, see Section 2.12.
See *SMH*, 7 July 1855, p5f, wedding of daughter of late W R Burrowes of Kingston, Jamaica, at St Mary's, Balmain, by Rev W Stack. See also St Mary's, Balmain, Parish Register for Edward Matthew B born 30 Oct 1848 to Major Edward Lewis Burrowes, surveyor and his wife Frances Susannah; also Francis Henry B, born 11 Nov 1850, same parents; also Frances Mary B, born 1 Feb 1855, same parents but father listed as Government Surveyor; Robert Hawes B, born 7 Dec 1852, same parents and same father's occupation and living at Balmain. See also Martha Blanche B, born 23 Dec 1848, to Robert Burrowes, gentleman, and his wife Mary; also Elizabeth B, born 1 Feb 1851, same parents.
2 B Davidson, K Hamey & D Nicholls, *Called to the Bar, 150 Years of Pubs in Balmain & Rozelle* (Balmain Assoc 1991), p18.
3 For all refs to occupancies see *Sands's Sydney & Suburban Directory* for the year previous to that cited in the text.
4 OST Bk 29 No 827; Bk 1131 No 96.
5 OST Bk 2332 No 959, conveyance M Hourihan to Highland Investments Pty Ltd.; Bk 2533 No 879, Highland changes name to Wiley Park Rex Hotel and conveys to W M Foster, salesman, 25 Adolphus

Street, Balmain; Davidson, Hamey & Nicholls, op cit (2).
6 Architectural style categories are based upon R Apperly, R Irving & P Reynolds, *Identifying Australian Architecture, a Pictorial Guide to Styles and Terms from 1788 to the Present* (A & R Sydney 1989).
7 OST Bk 29 No 827; Bk 2975 No 788.
8 OST Bk 29 No 827; Bk 3440 No 210.
9 OST Bk 29 No 827; Bk 2890 No 559.
10 Robert Tatham, tinsmith, is first listed in Darling Street in 1857. See Section 1.03 for John Tatham, galvanised worker, Adolphus St, 1875. Alfred Tatham, tinsmith, 76 Mullens St and John Tatham, 32 Donnelly St are 1899 listings.
11 OST Bk 29 No 827; Bk 3953 No 789.
12 *SMH*, 29 April 1856, p6e. 1-3 Vincent Street is clearly shown on W M Brownrigg's 1861 Survey, M4 811.1821/1861/1, ML.
13 OST Bk 29 No 827; Bk 1541 No 538; V13129 F233.
14 *The Glebe*, 22 July 1987, carries a real estate agent's article stating that 1-3 Vincent Street "is believed to have been the home of the caretaker of a nearby mansion, which was originally owner by William Adolphus [really Adolphus William] Young between 1842 and 1849. Other houses in the area are thought to have been the stables ... [No 1] contains a large living area with a stone fireplace that was originally a forge". None of these claims has any basis in fact.
15 OST Bk 29 No 827; Bk 1541 No 537; V13129 F232.
16 OST Bk 29 No 827; V11188 F75.
17 OST Bk 29 No 827; V11188 F74.
18 OST Bk 29 No 827; V11188 F73.
19 OST Bk 27 No 303.
20 OST Bk 27 No 303; Bk 2909 No 295. See *SMH*, 26 Jan 1855, 1 July 1855, p1e, 17, 24 Oct 1855, p1f for stone cottage, four rooms, verandah, garden, kitchen, good supply of water, to let in Adolphus Street by Mr Garty, near Mr Crook's Wharf.
21 OST Bk 27 No 303; Bk 2898 No No 65.
22 OST Bk 27 No 303; Bk 2494 No 650. W M Brownrigg's Survey, M4 811.1821/1861/1, ML.
23 OST Bk 38 No 330; PA 12268.
24 OST Bk 38 No 330; PA 12268; V13726 F100.
25 St Mary's Parish Register marriage M J Yeend to E F L Robinson.
26 OST Bk 38 No 330; PA 12268; V13726 F101
27 OST Bk 62 No 552; Bk 3100 No 687. Cohen family details will be given in Section 10 (to be published).
28 OST Bk 19-275; Bk 3408 No 913; Joan Kerr, *Our Great Victorian Architect, Edmund Thomas Blacket (1817-1883)* (National Trust Sydney 1983), pp 60-61.
29 *SMH*, 6, 19 Jan 1855.
30 *SMH*, 8 Dec 1856, p1b.
31 *SMH*, 5 July 1855, p5 f.
32 *SMH*, 9 April 1858, p4a (bazaar); 19 April 1858, p 1d (Mr Chizlett).
33 *SMH*, 23 Sep 1858, p1c, includes program details.
34 *SMH*, 23 Sep 1858, p1a.
35 *SMH*, 24 Sep 1858, p5f.
36 Loten owned no property in Adolphus Street and his being a tenant in the 1850s makes his domicile impossible to locate at this stage. One possible location for his home, which would have been substantial if used as a meeting place, could have been Eyreville (site of 6 Adolphus Street), see P Reynolds, "From Cameron's Cove to Adolphus Street", in *Leichhardt Hist J* 15, p46, p59 (plan).
37 P Reynolds, "From Nicholson Street to Chapman's Slipway", in *Leichhardt Hist J* 13, p32; Balmain Mun Council Minute Book No 1, ML MSS.
38 Joan Kerr op cit (28).
39 See St Mary's Parish Register for marriage of John Whitehead to Eliza Waterman on 27 Dec 1854. See also for birth of Annie Elizabeth W to John and Eliza Whitehead on 26 Mar 1856; see also *SMH*, 28 Mar 1856, p8e.
30 See St Mary's Parish Register for wedding of JC Waterman to Anne Eliza Howard, 23 Dec 1864.
41 P Reynolds, "From Darling Street Wharf to Simmon's Point", in *Leichhardt Hist J* 12 (1983), p14.
42 OST Bk 30 No 493; PA 50615 + PA 3980.
43 OST Bk 30 No 493; PA 50615; V13514 F4. See *SMH*, 27 Apr 1855, p1e for two furnished rooms to let at 3 Adolphus Street. See also *SMH*, 3 Feb 1855 and 28 July 1855, p1e, for cottage to let by Cohen in Adolphus Street.
44 OST Bk 30 No 493; PA 50615; V13514 F3.
45 OST Bk 30 No 493; PA 3980; V1258 F95.
46 OST Bk 30 No 493; PA 3980; V1258 F94.
47 OST Bk 30 No 493; PA 3980; V1258 F93.
48 OST Bk 30 No 493; PA 3980; V1258 F92.

SECTION 3

1 OST Bk 29 No 565; PA 34422. First 4-6 Stephen St are on on W M Brownrigg's 1861 Survey, M4 811.1821/1861/1, ML.
2 For licensees see B Davidson, K Hamey & D Nicholls, *Called to the Bar, 150 Years of Pubs in Balmain & Rozelle* (Balmain Assoc 1991), p56-57.
For refs to all other occupancies see *Sands's Sydney & Suburban Directory* for the year previous to that cited in the text.
3 *Balmain Observer & ,Western Suburbs Advertiser* (hereafter *BO*), 11 July 1885, p3. For 1885 alterations, see working drawings, Pacific Hotel, 1911, held by Archives of Business and Labour.
4 For 1911 alterations, see see working drawings, Pacific Hotel, 1911.
5 PA 34422; V14787 F228.
6 PA 34422; Bk 3070 No 225.
7 *BO*, 11 July 1885, p3.
8 PA 34422; V14787 F231.
9 PA 34422; V14787 F230.
10 *BO*, 11 July 1885, p3.
11 PA 34422; V14787 F229.
12 OST Bk 48 No 641.
13 *SMH*, 9 Apr 1858, p1b; *Sands's Directory*, 1858-59.
14 OST Bk 48 No 641; Bk 3578 No 628.
15 Cohen family details will be given in Section 10 (to be published).
16 The connection between the Kenseys and the Boltons will be discussed in Section 4.
17 OST Bk 48 No 641; Bk 2932 No 507. 10-12 Stephen St appear on W M Brownrigg's 1861 Survey, M4 811.1821/1861/1, ML.
18 OST Bk 48 No 641; V12608 F231. 14-16 Stephen St appear on W M Brownrigg's 1861 Survey, M4 811.1821/1861/1, ML.
19 OST Bk 48 No 641; V12255 F173.
20 OST Bk 48 No 641; V7171 F161. See P Reynolds, "John Cavill (1812-1898): a Cornish Stonemason", in *Leichhardt Hist J* 7, p3 for family connection between the Carveths and the Cavills.
21 For death of James Kensey, see PI 4/667. There is no entry for Elizabeth Anne Kensey.
22 Ibid.
23 OST Bk 48 No 641; V7171 F162. No 3 Waite Av is on W M Brownrigg's 1861 Survey, M4 811.1821/1861/1, ML.
24 Lot 21 OST Bk 45 No 662; Lots 22-23 Bk 43 No 369; PA 15712.
25 Lot 24 OST Bk 26 No 580; PA 15712. Norris's house shows on W M Brownrigg's not entirely accurate survey of 1861, M4 8.11.1821/1861/1, ML
26 OST Bk 45 No 662; Bk 43 No 369; Bk 26 No 580; PA 15712; V7750 F121. 7 Vincent St is on W M Brownrigg's 1861 Survey, M4, 811.1821/1861/1, ML.
27 OST Bk 45 No 662; Bk 43 No 369; Bk 26 No 580; PA 15712.
28 OST Bk 45 No 662; Bk 43 No 369; Bk 26 No 580; PA 15712.
29 PA 15712; V7371 F27.
30 PA 15712; V7669 F226.
31 PA 15712; V7330 F169.
32 PA 15712; V7683 F33.
33 PA 15712; V7387 F124.
34 PA 15712; V13672 F204.
35 PA 15712; V7349 F2.
36 PA 15712; V7387 F123.
37 PA 15712; V7330 F170.
38 PA 15712; V7330 F171.
39 *BO*, 2 November 1889, p4. Balmain's night-soil problems are well covered in L Lynch, "Balmain, a Community Study, c1860-1894 (PhD thesis, Univ of Sydney, 1981).

THE EXCELSIOR SUBDIVISION

LAND AND BUILDING DEVELOPMENT IN LEICHHARDT SOUTH 1881-1890 - PART 1

PETER REYNOLDS

The southern boundary of the study area for "Leichhardt West", published in Leichhardt Historical Journal *No 17, was chosen quite arbitrarily to take in the site of Elswick House. This boundary zig-zagged through the 14-section Excelsior subdivision thus tearing in two the most cohesive and concentrated building estate in Leichhardt suburb. This happened because the significance of the Excelsior Co's 656-lot building development was not known at the time. To rectify this a series of five articles is to appear in the* Journal, *beginning with Part 1 bounded by Parramatta Road, Renwick, Marion and Norton Streets.*

INTRODUCTION

SECTIONS 1-14

Development of the 1880 Excelsior Land, Investment & Building Company & Bank Ltd's subdivision generated the most dense residential neighbourhood in the suburb of Leichhardt. Despite many superficial alterations and some unsympathetic infill, the building stock survives in sound condition. Consisting mainly of cheaply constructed small houses for working and lower-middle classes, larger houses add interest and variety.

The subdivision provided a grid of ten streets and 656 building lots, 75% of which were sold between 1881 and 1890 to 426 first purchasers, half of whom were working and lower-middle class males.[1] An additional one-quarter were women: by 1891 at least one-third of subscribers to the Excelsior company were female. This preponderance of female ownership is an important manifestion of newly acquired property rights.

The rate at which building took place can be seen by the fact that 70% of the lots were occupied by 1890. Residential use dominated with 86%, commercial 11.78%, light-industrial 1.33% and 0.50% institutional. By 1890, 602 buildings had been erected, 91% of which were of brick construction. In terms of height, 60% were one storey which demonstrates the modest means of purchasers. The modest decoration is shown by one-quarter of the buildings having limited Victorian-period classical detail, while the Victorian Filigree style, popular in Sydney, was less that 20%. The small figure for the Filigree style is due to the number of two-storey structures which reached only 30% of all buildings.

Excelsior buildings are diverse and can be classified in 64 sub-types.[2] Dwellings are mainly variations of the typical Sydney terrace house which in its different sub-types accounted for 55% of all structures. As a step on the way to the 20th-century detached home on the 0.1 ha (quarter-acre) block, it should be noted that 19% of buildings were semi-detached and 12% detached.

Excelsior was an early example of a building society that offered cheap land on an own-your-own-home basis at easy terms. The company also provided architectural designs and designed houses and business premises on request. Easy terms allowed owner/occupiers to outnumber tenants by 56% to 44% up to 1890.[3] The ease with which a member of the working and lower-middle classes could own a home, however, led to many initial foreclosures. Despite this the percentage of owners surviving mortgage repayment by 1890 reached 74 and foreclosures 26.

Although allotments were small and many dwellings had only two main rooms, and despite the profit motives of the directors and major shareholders, the Excelsior company was a force in the early days of home ownership.

The Excelsior subdivision was built on from 1881 to 1890 by a majority of owners of the same class and therefore the development represents a cohesive unit. Of the original buildings, 508 still stand and the majority of the other 251 added since 1891 exhibit similar characteristics. Despite alteration and infill, buildings on the Excelsior subdivision still retain a considerable unity of scale, material and detail, a unity which embodies the subdivision's heritage value. This study aims to increase the awareness of that value.

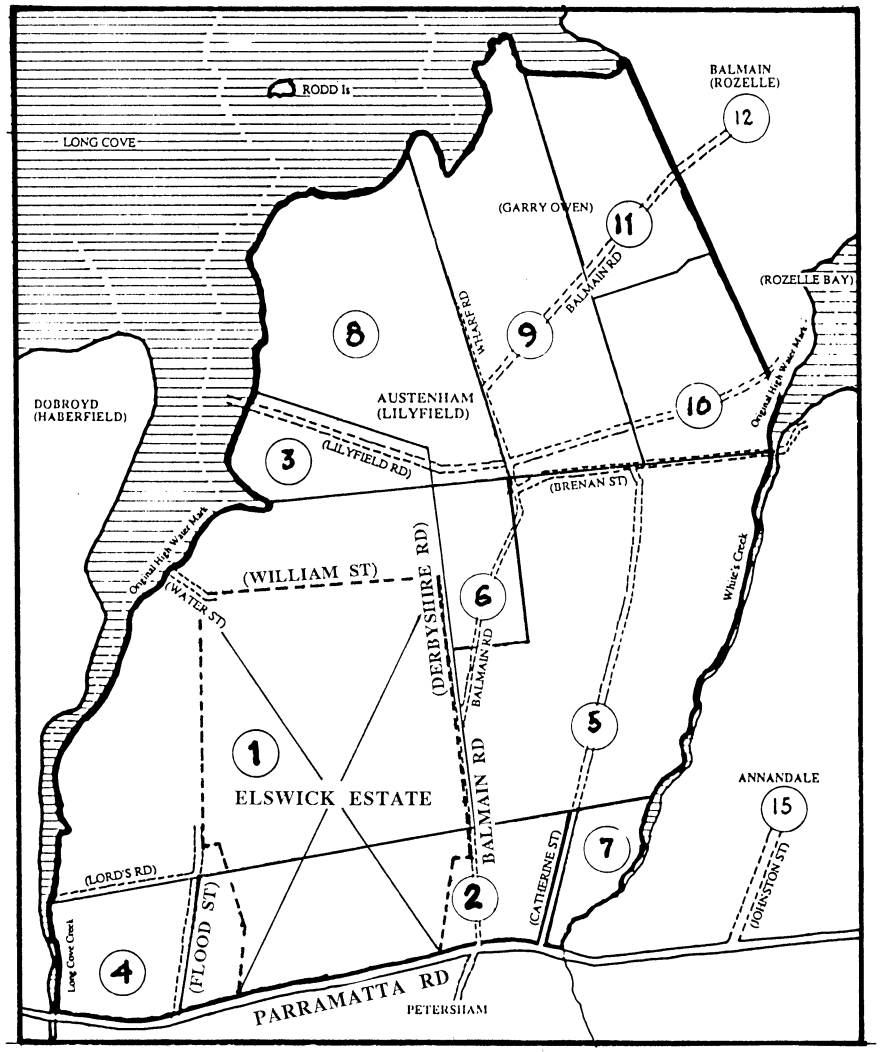
THE ELSWICK ESTATE: 1794-1867

The Elswick Estate

The Municipality of Leichhardt is made up of Annandale, Balmain, Glebe and the suburb of Leichhardt. The area of Leichhardt under study is a significant portion of the 82.8ha (207-acre) Elswick Estate. This land was part of Ensign Hugh Piper's Macquarie Gift, 108ha (270 acres), granted in 1811 and officer John Prentice's Hampton Farm, 40ha (100 acres), 1794 (see Figure 1). Hugh Piper re-turned to England in 1812 and Macquarie Gift

FIGURE 1
LAND GRANTS IN THE SUBURB OF LEICHHARDT 1794-1819

1 Hugh Piper, ensign, 1811, 19.35ha (270 acres), Macquarie Gift.
2 John Prentice, officer, 40.50ha (100 acres), Hampton Farm.
3 James Darbyshire, 1819, 12.15ha (30 acres).
4 William Thomas, guard, 1810, 15.39ha (38 acres).
5 John Piper, captain, 1811, 66.83 (165 acres).
6 Thomas Biggers, 1794,12.15 ha (30 acres).
7 Martha Moore, 1810, 6.48ha (16 acres).
8 John Austen, engraver, 1819, 40.50ha (100 acres).
9 Lawrence Butler, cabinetmaker, 1819, 40.50ha (100 acres).
10 Francis Lloyd, 1819, 20.25ha (50 acres).
11 Luke Ralph, 1821, 20.25ha (50 acres).



passed to his more famous brother John who bought Hampton Farm in 1822.[4]

Captain John Piper sold 82.8ha (207 acres) from the combined Macquarie Gift and Hampton Farm to Sydney barrister James Foster in 1828. By the time that Foster conveyed the land to James Norton in 1834, the first part of Elswick House (site of St Martha's, Thornley Street, Section 8) had been built. Norton (1795-1862), one of Sydney's leading solicitors, enlarged the house and lived there until his death on 31 August 1862. He is remembered by Norton Street: Marion Street is probably named after his second wife Marian, née Backhouse, whom he married on 1 February 1843.[5]

The Elswick Estate Subdivided

The Elswick Estate was bounded by present-day Parramatta Road, part of Flood Street, William Street, Derbyshire Road and part of Balmain Road. After Norton's death his trustees subdivided the Elswick Estate into five sections with the 21.26ha (52.5-acre) Elswick House Estate section occupying the dominating position fronting Parramatta Road (see Figure 2). The Elswick House Estate was so named because it contained Elswick House. In 1880 the Elswick House Estate, the subject of this study, was subdivided by Excelsior.[6]

Leichhardt Becomes a Municipality

Glebe was incorporated as a municipality in 1859, Balmain in 1860 and Leichhardt including present-day Annandale in 1871. Annandale became a separate municipality in 1894. When proclaimed on 14 December 1871, Leichhardt including Annandale covered 520ha (1300 acres). After the incorporation of Annandale in 1894, the area of Leichhardt was reduced to 448ha (1120 acres).[7]

The inclusion of Annandale's residents in census figures for Leichhardt clouds the picture of development. At the time of incorporation in 1871 Leichhardt and Annandale had only 614 inhabitants. Numbers grew to 1,866 in 1881, the year that Excelsior began selling building lots on a large scale. It is the decade ending in 1890, however, that concerns this study. During that period the population of Leichhardt and Annandale had a marked expansion, peaking in 1891 at 17,067. This sharp increase indicates the intensity of development in both areas and the study will reveal that the Excelsior subdivision contributed significantly to this expansion. The study will further show that Excelsior was a force in providing small lots and buildings for people of modest means.

Other large estates such as the (42-acre) Whaleyborough, subdivided in 1878, and the (92-

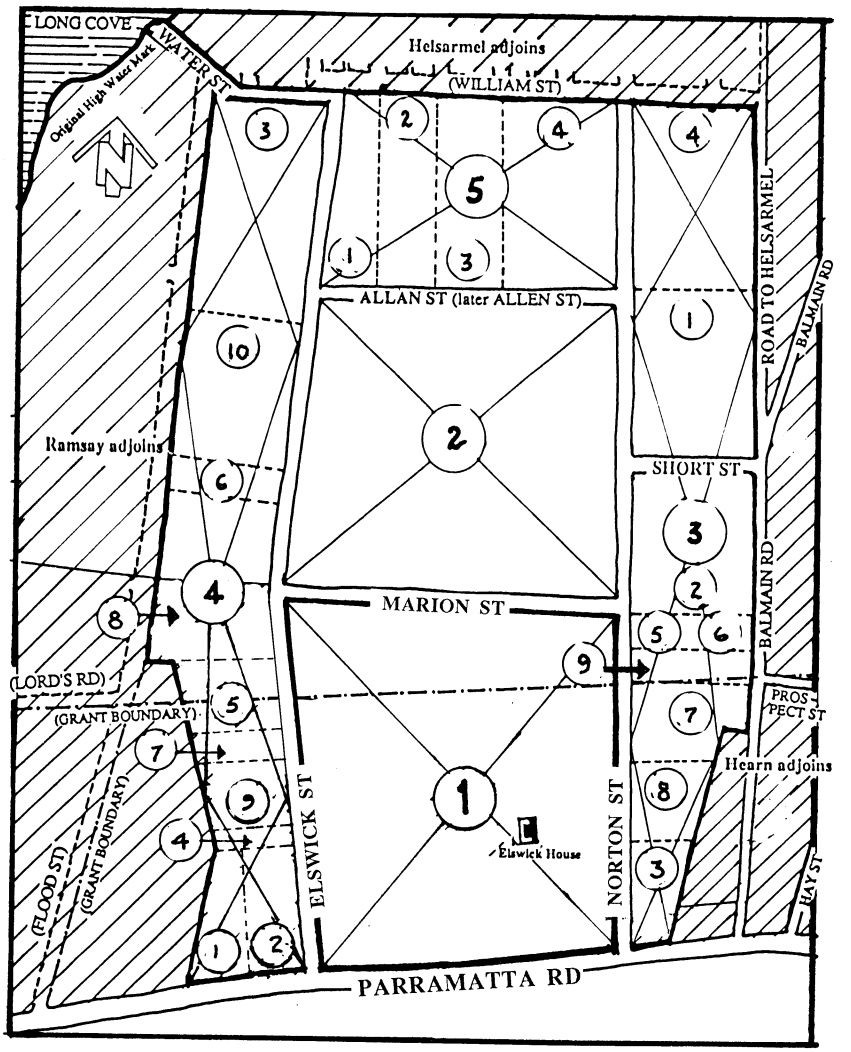


FIGURE 2
THE ELSWICK ESTATE AS SUBDIVIDED IN 1867

Norton's Elswick Estate was cut up into 5 sections and Norton, Elswick, Marion, Allen and Short Streets created.
Sec 2 became the Whaleyborough Estate.
Sec 1 was sold as the Elswick House Estate in 1868 and later became the Excelsior Subdivision in 1880.

acre) Helsarmel, 1884 and 1889, were developed at the same time but did not reach the intensity of development, nor the density of building, that occurred on the Excelsior subdivision by 1890.

The Elswick House Estate

Norton's Elswick Estate was auctioned on 1 April 1867 but only one lot was sold. The Elswick House Estate (see Sec 1 on Figure 2) was offered to the sawyer and later Leichhardt businessman Aaron Wheeler for £4500 but he declined to purchase. John Wetherill, a Sydney draper of Annesley in Balmain Road, Leichhardt East, bought the (52.5-acre) section in October 1868 for £4200. His purchase included Elswick House in which he lived until about 1881. He was a member of the first Leichhardt Council and was the second Mayor of Leichhardt for three years from 1874.[8]

Wetherill mortgaged the estate to Robert Robley, capitalist [sic], Sydney, in March and October 1875. Discharging his debts in December 1877, Wetherill took out a further mortgage with Robley at the same time. Wetherill discharged the third mortgage in June 1880 when he sold to George Renwick, a former Glasgow bricklayer now of Redfern, and John Roseby, a former monumental mason and sculptor of George Street.[9]

Wetherill's price was £30,000 in three instalments of £10,000 at six-monthly intervals. Renwick and Roseby acted for the newly-formed Excelsior company of which they were subscribers.[10]

The Excelsior Company

Excelsior had large subdivisions in Marrickville (Warren Estate) and Birkenhead but the Elswick land, the company's first venture, proved to be the most profitable. Registered in August 1880, the company had an authorised capital of £20,000 shares valued at £5. Renwick held shares to the value of £600: other shareholders were John Roseby £500, Alfred Rofe £525, Ambrose Thornley senior £1,000, Ambrose Thornley junior £975, William Cary £570, William Day, £500 and William Jarrett £1,250.[11] By the street named Reuss Street, Ferdinand Hamilton Reuss senior and junior were also involved in company affairs.[12]

George Renwick

Renwick was the father of the more significant Sir Arthur Renwick (1837-1908), physician, philanthropist and politician. George Renwick came to Sydney in the *Helen* on 21 July 1841 with his wife Christina (née Conde) and son Arthur as bounty immigrants.

Ambrose Thornley Senior (1819-1884)
(From a photograph found in Glebe Town Hall)

George Renwick, one of the founders of Excelsior, died at Redfern on 29 June 1897.[13]

John Roseby

John Roseby (1835-1898) from Durham, England, was a Sydney alderman from 1870 to 1872 and represented Shoalhaven in the Legislative Assembly from 1877 to 1883. Roseby was a director of the Benevolent Society from 1876 to 1898 and its treasurer in 1898. He was a director of the Destitute Children's Asylum, Randwick, and a trustee and custodian of the City Night Refuge and Soup Kitchen. Bankrupted in 1885 with debts of over £7,000, his estate was not cleared until 1897. On 18 July 1860 Roseby married Ann Hooworth, the elder sister of the wife of his more famous brother Thomas (1844-1918), a Congregational minister. Mrs Roseby was the first president of the Australasian Women's Christian Temperance Union.[14]

Alfred Rofe

A leather cutter who became a solicitor, Rofe married Sarah (née Fulton) and founded Alfred Rofe & Sons, the Sydney solicitors. John Fulton Rofe (1863-1931) was articled to his father, admitted as a solicitor in 1886, became a partner in 1893, and senior partner on his father's death in 1902. Thomas Ernest Rofe (1869-1945), was in turn articled to his father, admitted as a solicitor in 1893 and later became a partner.[15]

Ambrose Thornley Senior

Born in 1819 Thornley senior, a Lancashire greengrocer turned stonemason, arrived in Sydney, married Mary Ann Helsby of Woolloomooloo and settled in Glebe on the Bishopgate Estate in 1841 or 1842. He became a builder and an alderman of the first Glebe Council in 1859-64 and again in 1868-83. He retired from building in 1869. His role in the Excelsior development was curtailed by his death on 5 March 1884. He was buried in the Anglican section of Rookwood Cemetery, leaving an estate of £3,532.[16]

Ambrose Thornley Junior

Born at Glebe on 4 February 1844, an only child, Ambrose junior was trained by his father and flourished as a master builder from 1864 to 1872. By 1871 he was calling tenders for buildings in Glebe in his own name as an architect. Thornley called tenders for 87 houses, cottages or villas and two bakeries, and with architect John Smedley, 11 corner shops and dwellings combined. He was an alderman of Glebe Council in 1887.[17]

In 1871 he was elected architect to the Industrial & Provident Permanent Benefit Building Land & Investment Society (hereafter Industrial) of which his father was the surveyor and William Jarrett, manager. It would seem logical that the younger Thornley became the architect for Excelsior also. Founded in 1871, Industrial had offices at 171 York Street which was the same address as Excelsior and Thornley junior.[18]

Thornley's most important work is the design of the Victorian Second Empire style Glebe Town Hall for which he called tenders in March 1879. The building opened twelve months later and Thornley was commissioned to design extensions in 1890. He also designed the town clerk's residence in Lodge Street built at the same time as the first stage of the town hall. The two-storey stucco terrace-type house provides physical evidence for Thornley being the architect of many Excelsior buildings in which the Victorian Free Classical influence is exhibited.[19]

Declared bankrupt on 21 October 1895, Thornley moved to Rockdale where he purchased the licence of the Grand Hotel on 15 November 1896. He died at Rockdale on 3 August 1911 and was buried in the Anglican section of Rookwood Cemetery, leaving an estate of £3,749.[20]

William Cary

The ornamental plasterer and inventor William Cary also seems to have left his mark on the Excelsior buildings. Cary was born on 20 October 1831 at Brighton, England, and arrived in Sydney in 1854 with his wife of the previous year, Emma Hitchler. He was an alderman of Glebe Council in 1878-82, 1892-1905 and Mayor, 1879, 1896 and 1897. Living at Glenwood, Hereford Street, Glebe, in 1879, he was a modeller and ornamental plasterer and an importer of builders' materials as well as a Justice of the Peace.[21]

From his works, W Cary & Son, at George Street West, he sold roofing slates, cements, plaster, sheet and pipe lead, corrugated and plain iron, marble and slate mantlepieces, slate slabs and other building materials. Pressed cement ornaments of his own inventions no doubt adorned many a house or shop on the Excelsior subdivision.[22]

A director of Industrial from 1871 and of Excelsior for 12 years from 1880, Cary became an alderman of Waverley Council. He stood unsuccessfully for freetrade in Legislative Assembly elections. Cary died at Glebe on 20 February 1906, leaving an estate of £162,444.[23]

William Day

Day was a merchant and a Justice of the Peace who lived at Westernlea, Alma Street, Pyrmont in 1879. As well as being a major subscriber to Excelsior and a member of its board of management, Day was a trustee of Industrial.[24]

William Jarrett

Born in 1830 at Chatham in Kent where he was a carpenter and joiner, Jarrett arrived at Sydney aboard the *Becjecpore* on 6 January 1853. Residing at Venetia, Glebe Point, Jarrett was manager of both Industrial and Excelsior. His other activities included breeding horse and growing grapes at Mulgoa. Jarrett died at Glebe on 24 April 1901 and was buried in the Anglican section of Rookwood Cemetery, leaving an estate of £22,652.[25]

Ferdinand Hamilton Reuss Senior

The part which the Reusses, father and son, played in Excelsior is not known but the the street name cannot go unregarded.

Reuss senior (1821-1896) was born in London, the son of Wilhelm Frederick Reuss, who is reputed to have been the Royal Prussian Consul and who pronounced the name "Royce". Reuss trained as an engineer, married Adelaide Burgess in about 1840 and was employed by Robert Stephenson, the great railway engineer.

Reuss worked his way to Melbourne in 1851 via the USA where he worked as a railroad engineer. He arrived at Sydney in about 1852, practised as an architect and registered as a surveyor in 1856. After taking James Browne as a partner in about 1857 in Newtown, Reuss practised alone at Glebe from 1863 where he entered partnership with Edward R Halloran from 1881 to 1888. He married his second wife Augusta Clara Edith Wickett Cohan of Sydney in 1875. He died at Glebe on 19 January 1896.[26]

William Cary (1831-1906)
(Sydney Mail, *28 February 1906, p570)*

Between 1870 and 1884 Reuss completed 191 projects, 116 of which were dwellings. None of these are known to have been built on the Excelsior subdivision and he bought no Excelsior lots. In Glebe, on land which he bought for speculation, Reuss built imposing houses, the most remarkable being Reussdale in the Victorian Italianate style in about 1870. In fact, Reussdale could have been the inspiration for the many Excelsior houses which belong to popular versions of the Victorian Italianate style and Reuss senior, their architect.[27]

Ferdinand Hamilton Reuss Junior

The son of his father's first marriage Ferdinand junior (1845-1925) married twice, to Elizabeth Langdon at Sydney in 1869 and to Agnes Lotherington at East Melbourne in 1880. Ferdinard junior trained as an architect and was registered as a surveyor in 1872. He set up practice as an architect and surveyor with an office in Pitt Street in 1882 but took P S Nott as a partner in 1886.[28]

Reuss junior's known completed works between 1875 and 1908 number 315, of which 199 were residential. None of these were built on the Excelsior subdivision and he did not become a first purchaser of Excelsior land. His design of the Annandale town plan, which he won by competition, marks him as a sensitive and forward-looking planner and well able to produce the Excelsior subdivision plan. There are Reuss Streets in Adamstown, Birchgrove and Glebe as well as on the Excelsior subdivision. Reuss died at Neutral Bay on 19 July 1925.[29]

The Excelsior Subdivision

Sited on Parramatta Road the Excelsior subdivision of 1880 created 14 sections divided by ten new streets laid out in a hierarchy with widths suited to their importance. The existing roads Norton, Marion and Elswick Streets 20.12m (66 feet = one-chain wide) bounded the subdivision and led to other areas of Leichhardt. Jarrett Street, running parallel to Parramatta Road, was 15.24m (50 feet) wide as was Renwick Street, parallel to Norton Street (see Figure 3).[30]

The cross roads, Day and Cary Streets, connecting Renwick and Elswick Streets were also 15.24m (50 feet) wide. The 15.24m (50-foot) wide Thornley Street, to which Elswick House faced, connected Cary and Jarrett Streets. The lesser roads, Rofe, Junior, Excelsior, Roseby and Reuss Streets were 12.20m (40 feet wide).[31]

The roads were not only graded in importance, they were also intelligently planned. Apart from Renwick Street, which links Parramatta Road to Marion Street, the internal roads terminate in T-intersections. This slows traffic movement and provides a termination for street vistas.

Lower down the hierarchy were the 4.58m (15-foot) wide lanes which provide access to the rear of lots for sanitary purposes. It is significant that these lanes service Sections 5, 6, 13 and 14 in which it seems that the highest residential density was expected.[32]

The land was subdivided just before the *Widths of Streets and Lanes Act* became law in 1881. According to the *Act*, no street could be narrower than 20.12m (66 feet). Though Excelsior's internal streets were of 15.24m (50 feet) and (40 feet) wide, the scale of the buildings and the length of streets seem appropriate to those widths.[33]

The Layout of Allotments

Lots were generally laid out at right angles to the street. Frontages varied in the different sections and were probably intended to appeal to a wide spectrum of purchasers. The widest frontages were 12.20m (40 feet) in Sections 5 and 6 which faced the lesser streets but they each accounted for only 3.36% of the 656 freehold lots subdivided for sale.[34] No doubt it was intended to build long terraces of houses on these lots and the frontages subdivided were nominal.[35]

Lots with the narrowest frontages occurred in Sections 13 and 14 and in general this is where the smallest buildings are to be found. Sections 13 and 14 serviced by Cary, Reuss and Roseby Streets had the most dense aggregation of allotments, 54 4.88m (16-foot) lots in Section 13 and 52 in Section 14 which represented 8.68% and 8.39% of the lots subdivided. The favoured frontage for the Parramatta Road lots in Sections 1 to 3 was 6.10m (20 feet) and this width was repeated back-to-back in Jarrett Street.[36]

Leichhardt Council had no control over lot sizes or the area of each lot that could be covered by a building. Under both Municipalities Acts, authority to approve subdivision plans did not rest with Leichhardt Council at this time but with the Minister for Lands. Council could make suggestions as to the provision of lanes for night-soil removal and though in most Excelsior sections sanitary access occurred via central, side or cross service passages as determined by individual building owners, the densely packed lots of Sections 5, 6, 13 and 14 did have rear lanes.[37]

Land Use

Excelsior's plan for land use is not known and except for the Parramatta Road lots, most lots were bought for residential use, 86% in fact .

No study has been made of densities in other parts of the suburb but a cursory inspection shows that the development of the Excelsior subdivision is the most dense. Indeed it is one of the areas of highest density in the municipality and may be compared with densities in the Glebe estate.

First and Last Initial Purchases

Elizabeth Smart, wife of Arthur Smart, machinist, Surry Hills, made the first purchase of land from Excelsior in December 1880 when she bought lot 50 (site of 78 Jarrett Street) in Section 3. The first purchase to be registered, however, was made in March 1881 when William Messer, gentleman, Waterloo, bought lots 16 and 17 (site of 493 Parramatta Road), as well as lots 46 and 47 in Jarrett Street in Section 3.[38]

The last initial purchase in the Excelsior subdivision, lot 6 in Section 12 fronting Thornley Street, was made by contractor John Barker, Leichhardt, in August 1924 .[39]

It is significant to note that apart from the Mercantile Bank of Sydney's purchase of lot 18.2+19 in Section 10 and lots 18 to 23 and 58 to 62 in Section 11, there were no bulk purchases. Although there were some cases of two- or three-lot purchases, single lots bought by individuals were the norm. This preponderance of individual first purchases is the prime indicator that the subdivision was to yield a majority of owner occupied/dwellings.[40]

With a small amount of re-subdivision by the company from 1881 and 1890, the 656 original lots yielded 602 buildings.

Selling Prospects

The company offered houses as well as lots for sale. The *Sydney Morning Herald* of 10 June 1882 carries the company's notice of land and houses for sale at Marrickville, Petersham (actually Elswick), Birkenhead, etc, under the heading:

> WHY PAY RENT? A person does not think of paying rent for furniture; then why pay rent for the house you occupy.

Terms "to suit all classes of purchasers" were 10% deposit and balance at the rate of £1 per month as rent for each £100 owing. Cottages, villas, houses and mansions were now ready for sale. Standard and individual building designs were available and business premises as well as dwellings. As an added inducement, repayments need not begin until the buildings were ready for occupation.[41]

The sale notice of 26 September 1885 listed the house prices:

> Day Street; semi-detached brick houses, each four rooms, kitchen, washhouse, balcony, verandah, hall, etc, gas and city water available, side entrance [passage], price £420.
>
> Rofe Street; similar to above, price £425.
>
> Rofe Street and Junior Street; cottages, brick, each 2 rooms, kitchen, washhouse, back entrance [from lane], price £230.
>
> Cary Street; brick cottage, three rooms, kitchen, washhouse, verandah etc, back entrance [from lane], price £290.
>
> Thornley Street; brick cottage, semi-detached, three rooms, kitchen, washhouse, etc, side entrance [passage], price £325.
>
> Roseby Street; brick cottages, each three rooms, kitchen, hall, etc, back entrance, price £300.
>
> Marion Street; brick Gothic cottages, each three rooms, kitchen, pantry, washhouse, etc, side entrance [passage], price £430.
>
> The above are close to tram or train and can be sold on very easy terms. As low as £10 deposit taken, balance payable as rent.[42]

The "Gothic cottages" referred to were probably the Section 10 one-storey semi-detached houses 82-84 and/or 90-92 Marion Street, remarkably decorated pairs.

The most telling point of the advertisement is the ease of obtaining home ownership with low deposit and balance payable as rent. With such accessibility it is understandable that so many buildings did not have registered first purchasers until long after the date of construction.

Lack of Building Controls

Leichhardt Council had little control over size and construction standards of buildings. The first important building regulations to affect urban housing was *An Act for Regulating Buildings and Party Walls and for Preventing Mischiefs by Fire in the Town of Sydney, 1837*. Masonry party walls between buildings were to be carried up 0.46m (1 foot 6 inches) above the roof surface to prevent fire spreading through the roof space to adjoining buildings. Front and rear walls were to terminate in parapets. No timber was to be used on the outside of houses which meant that verandahs had been outlawed. Door and window frames were to be set back at least 112.25mm (4.5 inches).[43]

Following the outcry over rising housing costs, the *Act* was amended in 1839 to permit verandahs and balconies of hardwood. In 1845 the building acts, however, did not apply to areas beyond the inner-city and the inner-ring suburbs. Outside that area, *laissez-faire* ruled and 15 to 20 "boxes" could be built where six building-regulation district houses would fit.[44]

With the evolution of the verandah as a climate control and an extension of the living area, the party wall (called firewall in this study) extended from the front wall of the house to project beyond the verandah edge. In many residential areas the firewalls dominate by projecting above the roof as well as separating the verandahs and give a "serried-ranks" appearance to terraced houses there. Paddington is an excellent example of this.[45]

In most cases on the Excelsior subdivision firewalls do not rise above roofs of the cheaper houses. It is the verandah firewalls, with their undecorated semicircular arch recesses, which dominate, however. Though door and window openings of a dwelling of 3.36m (11-foot) width may be exceedingly plain, firewall edges carried the decoration. Corbels, mouldings and *sgraffito* (called tooling in this study) appeared and though components were standardised, there were enough designs to ensure variety even on the cheapest houses.[46]

Excelsior had effective control of building on the subdivision. Its actual management policy is not known, however, but it seems logical that the company, through its architect, or through its mortgage finance, could have prevented the lowering of selling prices or rental values by ensuring adequate construction standards. The company then, to this extent, was the building regulator.

Why Excelsior Succeeded

An obvious reason for 70% of all lots being built on between 1881 and 1890 was the law of supply and demand. The land was inexpensive, terms were easy, and the idea of home ownership attractive. The rising population provided many buyers. Excelsior provided the land, the architect and no doubt the builders also. Although inexpensive building land was plentiful, the cheap and reliable transport was a vital drawcard. As shown by Les-

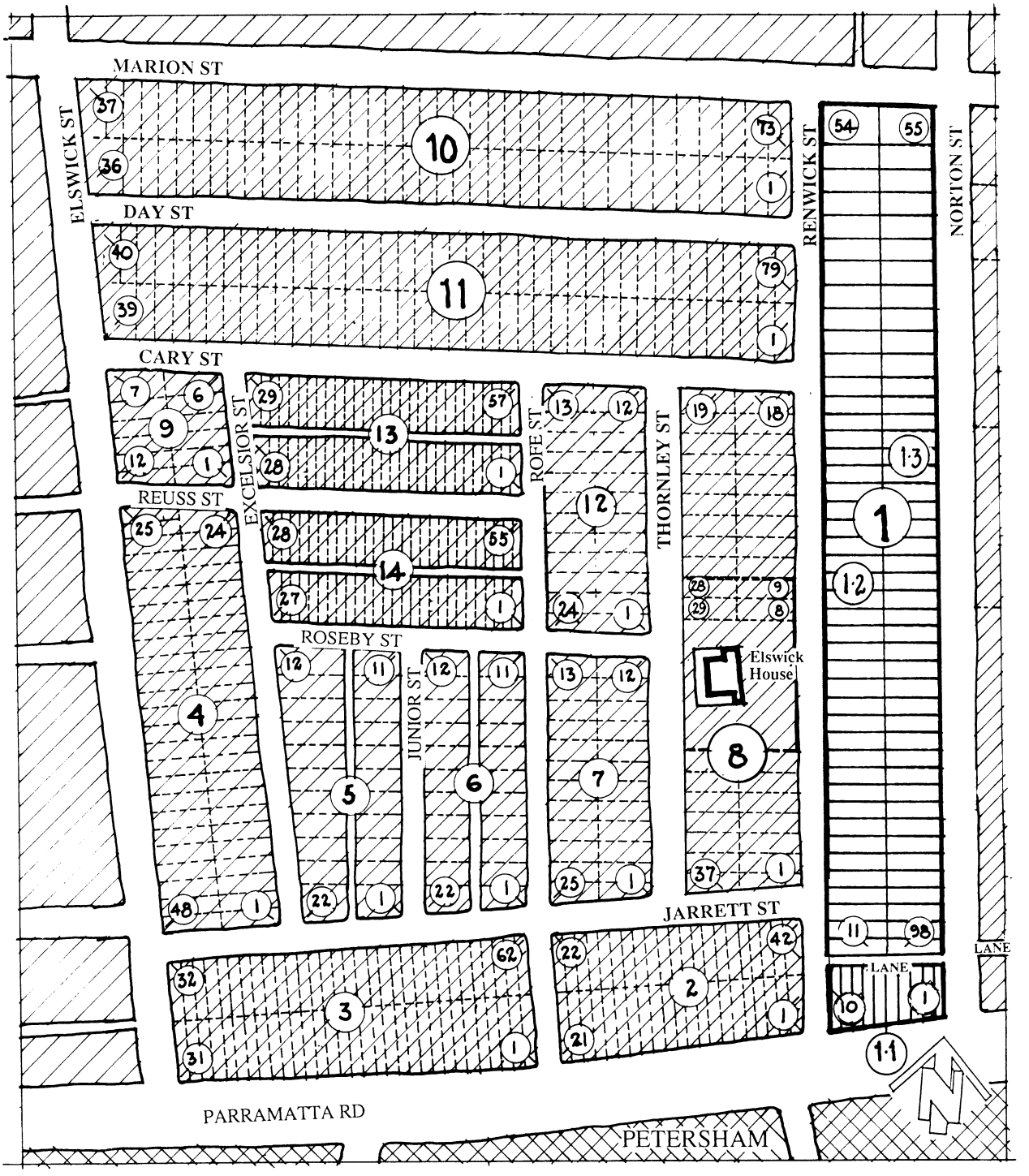


FIGURE 3
THE EXCELSIOR SUBDIVISION: 1880
Ten new streets serviced 14 sections which contained 656 building lots. F H Reuss junior probably was the designer of the sensitive plan in which, apart from Renwick Street, the internal streets met in T-intersections. By this means, straight-through traffic was avoided and terminations to street vistas provided. Elswick House remained on lot 30, the largest allotment in the subdivision.

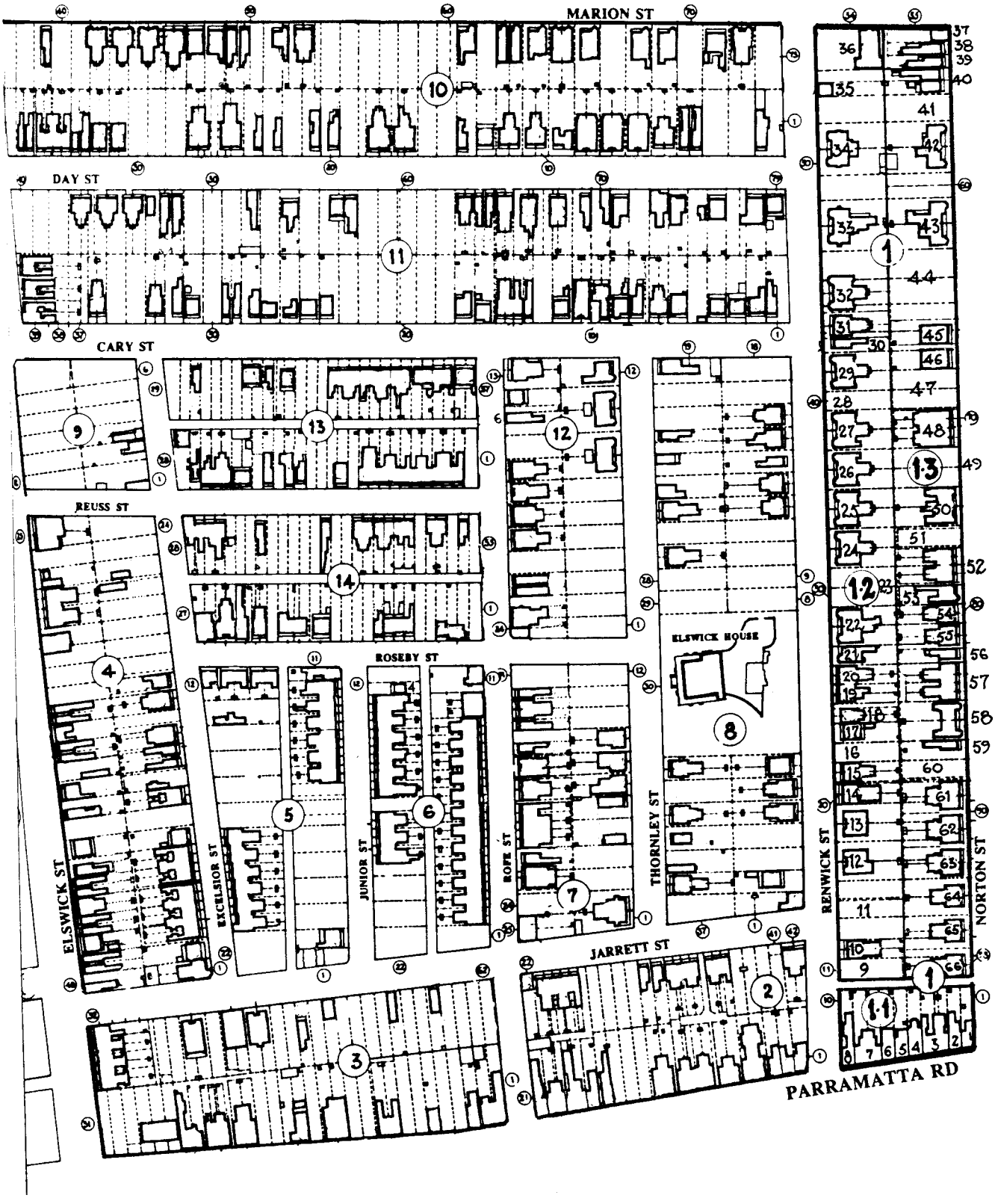


FIGURE 4
BUILDING DEVELOPMENT ON THE EXCELSIOR SUBDIVISION
Department of Public Works Survey: 1888-92
Apart from the omission of three houses fronting Thornley Street in Section 8, this detailed plan represents the actual development in the study period, 1881-90. The corner of Norton and Marion Streets in Section 1 is the highest point and the corner of Reuss and Excelsior Streets in Section 9, the lowest. With the buildings outlined, the planned termination of internal streets in T-junctions is even more appreciable. Elswick House can be seen on its large allotment.

ley Muir, political power played a major role in railway routes. A politician as a major shareholder could be a guarantee of public transport being conveniently located near a company's subdivision. Alan Roberts has shown the importance of steam trams to the selling of lots in Annandale.[47]

It is no coincidence that the peak year of Excelsior sales occurred in the year of the extension of the tram line. The western tram line opened from Annandale to Short Street, Leichhardt, on 1 May 1884 when a fifth of all lots sold by Excelsior between 1881 and 1890 occurred. On 10 December 1887 steam trams first travelled from Short Street to Darley Road, Leichhardt. These services were within a short walk of the subdivision which, being located on the main road from Sydney to Parramatta, made them more attractive to buyers.[48]

Did Excelsior Fail?

In September 1891 land and building companies suspended operations in the face of financial panic. Excelsior could not meet the demand on deposits and directors called a shareholders' meeting for 6 October. At the Temperance Hall, Sydney, 400 persons attended, one-third of whom were women. William Cary, on behalf of co-directors George Renwick, Alfred Rofe and Ambrose Thornley junior, was confident that the company, given time and shareholders' forbearance, would be able to pay 20 shillings in the £1. The company had a surplus of assets over liabilities of £107,289.[49]

The directors stated that the Elswick House Estate had cost £30,000 and unsold land at a cost price of £1,250 was still held. The unsold land had an upset price (the lowest selling price possible at auction) of £2,763. These figures show that Excelsior had done well from sales on the subdivision. Rofe told the meeting that "the first earnings of the company were in connection with the Elswick [House] Estate and were very large", but that the company could not always expect to do as well elsewhere. The report of the meeting shows that other estates had fared much worse, particularly the Toronto Estate near Newcastle which had cost £26,800 but the unsold land now had an upset price of £39,176 which would prove impossible to recoup in the worsening depression.[50]

The meeting unanimously resolved that depositors renew their deposits in the short term with the company as they become payable. In connection with the Elswick land there was no transfer of unsold land to another person or company and Excelsior continued to sell Elswick land up to 1924.[51] The financial woes of the Excelsior company outside Elswick is beyond the scope of this study. Though Excelsior failed in its other ventures, the subdivision of the Elswick House Estate was a financial success.[52] A tabulation of first purchasers supports Rofe's claim of the success of the Elswick venture. Of the 568 separate purchases made between 1881 and 1924, 75% of them were before 1890. This study deals with that three-quarters.

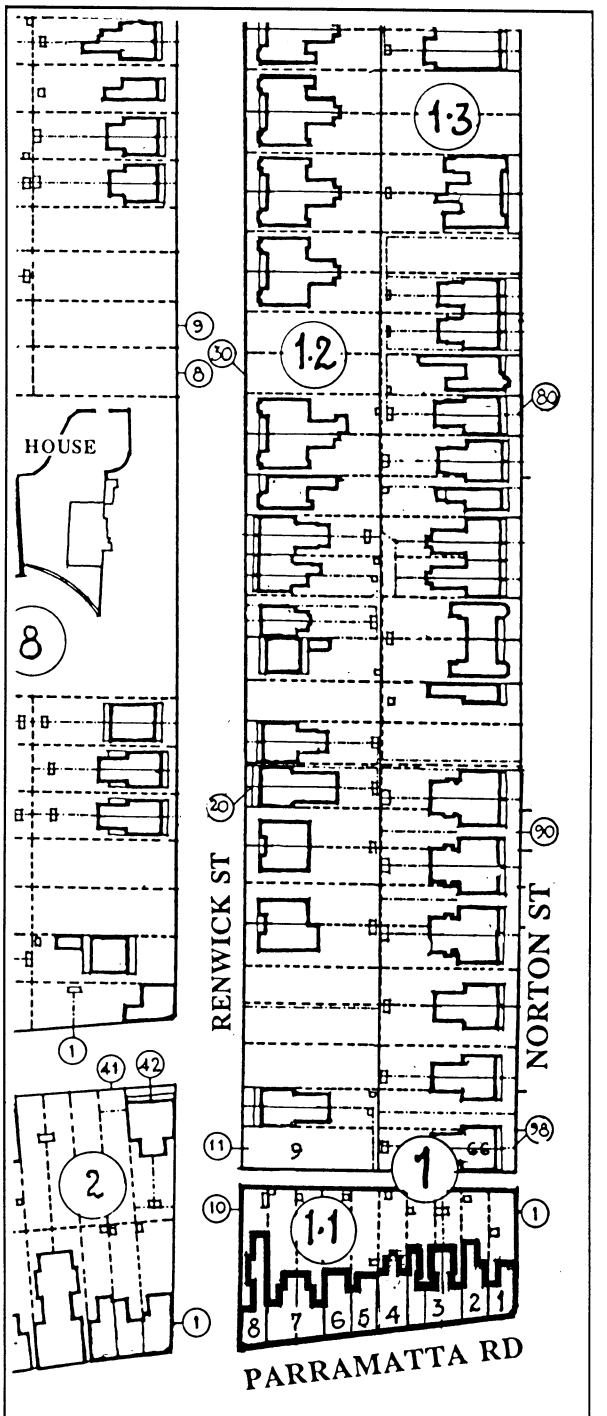


FIGURE 5
SECTION 1.1 IN 1888-89
(SEE OPPOSITE PAGE)

Parramatta Road North Side
1 Shop/dwelling, No 395: 1881.
2 Shop/dwelling, No 397: 1884.
3 Shop/dwelling, Nos 399-403: 1883.
4 Shop/dwelling, No 405: 1882.
5 Shop/dwelling, No 407: 1883.
6 Shop, No 409: 1883.
7 Shop/dwelling, Nos 411-413: 1883.
8 Shop/dwelling, No 415: 1882.

SECTION 1.1

LOTS 1-10

PARRAMATTA ROAD
NORTH SIDE
(NORTON STREET TO RENWICK STREET)

Section One bounded by Parramatta Road, Elswick Street, Marion Street and Norton Street contained 98 lots. In Section 1.1, ten lots of 6.10m (20-foot) frontage on the south side of Parramatta Road had Renwick Lane for rear access and for night-soil removal. Commercial buildings were erected on the line of Parramatta Road, usually with living quarters above. In 1881-90 there were one iron and 10 brick buildings: one brick building has been demolished (see Figure 5). .

A great deal of the original street-elevation decoration has been removed as the type of shop, and architectural fashion, changed. The stuccoed wall surface above the shop awning, however, is the place to look for the survival of much detail and ornament, particularly on the parapets. The retention of this stucco decoration was more a fact of it being high up out of the way, however, than for any cherishing of its intrinsic quality.

1.01 ATTACHED SHOP/DWELLING
395 Parramatta Road

Lot 1 on the corner of Parramatta Road and Norton Street was bought in March 1881 by Mary Pollock, wife of Henry Pollock, a Braidwood photographer and later a Leichhardt builder. Mrs Pollock built a brick shop, possibly of one-storey, in 1881 and let it to Samuel Heyden (Heydon) who was a furniture dealer there until 1884. In that year Wilmot Hoskins's drapery opened until 1889 when Frank Doyle became the draper. Doyle was still there in 1890. In October 1908 after Mrs Pollock's death the shop passed to her husband who was then described as being a gentleman living at Hornsby.[1]

Description

No 395 has been replaced by a later commercial building.

1.02 ATTACHED SHOP/DWELLING
397 Parramatta Road

Hepburn Pollock, described at time of purchase as a Petersham builder, bought lot 2 in March 1884 . He probably built the two-storey brick shop with living quarters above in 1884 and sold it in April 1885 to Harrie Skarratt Brothwood, a Leichhardt chemist. He opened a chemist shop there from that year and was still there in 1890. In October 1901 Brothwood sold No 397 to Leichhardt chemist Alfred Rogers.[2]

Description

Above the present awning, the Victorian Free Classical facade has a parapet with moulded coping and ornamental urns. Rising from the parapet, a semicircular pediment with moulded coping encloses a medallion containing a relief head. The head, which has under a round hat, hair and pointed beard tinted white, could well be a reference to an important figure in the history of pharmacy rather than to Brothwood himself. It is reasonable to argue that, if the metaphor of the relief is indeed a pharmaceutical one, then the shop, though probably built by Pollock, was built expressly for Brothwood.

Boldly projecting end piers, which delineate the extremities of the shop, have a tooled pattern and are supported on consoles. Below the parapet is a strongly moulded cornice. It is important to note that the cornice and the parapet coping return on the face of the eastern boundary wall. The moulded returns indicate that the original shop next door, the demolished No 395, was not a two-storey building. The pediment has enframing piers over which the coping and the cornice run. The piers terminate on simple coving moulds. Ornamental brackets set between the piers support the cornice.

The present pair of segmental-headed window openings that now have rectangular transom lights and casement sashes were once French doors probably opening to a balcony or to a cast-iron railing set flush with the wall.

1.03 ATTACHED SHOPS/DWELLINGS
399-403 Parramatta Road

Clark Robertson Scoular, stonemason and builder, bought lots 3 and 4 in July 1883. He built three two-storey brick shops with residences above in 1883. In August 1888 Scoular sold the shops to Mary Miller, wife of Richard Miller of Sydney, and she continued to let them. After Mrs Miller's death Nos 399-403 passed to Mrs Clare Mary McManus, Balmain, Richard Oxenham Miller, clerk, Paddington and Horace Richard Miller, clerk, Sydney, in December 1924.[3]

No 399: in 1884 Scoular let the shop to Robert Duncan, tobacconist. Frances Alexander was the tobacconist in 1885 and was still there in 1890.

No 401: Elisha Campbell, grocer, was Scoular's tenant in 1884. Boot and shoe dealer William Warren replaced grocer Campbell in 1885 and he was there until 1888. Joseph Rosemond's confectionery was next in 1889 and still there in 1890.

No 403: Scoular himself occupied the building in 1884. He ceased to be listed there in 1885 when fruiterer William Hogarth was the occupant; then Jesse Jacobs, confectioner in 1886; Bold & Co, grocers, 1887; Archibald Campbell, greengrocer, 1888; Henry Williams, provision store, 1889; and Maurice Fienberg, watchmaker, 1890.

Description

The Victorian Free Classical facade of above the awning has a parapet with elaborate top-scrolled pediments, one to each shop, and a moulded coping. Piers with strikingly decorative urns (one missing) delineate the shops. A plain band is set between the bases of the piers. The band rises from the strongly moulded cornice which runs uninterruptedly along the three facades as does a smaller moulded string course.

The coping, the band and piers combine to create long rectangular recesses which were intended to receive business or shop names in prominent signage. Below the string course is evidence of continuous hipped ended balcony roof.

The parapet-area stucco ends at a line, probably at flashing level, below which the stucco has been stripped and exposed brickwork painted. Window openings are the same as No 397.

1.04 ATTACHED SHOP/DWELLING 405 Parramatta Road

Petersham stonemason John Riddell bought lot 5 in November 1881 and built a brick shop in 1882. He lived there in 1883-84. Thomas Hall, a Redfern grocer, bought the property in March 1884 and became a produce dealer until 1887 when Mrs L How opened a newsagency and stationery there.

In May 1888 Hall mortgaged the property and added the upper storey and this is represented in the date "1888" which appears on the parapet. Hall died on 18 August 1888 but his widow Charlotte and Thomas Jessep, wholesale fruiterer, Sydney, bought the premises from the mortgagee in February 1889.

Frederick Button took over Mrs How's newsagency in 1889 and he was still there in 1890. Mrs Hall's death was notified in November 1899 and Jessep became the surviving owner. He sold the shop to Thomas Arthur Hall, stationer, Sydney, in June 1907. In October 1924 T A Hall sold No 405 to the tenant George Wentworth Addison, colonial wine licensee.[4]

Description

No 405's above awning Victorian Free Classical facade has a parapet with three moulded panels and a semicircular pediment with moulded coping bearing the year of construction. The plain parapet has end upstands to support urns, both of which are in place. A strongly moulded cornice runs uninterruptedly across the parapet wall area. Piers with set-back coved tops rise from bases at just above awning level. A moulded string course runs between the piers.

The facade still has the original two straight-headed openings with French door and rectangular transom lights. Flush cast-iron railings illustrate how the openings of Nos 397 and 399-403 once appeared.

1.05 ATTACHED SHOP/DWELLING 407 Parramatta Road

Two Leichhardt butchers, William Henry Wilson and John Trafalgar Franklin, bought lot 6 in March 1883. They built the two-storey brick shop with residence above in 1883 when they are first listed in the butcher shop which they occupied until 1885. In December of that year Wilson and Franklin sold the premises to Mary Laura Miller, wife of Richard, a Sydney butcher. She sold No 407 to Edward William Foster, fruit merchant, Sydney, in December 1916. Thomas A Field was Mrs Miller's tenant from 1886 until 1889 when he was replaced by James Bullen who still kept the butchery there in 1890.[5]

Description

The detailing of the above awning facade of No 407 is one of the most elegant in Excelsior's Parramatta Road commercial strip. Victorian Free Classical in style, the facade embodies the classical division into base, shaft (i e, window area), and capital (i e, parapet). Above the flashing line the base comprises five panels with prominence given to the central three. The panels are retained by wide end piers on the shop boundaries and slim intermediate piers which are set below the window piers. Rising from the base is the grouping of three windows of equal width. Each window has strongly modelled architraves. A prominently moulded cornice with brackets unifies the grouping and supports a triangular pediment which is placed above, and emphasises, the central window.

Meeting the apex of the pediment, the small moulded string course is the springing line for the deep cove of the strongly moulded main cornice. The parapet above the main cornice has three flat panels, the division of which is not related to the window spacing. Wide piers at the extremities of the shop enframe the window grouping but allow the string course to pass over them. The piers have a coved projection which is in line with, and receives the ends of, the main cornice. Terminating at the top of the parapet, the piers and the parapet are unified by the parapet coping moulding. Upstands on the piers no longer support urns.

This elegant facade is a significant remnant of business confidence in 1880s Leichhardt.

1.06 ATTACHED SHOP 409 Parramatta Road

Thomas Valentine Madge, the Leichhardt builder, bought lot 7 in April 1883. He was to buy many lots from Excelsior. He sold in June 1883 to produce merchant John McRae and James Merrington Greig, banker, both of Sydney. Either Madge or McRae built a one-storey iron shop in 1883. An iron building probably had corrugated galvanised iron fixed to a timber frame. McRae is listed there as a produce merchant in 1883. McRae and Greig sold the shop to Samuel Hawthorne, a government official, in April 1884. In 1884 Haw-

Shop/Dwelling, 394 Parramatta Road, 1884
In the segmental-headed recess is stucco relief of a head with white hair and beard under a round hat. Though the inspiration for the head is not known, the work is a significant remnant and should be retained. (Solomon Mitchell)

thorne let the shop to produce merchant Charles Crees who was still in business there in 1890. In September 1888 Hawthorne sold to Newtown boot importers William Augustus and Henry James Wright who still owned it in 1908.[6]

Description

The iron building was demolished and a new shop built with an elegantly detailed shopfront, featuring large plate glass windows and central in-go. Above the shopfront is a plain parapet with moulded coping and one long moulded panel. The parapet has a simply detailed triangular pediment with the inscription "W B" in bold raised lettering.

No 409's shopfront is highly significant because it is one of the two original shopfronts along Excelsior's commercial strip (cf, 505 Parramatta Road, Section 3). It has not been possible to determine the building date nor the meaning of "W B".

1.07-8 ATTACHED SHOPS/DWELLINGS 411-415 Parramatta Road

Excelsior built the three brick shops with living quarters above in 1883 on lots 8-10.[7]

No 411: Thomas Anglin, hay and corn dealer, Woolloomooloo, bought lot 8 in December 1883. Tenants were: James Brown, picture framer, 1884; Herman Rosenthal, fancy goods dealer, 1885-88; George F Law, hatter, 1888; and Bongiorno Bros, fruitery, 1889-90. Anglin lost No 411 through debt and it was sold to Thomas McDonagh, Glebe, in May 1891. He leased to Leichhardt draper Thomas Castleton in August 1898. McDonagh sold to A J Ashdown in March 1922.[8]

No 413: Patrick Kearney bought lot 9 in October November 1883 and had his grocery there from 1884 to at least 1890. He had transferred the ownership of the premises to his wife Jane in November 1883. She also leased the shop to Castleton in June 1898. After Mrs Kearney died it passed to Patrick Kearney, Charles Herbert Foley and Hannah Theresa Foley in May 1917.[9]

Shop/Dwelling, 407 Parramatta Road, 1883
The Victorian Free Classical facade is one of the most elegant in the Excelsior shopping strip along Parramatta Road.
(Solomon Mitchell)

No 415: Baker John Henry Marker of Leichhardt rented the shop in 1883 and bought it in March 1885. He was there in 1883-85 when the bakery was taken over by James Hair. In 1886-88 John Carter was the baker. Marker sold the property to Leichhardt jeweller Peter Kleemo in July 1888. Walter Barnard opened a drapery there in 1890. After Kleemo's death No 415 passed to passed to Frank and Walter Kleemo, merchants of Sydney and Lily Kleemo, a Mosman spinster.[10]

Description

The parapet of the three Victorian Free Classical shops has a moulded coping which passes across vestigial firewalls which stand forward as piers in the parapet wall area. Urns once stood above the firewalls. The firewalls at the extremities of the Parramatta Road and Renwick Street elevations, have round-top projections with a square groove ornament following the round curve. Intermediate firewall projections are represented by doubled piers with double projections which are a repeat of the end projections. The projections, supported on brackets which have triglyph-like ornament, receive a strongly moulded cornice and a lower-level string course. Long moulded recessed panels similar to Nos 405 and 399-403 modulate the parapet wall area. Later windows have replaced the French doors and transom lights, though the lines of the segmental-headed openings can be seen.

The parapet details are repeated on the Renwick Street facade but at the splayed corner a different emphasis has been given to the brackets by giving them square pattern recesses. The splayed corner has no pediment and openings are now straight-headed. The stucco below string-course level has been stripped and the walls cement rendered. Later windows have been installed.

SECTION 1.2

LOTS 11-54

RENWICK STREET

EAST SIDE
(PARRAMATTA ROAD TO MARION STREET)

Lots 11 to 43, of 9.17m (30-foot) frontage, and lots 44 to 53, 12.20m (40-foot), had mainly residential use. Between 1881 and 1890 there were, in Renwick Street, 40 brick and two weatherboard buildings. Of these five brick and two weatherboard have been demolished (see Figure 6).

In most cases earth closets were set on the rear boundaries as far away from habitable areas as possible. Service passages for night-soil removal were sometimes planned within developed lots but there are examples where rights of way were granted over adjoining lots: these are briefly discussed here. No specific mention has been made of normal side passages within the lots obviously set aside for night-soil removal.

There were some special cases, however, usually on buildings of out-of-the ordinary design, where earth closets were small projecting wings on the rear of houses. These are to be seen in Figure 6 in the Renwick Street houses Nos 55, 57-59, 65-67, 69-71, 73-75, 77-79, 83-85, 89-91 and 93-95. In this category, however, earth closets were serviced along normal side passages or over adjoining lots which were part of the house sites.

1.09 VACANT LAND
Lot 11 Renwick Street

The baker John Henry Marker bought lot 11 on the corner with Renwick Lane at the same time as purchasing the Parramatta Road lot 10. The land was not built on by 1890. He sold lot 11 to Elizabeth Maria Bryant, wife of William Henry Bryant, moulder, Leichhardt, in February 1891.[1]

1.10 TWO-HOUSE TERRACE
5-7 Renwick Street

Lot 12 was bought by bricklayer James Palmer, Leichhardt, in July 1883 and he built a terrace of two brick houses in 1883. A service passage ran in from Renwick Lane across the rear of lot 11 for sanitary access. Palmer sold to Robert Henry James Chapple, contractor, Hartley Vale, in September 1890. Chapple sold to Charles Miller, gentleman, Leichhardt, in August 1892. He transferred Nos 5-7 to his wife Annie Maria in September 1904.[2]

No 5: Tenants were William Forsythe in 1883; — Carey, 1884; Alfred F Warne, tinsmith, 1885; and in 1886, painter William Webster who was still there in 1890.

No 7: James Palmer lived there in 1883; then in 1884-85, Henry Palmer, carpenter; Thomas Stanwix, police constable, 1886; Richard Johnston, accountant, 1887-88; but the house is not listed in 1889-90.

Description
Nos 5-7 have been replaced by a parking lot.

1.11 VACANT LAND
Lots 13-15 Renwick Street

The lots were still vacant in 1890. Emma Owen, widow, Leichhardt, bought lot 13 in November 1888. In May 1889 Mrs Owen sold to a syndicate made up of William Campbell, John McGregor, Andrew Chalmers, Daniel Slade, William John Branston Foster, Charles Richard Goulson and James Budge for purposes not known. The syndicate sold to John Burnett Williams in June 1891.[3]

Lot 14 was bought in January 1882 by Nora Maude Cosgrove, wife of William Irving C, gentleman, Sydney. She sold to Rhoda Lydia Boots, a Leichhardt widow, in December 1888. Mrs Boots became Mrs Withers on 20 December 1891 and sold lot 14 to Samuel Liddell, carrier, Leichhardt, in October 1899. The Chief Commissioner for Railways and Tramways resumed the lot in December 1911.[4]

William Bull junior, a Sydney wheelwright, bought lot 15, along with the Norton Street lot 94.1, in July 1881. Bull sold to Elizabeth Parsonage, wife of Thomas Charles P, gentleman, Petersham, in March 1885. Mrs Parsonage sold to her husband in July 1910.[5]

1.12 SEMI-DETACHED PAIR
21-23 Renwick Street

Excelsior built a pair of two-storey semi-detached brick houses on lots 16 and 17 in 1881.

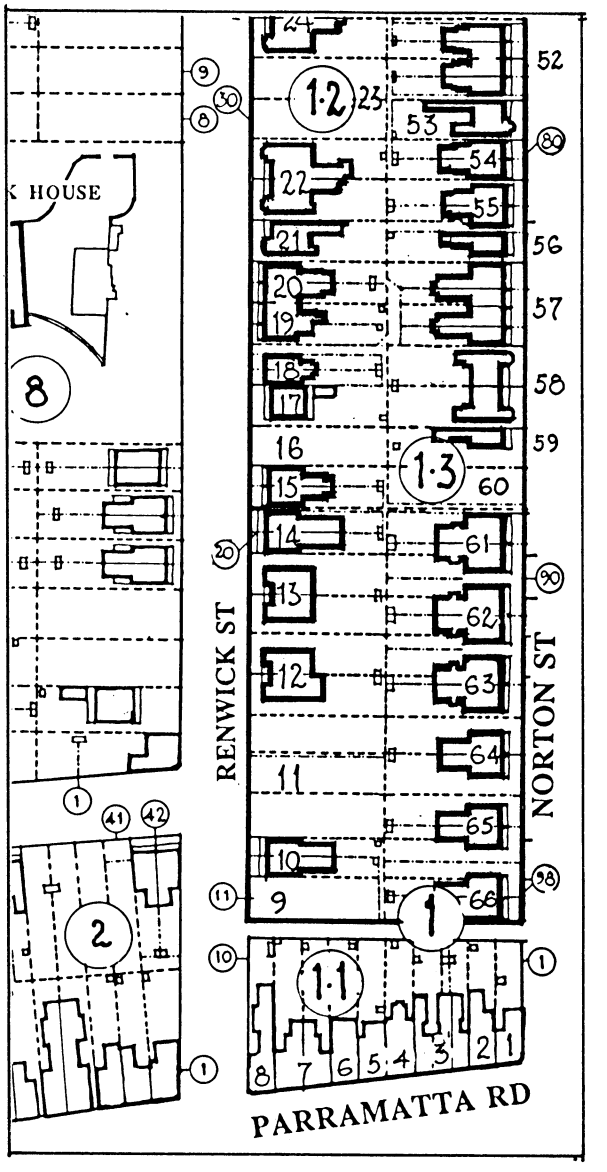
No 21: was let to Edward Robinson, a carpenter and builder, in 1881-85. In February of that year, No 21 on lot 16 was bought by Jane Pocock, wife of John P, stonemason, Leichhardt. The Pococks lived there from 1885 and were still there in 1890 calling it Soudan House. In January 1896, after Mrs Pocock's death, the house passed to Sarah Jane Gilchrist, wife of George Gilchrist, freeholder, Paddington.[6]

No 23: Agnes Parry, wife of Llewellyn Parry, a Sydney coachpainter, bought No 23 on lot 17 from the company in March 1882. They called it Renwick Hall and were still there in 1890. Agnes Parry sold to William Henry Cope, a Leichhardt builder, in January 1923.[7]

Description
Nos 21-23 are two asymmetrical houses symmetrically paired under a medium-pitch corrugated iron roof. Chimneys are wide and squat with mouldings.

FIGURE 6
SECTIONS 1.2 AND 1.3 IN 1888-89

Renwick Street East Side
9 Vacant lot 11.
10 Two-house terrace, Nos 5-7:1883.
11 Vacant lots 13-15.
12 Semi-detached pair, Nos 21-23: 1881.
13 Semi-detached pair, Nos 25-27: 1882.
14 Two-house terrace, Nos 29-31: 1885.
15 Two-house terrace, Nos 33-35: 1883.
16 Vacant lot 22.
17 Detached house, No 41: 1882.
18 Semi-detached pair, Nos 43-45: 1881.
19 Two terrace-type houses, Nos 47-49: 1884, 1882.
20 Two-house terrace, Nos 51-53: 1885.
21 Detached house, No 55: 1885.
22 Semi-detached pair, Nos 57-59: 1881.
23 Vacant lots 30-31.
24 Semi-detached pair, Nos 65-67: 1881.
25 Semi-detached pair, Nos 69-71: 1882.
26 Semi-detached pair, Nos 73-75: 1881.
27 Semi-detached pair, Nos 77-79: 1881.
28 Vacant lot 40.
29 Semi-detached pair, Nos 83-85: 1882.
30 Terrace-type house, No 87: 1883.
31 Two-house terrace, Nos 89-91: 1884.
32 Semi-detached pair, Nos 93-95: 1882.
33 Semi-detached pair, Nos 99+101-103: 1881.
34 Semi-detached pair, Nos 109-111: 1881.
35 Detached house, No 117: 1890.
36 Presbyterian Church: 1885. Hall: 1909.



Each house is L-shaped in plan and the square projecting wing simulates a tower. The projecting wings and the asymmetrical massing hint at the Victorian Italianate but the lack of other important style indicators, however, makes them popular versions of the style. The wings have gabled roofs with decorative bargeboards and the ridge-line is at the same level to emphasise the L-shaped plan.

Upper verandahs with cast-iron railings are recessed and are covered with straight corrugated iron roofs. The undecorated verandah-separating firewall has been reduced in height to line with the roofs. French doors in straight-headed openings have rectangular transom lights and give access to the upper verandahs. Wall surfaces are stuccoed and jointed in courses to simulate fine stonework.

On the lower level window heads are segmental with segmental top sashes and label moulds stilted above ornamental bosses.

By virtue of the vestigial-tower form and the asymmetrical massing, the two-storey Nos 21-23 are related to the one-storey Nos 88-90 and 98-96 Jarrett Street (Section 3).

1.13 SEMI-DETACHED PAIR
25-27 Renwick Street

Excelsior built a pair of two-storey semi-detached brick houses on lots 18.1 and 18.2+19.1 in 1882.

No 25: John Thomas Rowlands, a railway inspector, Petersham, bought the house on lot 18.1 in August 1882 and was still there in 1890. In August of that year he sold to William Ernest Merrett, a Newtown coachbuilder. Merrett sold to Henry Koch, freeholder, Sydney, in January 1904.[8]

No 27: in July 1882 the house on lot 18.2+19.1 was bought by Petersham saddler Henry William Pettitt who lived there in 1882-86; then George James Cooper, 1886-87. Pettitt had sold to Cooper, a Newtown plumber, in October 1884. The mortgagee foreclosed on Cooper and sold to Lilian Jane and Elizabeth Ireland in July 1898.[9]

Description

The two houses are the same design as Nos 21-23 and are therefore also popular versions of the Vic-

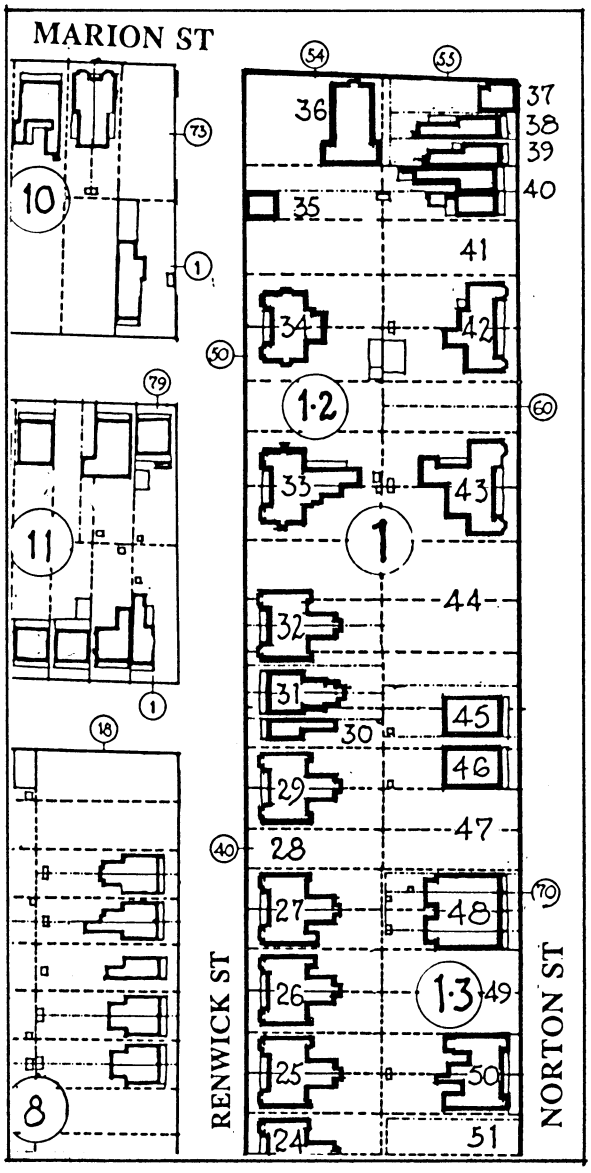


FIGURE 6 (CONTINUED)
SECTIONS 1.2 AND 1.3 IN 1888-89

Norton Street West Side
37 Detached shop, No 124:1886.
38 Terrace-type house, No 122: 1886.
39 Terrace-type house, No 120: 1886.
40 Two-house terrace, Nos 116-118: 1889, 1884.
41 Vacant lot 57.
42 Semi-detached pair, Nos 108-110: 1881.
43 Semi-detached pair, Nos 104-106: 1881.
44 Vacant lots 63-64.
45 Detached house, No 94: 1885.
46 Detached house, No 92: 1885.
47 Vacant lots 68-69.
48 Four-house terrace, Nos 78-84: 1885.
49 Vacant lots 72-73.
50 Semi-detached pair, Nos 68-70: 1882.
51 Vacant lot 76.
52 Four-house terrace, Nos 56-62: 1881.
53 Detached house, No 54: 1884.
54 Two-house terrace, Nos 50-52: 1882.
55 Semi-detached pair, Nos 46-48: 1883.
56 Terrace-type house, No 44: 1884.
57 Four-house terrace, Nos 36-42: 1882.
58 Semi-detached pair, Nos 32-34: 1882.
59 Terrace-type house, No 30: 1881.
60 Vacant lots 87.2, 88.1.
61 Two-house terrace, Nos 24-26: 1882.
62 Two-house terrace, Nos 20-22: 1883.
63 Two-house terrace, Nos 16-18: 1882.
64 Two-house terrace, Nos 12-14: 1881.
65 Two-house terrace, Nos 8-10:1881.
66 Two-house terrace, Nos 4-6: 1882.

torian Italianate style. The houses have the same details as Nos 21-23 except that No 25 has lost its decorative bargeboard: both houses have lost their cast-iron railings.

1.14 TWO-HOUSE TERRACE
29-31 Renwick Street

Thomas Johnston, a Leichhardt stonemason, bought lot 19.2+20 in May 1885 and built a terrace of two brick one-storey houses in that year. A passage ran along the northern side of No 31 and gave access to the rear for night-soil removal.

No 29: Johnston was living in the house when in July 1885 he sold to Henry Lane, freeholder, Forest Lodge. Lane lived in No 29 until 1888, then Mrs Lane until 1890. In March 1903 the mortgagee sold to James Wild Whitworth, a Leichhardt newsagent, and his wife Emily.[10]

No 31: Johnston sold to Sydney farrier James Bogus in July 1885. Bogus let the house in 1885-87 to William L Clement who called it Myrtle Cottage; next was Jacob H Boulton, tailor, 1888-89; then Mrs Williams in 1890. Bogus sold to the Whitworths in March 1903.[11]

Description

Nos 29-31 have steep-pitch main roofs with moulded chimneys. Round-top fire walls project above the main roofs at the ends of the buildings but the central firewall is not to be seen. Verandah roofs are concave corrugated iron sheeting between the end and separating firewalls, the projecting ends of which have tooled ornament. Wall surfaces are of stucco but roofs are now of terra cotta Marseilles pattern tiles.

No 29 has lost its single window but the semi-circular-headed window with semicircular top sashes and label moulds and bosses of No 31 gives the physical evidence for conservation work. The transom light of No 29 has been bricked up but again No 31 provides evidence of a semicircular-headed transom light with label mould and bosses.

Nos 29-31 are extremely simplified versions of the Victorian Free Classical style.

1.15 TWO-HOUSE TERRACE
33-35 Renwick Street

Lot 21 was bought by Thomas Hordern, builder, Surry Hills, in January 1883 and he built a terrace of two brick two-storey houses in 1883. A service passage on the southern boundary of lot 88 (lot 88.2) from Norton Street gave access to the rear of 33-35 Renwick Street. After Hordern's death the houses passed to Emily Amelia Hordern, spinster, Sydney, in March 1892.[12]

No 33: was occupied by Harrie C Hind, architect, in 1884-85; David H Clement, blacksmith, 1886-87; and John Henry, 1890.

No 35: Thomas C Webster occupied the house in 1884-85; Walter S Taggart, who called it Chatsworth, 1887; and in 1889, Robert Symes who was still there in 1890.

Description

Nos 33-35 feature tall parapets with cornices supported on brackets. Wall surfaces and decoration are of stucco. The firewalls rise above the parapets to carry ornamental urns. Firewall projecting ends are suitably ornamented. French doors in straight-headed openings to upper balconies have sidelights as well as rectangular transom lights. On the lower storey single segmental-headed windows have top sashes of the same curve. The window to No 33 retains its stilted label mould and bosses but No 35 is shorn of such detail. Both straight-headed entry doorways are fitted with rectangular fanlights but only No 33 has its straight label mould and bosses.

No 33 has its cast-iron and so is Victorian Filigree in style but the loss of No 35's railing prevents it from belonging to that style category.

1.16 VACANT LAND
Lot 22 Renwick Street

William Lamb, a Waterloo clerk, bought lot 22 in May 1885 but subdivided and retained lot 22.1 for himself. He sold this lot to James Augustus Forey, shoemaker, Redfern, in March 1899. Lamb sold lot 22.2 to Benjamin Townend, a Leichhardt painter, in September 1888. Both parts of lot 22 were vacant by 1890.[13]

1.17 DETACHED HOUSE
41 Renwick Street

Benjamin Townend built a verandahed weatherboard cottage on lot 23 in 1882 and began to live there in 1883, paying rent to the company. He bought the cottage in July 1884 and was still there in 1890. In June 1919 he sold No 41 and the adjoining lot 22.2 to Alice Hilda Robson, wife of Alexander R, cabinetmaker, Banksia.[14]

Description

No 41 has been replaced by a later house.

1.18 SEMI-DETACHED PAIR
43-45 Renwick Street

Excelsior built a pair of two-storey brick semi-detached houses in 1881 on lot 24.

No 43: was bought by Thomas Barton, labourer, Sydney, in October 1881 He let it to John Connell in 1884; John Thew, carpenter, 1885-86; Edward Mitchell, 1887; James Soulsten, 1889; and Mrs C Watson, 1890. Barton sold to Henry Koch, freeholder, Leichhardt, in June 1900.[15]

No 45: was bought by William Edgar Stevenson, a Sydney landowner, in October 1881. Stevenson defaulted and the house was sold to John Conlon, labourer, Leichhardt, in November 1883. Conlon's mortgagee sold to Dora Cook, wife of Henry C, painter, Leichhardt, in June 1905. Tenants were Francis Alexander, hairdresser, in 1884; then Thomas Honnor, stonemason, 1885; James Allsop, builder, 1886-87; William Harkness, 1889; and Mrs Fleming, nurse, 1890.[16]

Description

Although Nos 43-45 are separated by the customary firewall which has its projecting ends decorated in the traditional manner, the houses are not of a terrace-type because the filigree verandahs are open-ended. By returning the balconies and not using end firewalls, the resulting openness prevents them from being described as terrace-type houses. Nos 43-45, therefore, are categorised as semi-detached although of a different design to Nos 21-23 and 25-27 Renwick Street but are a similar design to Nos 46-48 Norton Street.

Nos 43-45 are largely intact except that the original hipped concave verandah roofs are now, in the case of No 43 an extension of the main roof, and No 45 has straight corrugated iron. The medium-pitch roofs, with ridges parallel to the street, are of corrugated iron and the chimney has been stripped of its stucco and is now painted brick. Wall surfaces and decoration are of stucco. Upper verandah French doors in straight-headed openings have rectangular transom lights.

Single semicircular-headed windows with semicircular top sashes have label moulds and bosses. Undecorated segmental-headed entry door openings have rectangular transom lights. Nos 43-45 are Victorian Filigree in style although the railing of No 45 appears to be of later metal filigree.

1.19 TWO TERRACE TYPE HOUSES
47-49 Renwick Street

Emily Harriet Poole, wife of Joseph P, bootmaker, Leichhardt, bought lot 25 in March 1885.

No 47: Mrs Poole built the one-storey terrace-type house in 1885 and let it to Joseph Martin in 1885; James Pamment, van proprietor, 1886; William Jones, bootmaker, 1887-88; Mrs Bates, 1889; and Arthur Thompson, baker, 1890.

Mrs Poole defaulted in her mortgage and No 47 was sold to George Joseph Thomas, a Leichhardt coppersmith, in May 1891.[17]

No 49: in 1882-88 the Pooles lived in the two-storey terrace-type No 49 which Excelsior had built in 1882 and to whom they paid rent in 1882-85. Mrs Poole lost it in the same way as No 47.[18]

Description

No 47 was never meant to be one of a pair. It is a small house with a steep-pitch corrugated iron roof with moulded chimney and end firewall. Walls and decoration are of stucco. The one segmental-headed window with top sash of that curve has a stilted label mould and bosses. The undecorated straight-headed entry doorway has a rectangular transom light.

If No 47 can be said to have been derived from a style then that style would be an extremely simplified version of Victorian Free Classical.

No 49 is a large two-storey stuccoed house with tall parapet and cornice supported on three pairs of brackets. The parapet wall is modulated by two moulded panels. No chimney can be seen from the street. The upper verandah has a cast-iron railing and French doors with a rectangular transom light in a straight-headed opening.

On the lower level two tall semicircular-headed windows with semicircular top sashes have strongly moulded archivolts which sweep around the curved heads and become architraves. The semicircular-headed entry doorway with transom light of the same curve has a similar archivolt and architraves. No 49 is Victorian Filigree in style.

1.20 TWO-HOUSE TERRACE
51-53 Renwick Street

William Gough, mining manager, Darlinghurst, bought lot 26 in January 1885 and built a terrace of two brick two-storey houses in 1885. He transferred to his wife Mary Ann in August 1906.[19]

No 51: Charles E Davies occupied No 51 from 1885 and was still there in 1890.

No 53: Named Queenton House by Gough who lived there in 1885 only, the house was let in 1886 to Richard Gray; Jabez Smith, 1887; and Frederick K Lee, watchmaker, 1888.

Description

Nos 51-53 were built as a pair but recent renovations have made them read as separate houses, though both may be regarded as Victorian Filigree. No 51 still has its stucco walling and decoration. Moulded chimneys with close-spaced brackets rise above a medium pitched corrugated iron main roof. Firewalls, with projecting ends embellished with moulded recessed panels and deeply tooled patterns, rise above the roof and in the case of No 51 support an ornamental urn.

The upper level of No 51 has two pairs of French doors in straight-headed openings with rectangular transom lights and decorative transoms. As well as the cast-iron railing, the upper and lower verandahs have cast-iron fringes. A prominent feature on the lower level is the three-light semicircular-headed window with semicircular top sashes and prominent label mould and bosses. Corinthian half-columns divide the grouping in which prominence is given to the central window. The strong label mould feature is repeated over the semicircular-headed entry door opening which has a semicircular transom light.

No 53's upper level has a cast-iron railing and upper and lower fringes which appear to be original. Pairs of French doors have rectangular transom lights under straight-headed openings.

At the lower level, however, No 53 is not an exact twin of No 51. The stucco surfacing has been stripped to expose the brickwork (on both levels), but the lower level stucco decoration has been retained. A pair of tall slender semicircular-headed windows, with top sashes of that curve, have moulded archivolts which become architraves running down to floor level. The semicircular-headed doorway with semi-circular transom light has the same treatment. No 53's window and door treatment is similar to that of No 49.

1.21 DETACHED HOUSE
No 55 Renwick Street

Excelsior built a detached one-storey brick house on lot 27 in 1885. John McCarty, coach manufacturer, Sydney, bought it in November 1885. McCarty let it to James E Syme in 1886-87 and Austin Axel in 1888. McCarty sold to Robert Allan Fraser in August 1902.[20]

Description

No 55 was the same shape in outline plan as one-half of the pair of semi-detached houses Nos 65-67. It seems almost certain that the house was the same design and the same popular version of the Victorian Italianate style as Nos 65-67. The house has been replaced by a parking lot.

1.22 SEMI-DETACHED PAIR
57-59 Renwick Street

Lots 28 and 29 had a pair of brick one-storey semi-detached houses built by Excelsior in 1881.

No 57: The company let the house on lot 28 to John McCarty in 1881; then James Walter, who called it Una Villa, in 1882; and H B Hunt, 1883-84. McCarty bought No 57 in November 1885 but let it to Gustavus Ostlund in 1885-87. There are no further listings to 1890. McCarty lost the house through debt and it was sold to John Alexander Donald in August 1902.[21]

No 59: Maria Bush, wife of Eugene David B, galvanized iron worker, Sydney, bought the house on

lot 29 in November 1884. The Bushes lived there in 1885-87. Mrs Bush sold to John Anthony Bernasconi, clerk, Sydney, in July 1887 and he lived there, listed as a stationer, in 1888 and was still there in 1890. Bernasconi failed in his mortgage and No 59 was sold to Alexander George Griffin, clerk, Sydney, in August 1904.[22]

Description

In outline plan Nos 57-59 were the same shape as the pair of semi-detached houses Nos 65-67. As in the case of No 55, it seems almost certain that the houses were the same design and the same popular version of the Victorian Italianate style as Nos 65-67. Later town houses have replaced Nos 57-59.

1.23 VACANT LAND
Lots 30-31 Renwick Street

The two lots were vacant in 1890. Lot 30 was also bought by Maria Bush in November 1884 and it had the same fate as No 59.[23] Edwin Lewis Scott, Parliamentary draftsman's clerk and later commissioner for affidavits, bought lot 31 in October 1890. He transferred it to his wife Florence in February 1895.[24]

1.24 SEMI-DETACHED PAIR
65-67 Renwick Street

Excelsior built a pair of one-storey brick semi-detached houses on lots 32-33 in 1881.

No 65: Florence Scott bought No 65 in September 1895. The Scotts had lived in the house, which they called Cottingham, since 1882 and were still there in 1890. After Mrs Scott's death No 65 passed to Ada Florence Glenister, wife of George Philip G, Leichhardt, in August 1921.[25]

No 67: Aaron Wheeler bought the house in November 1883 and called it Edenia. Wheeler, a Petersham bookkeeper, was one of the prime movers in the incorporation of Leichhardt and was an alderman of the first municipal council in 1871. He lived there in 1883-84 to be followed in 1885 by clerk Archibald McClatchie. Wheeler sold in September 1885 to Alfred Roberts Pullen, artist, Sydney. Pullen let it to D E Booth, 1886, when the house ceased to be listed as Edenia, and James Fraser, 1888-90. Pullen defaulted and No 67 was sold to Florence Scott in July 1895.[26]

Description

As semi-detached-type houses, though of a different design to the two-storey Nos 21-23, 25-27 and 43-45, Nos 65-67 represent an important step between the attached or terrace-type house and the detached house on its own separate lot. Nos 65-67 are houses that strive to appear larger than they really are. The two asymmetrical houses are put together to make an a symmetrical pair. The projecting wing of each house generates the L-shape plan and suggests a tower form.

Though the houses are of one-storey, the apparent height of the steep-pitch roofs, concrete tiles for No 65, terra cotta for No 67, is lessened by providing hipped gables instead of full gables. These hipped gables face the street above the projecting wings and the side boundaries also. This device seems to make each house seem more individual. Bargeboards are boldly decorated featuring thickness of timber and circles, triangles and rounds. Both houses still retain their bargeboards.

The side eaves of the roofs return across the street front of the projecting wing but terminate before reaching the rectangular bay. This device also adds interest and is another means of breaking up the massing. A tall slab-like chimney with mouldings rises from the roof line above the central dividing wall of the two houses.

The projecting wings are made even more prominent by rectangular bays with steep hipped roofs. The bay roof of No 65 is sheeted with metal but in the case of No 67, terra cotta Marseilles tiles have been used and the bulkiness of this material is the wrong scale and texture for these slightly projecting bays. The bays have been shorn of all ornament excepting the thin moulded string course and paired eaves brackets that once ran above the window heads. The windows of the bays have been replaced with modern windows, necessitating the removal of the central pier.

The firewall separating the houses does not rise above the main roof and this omission stresses the horizontality of the massing and makes the houses appear to be one house. Each verandah is a recess between the separating firewall, which has been altered to terminate below the roof, and the projecting wing. The remnant projecting end of the verandah firewall is plain above a moulded corbel. The entry doorways are in the return wall of the projecting wing and have rectangular transom lights. The French doors to the verandahs have been replaced by later windows.

Nos 65-67 are a departure from the everyday paired houses and are a modified version of the Victorian Italianate style By virtue of the rectangular bay and projecting wing with boldly decorated hipped gable, Nos 65-67 are related to 82-84, 86-88, and 90-92 Marion Street (Section 10).

1.25 SEMI-DETACHED PAIR
69-71 Renwick Street

Lots 34-35 also had a pair of brick one-storey semi-detached houses built by Excelsior in 1882.

No 69: Jack Mills, farmer, East Kangaloon, bought No 69 on lot 34 in March 1892. Jeweller William Horton rented from Excelsior in 1882-88; then Alfred Christmas, grocer in 1890.[27]

No 71: on lot 35, was bought by Isabella Salisbury, spinster, Balmain, in September 1882. She named it Renwickville and was there until 1887 and let it to John F Gardener, warehouseman, in

Semi-detached Pair, 69-71 Renwick Street
A popular version of the Victorian Italianate style in which two asymmetrical houses are put together to make a symmetrical pair.

1888 and Mrs Cole, 1890. Miss Salisbury sold to Mills, the owner of No 69, in March 1892.[28]

Description

Nos 69-71 have the bargeboards and central chimney intact, though the roof of No 69 is terra cotta while No 71 has corrugated iron (probably the original roofing material). The more compromised of the two, however, is No 69 in which the line of the rectangular bay window is taken across the front of the house as an addition. No 69's rectangular bay, now roofed in terra cotta, has been stripped in the same way as Nos 65-67.

Despite the front of No 71 having been converted to a coffee lounge, the projecting wing has enough physical evidence to allow conservation work on the other houses. The paired windows of the bay are intact and are vertically sliding single-light sashes. Window sills are steep, continuous and strongly moulded with brackets. Window heads are segmental, as are the top sashes, with pronounced label moulds, linking the windows, stilted above bosses and interrupted by strongly projecting keystones which have tooled ornament. Tops of keystones meet the moulded string course supporting the paired eaves brackets. The hipped roof of the bay has metal ridge-roll sheeting which is probably the original type of covering.

No 71's projecting wing also has evidence for the short returned side eaves. Below the point of termination on the projecting wing is a console which emphasises this small feature. Again the intent is to make the house seem larger and thereby more important than it actually is. The recessed verandah and side entry door have been removed.

Nos 69-71 were the same version of the Victorian Italianate style as Nos 65-67 and were the same design. Nos 69-71 have the same relationship as Nos 65-67 to the house-type in other sections.

1.26 SEMI-DETACHED PAIR 73-75 Renwick Street

Two widows bought the one-storey brick pair of semi-detached houses built by Excelsior on lots 36 and 37 in 1881.

No 73: Mary Walton, Petersham, bought the house on lot 36 in March 1882 and let it to Harrie C Hind, carpenter, 1883; and then, from 1884, James Kenny who named the house Ellerslie. Kenny, a civil servant, bought Ellerslie from Mrs Walton in May 1894.[29]

No 75: the other widow, Elizabeth Rebecca Crosby, bought Brenda Villa on lot 37 in April 1881. She named the house and lived there from 1881; then Robert S Crosby, draper, 1884-85; and Mrs Crosby again in 1887 to be still there in 1890. Robert Steele Crosby, a Fairfield fruitgrower, inherited No 75 in November 1901.[30]

Description

Nos 73-75 have lost the central chimney but all bargeboards are intact: roofs are now terra cotta. The rectangular bay of No 73 has a terra cotta roof, all ornament has been shorn and windows have been replaced and the central pier removed. In the case of No 75's rectangular bay, installation of a later window, however, has left vestiges of the label moulds and keystones. The string course and eaves brackets can still be seen: the metal roof of the bay is appropriate. The verandah-separ-ating firewall of Nos 73-75 has a plain projection with moulded corbel altered to terminate under the roof covering.

No 73 has lost its recessed verandah French doors but No 75 has the evidence for their reinstatement, if required, and for the other houses as well. The straight-headed opening has a rectangular transom light and doors are half-glazed with a timber-panelled lower half: the glazed lights have segmental tops. The doorway is now an entry because the original entrance in the side of the projecting wing has been bricked up.

Nos 73-75 were the same version of the Victorian Italianate style and were of the same design as 65-67. The houses have the same relationship as Nos 65-67 to the house-type in other sections.

1.27 SEMI-DETACHED PAIR 77-79 Renwick Street

The design of the Renwick Street semi-detached houses was probably the creation of one of the Thornleys or the Reusses but the owner of one of the two houses, built by the company in 1881, was also an architect.

No 77: in June 1882 Stanley Hubert Uther, a Sydney architect, bought the house on lot 38. Uther lived in No 77 in 1881-82 but let it to Walter J Hill, salesman, in 1883-84. In October 1885 Uther sold to Charles Bushell, a Sydney signwriter, who called it Eden Cottage and lived there in 1886-87. After Bushell's death his family sold to Reverend Edward Dash, a Baptist minister, in May 1889 and he was still there in 1890. The house passed to Hugh MacDonald, teacher, Geelong, in July 1907 after Dash's death.[31]

No 79: Fanny Hammond, a Sydney widow, bought the house on lot 39 in March 1887. Excelsior had let the house to Samuel Wilson, bookkeeper, who called it Lilliansville, in 1881-83; then Sarah Wilson, 1884-85; and Charles F Brace, 1886. Mrs Hammond's tenant was Charles A Hinton in 1887-88. She sold to Emily Henrietta Loudon wife of Martin Loudon, tailor, Leichhardt, in August 1898.[32]

Description

Like the other houses, the barge-boards of Nos 77-79 are intact but the central chimney has been removed. A single chimney with mouldings rises from the northern corner of No 79 giving evidence that all houses had these corner chimneys as well as the central chimney. The roofs are of corrugated iron. All ornament has been removed from the rectangular bays and the windows and central piers have been taken out and later windows installed. Bay roofs are sheeted with ridge-roll metal. The returned gutter detail with supporting brackets are still in place.

Nos 77-79 have the original round-top convex profile verandah-separating firewall which has a plain projection above a moulded corbel. Entry doorways remain in sides of projecting wings and the verandah French doors are as for No 75.

Nos 77-79 were the same design and popular version of the Victorian Italianate style as 65-67. The houses have the same relationship as Nos 65-67 to the house-type in other sections.

1.28 VACANT LAND Lot 40 Renwick Street

John Stokes, gentleman, Leichhardt, bought lot 40 in January 1886 but no building had taken place by 1890. He sold to Laurence Francis Fitzgerald, a Sydney publican, in February 1895.[33]

1.29 SEMI-DETACHED PAIR 83-85 Renwick Street

In 1882 Excelsior built a pair of one-storey semi-detached brick houses on lots 41-42 in 1882.

No 83: Maria Atherton Huenerbein, wife of Charles Huenerbein, a Sydney pianoforte importer, called the house on lot 41 Castlemaine and lived there in 1882 as a company tenant. Next were William Georgeson, fancy goods dealer, 1883; and John Baker, 1884-85. Mrs Huenerbein bought No 83 in May 1886 but sold to Fanny Perry, a Hurstville widow, in May 1886 and she sold to John Stokes, freeholder, Leichhardt, in January 1887. Stokes let it to George F Bradley, solicitor, in 1887; Edward Mitchell, asphalter, 1888; and Richard Heath, 1890. After Stokes' death No 83 passed to Alfred Stokes, Leichhardt, and Laurence Francis Fitzgerald of Sydney, in June 1898.[34]

No 85: on lot 42 was let by Excelsior to Samuel Middleton, warehouseman, in 1883-84. The company sold the house to Mary Ann Mc-Gillivray, widow, Leichhardt, in December 1887. She had been listed as a dressmaker there since 1885 and was still there in 1890. After her death the house passed to Mary Ann McGillivray, spinster, Leichhardt in March 1906.[35]

Terrace-type house, 87 Renwick Street, 1883
The tooled ornamentation above the windows and door makes the house exceptional. *(Solomon Mitchell)*

Description

Now substantially altered, Nos 83-85 have all bargeboards intact but the central chimney has been removed. Roofs are of medium-pitch, terra cotta for No 83, corrugated iron for No 85. The bays have been stripped and central piers removed for later windows. The most serious change, however, is that an addition to the front of both houses follows the line of the bays. Nevertheless, there is ample evidence in the other houses to reinstate missing detail to Nos 83-85, if required.

Nos 83-85 were the same design as Nos 65-67 and the same version of the Victorian Italianate. The houses have the same relationship as Nos 65-67 to the house-type in other sections.

1.30 TERRACE-TYPE HOUSE
87 Renwick Street

Mary Ann Hagarty, a Glebe widow, bought lot 43.1 in October 1883 and built a two-storey brick terrace-type house in 1883 in which she lived in 1884-85. In January 1886 she sold to Charles Kieley, gentleman, Leichhardt, who lived there in that year listed as a sugar planter. He let No 87 to George Hunter, grocer, in 1888 and to William Robertson, who called it Ashburton, in 1889-90. In September 1897 Kieley sold No 87 to George Vincent, gentleman, Leichhardt.[36]

Description

The stuccoed Victorian Filigree No 87 has a chimney with elegant mouldings rising above a hipped-end corrugated iron roof. Firewall projecting ends have tooled patterns above deeply coved corbels decorated with triglyph-like motifs. The upper verandah has French doors in two straight-headed openings with rectangular transom lights.

The lower window and door ornamentation is exceptional. The group of three semicircular-headed windows, with top sashes also semicircular, are separated by cast-iron barley-sugar columns on a boldly projecting sill which is supported by decorative brackets. Sweeping above the semicircular-arch window heads is a broad, intricately tooled segmental archivolt which terminates on graceful impost blocks. The spandrels between the curves of the window heads and the archivolt are also tooled. The archivolt detail recurs in the segmental-headed doorway which has a transom light, following the curve, and a dentillated transom.

1.31 TWO-HOUSE TERRACE
89-91 Renwick Street

Excelsior built a terrace of two brick two-storey houses in 1884 on lots 43.2+44.1 and 44.2.

No 89: on lot 43.2+44.1 was bought by Sydney ironmonger Francis William Robinson in September 1885. He lived in No 89 from 1885 and was still there in 1890. Seabert Francis Robinson inherited No 89 in January 1916.[37]

No 91: Elizabeth Warton, wife of William W, joiner, Sydney, bought the house on lot 44.2 in November 1885. Leichhardt builder Richard Augustus Bastard as on lot 44.2 in 1883-84 and this might identify him as the builder. In 1886 the Wartons moved in and called the house Morley. William Warton lived there until 1889 but Elizabeth is listed in 1890. She sold Morley to Francis William Robinson of No 89 in August 1894.[38]

Description

The large Nos 89-91 sit below a chimney-less terra cotta tiled hipped roof with the ridge parallel to the street. Walls are of stucco for No 89, tex-tured render for No 91. The separating firewall does not rise through the roof but its projecting ends and those of the end firewalls are suitably detailed and have tooled decoration.

Cast iron railings have been removed and so the houses have lost their claim to the Victorian Filigree style. An unsympathetic reinforced concrete slab laid as the floor of the upper verandah of No 91 severely compromises the building.

The upper verandahs have two pairs of French doors in straight-headed openings with rectangular transom lights. The lower-storey windows have been taken out and later windows installed. The semicircular-headed door openings with semicircular transom lights, dentillated transoms, labels and bosses, however, are intact.

1.32 SEMI-DETACHED PAIR
93-95 Renwick Street

Excelsior built the pair of one-storey brick semis on lots 44.3+45.1 and 45.2+46.1 in 1882.

No 93: Thomas Cowan had rented the house on lot 44.3+45.1 from the company since 1883 and bought it in November 1885. He called it Mizpah and was still there in 1890 but sold to Richard Bastard in August 1891. After his death No 93 passed to Lorna Helen Bastard in January 1940.[39]

No 95: Leichhardt dairyman Arthur Orr bought the house on lot 45.2+46.1 in December 1891. Excelsior had let it to John G Stevens, warehouseman, in 1883-89 and he called it Beulah. Richard Bastard was the tenant in 1890. After Orr's death Beulah passed to Edith Kerr Orr, widow, Haberfield, and John Thomas Henry, clerk, Campsie, in February 1920.[40]

Description

The stucco-walled houses retain their decorative bargeboards but no chimneys are evident above the steep-pitch terra cotta tile roofs. The rectangular bays have been stripped, central piers taken away and later windows fitted. Remnant detail includes string courses and paired eaves brackets. Side entry doors in both projecting wings have been bricked up and the French doors in the recessed verandahs now used for entry. There is ample evidence in the other houses, however, for the conservation of Nos 93-95.

Nos 93-95 were the same design and same popular version of the Victorian Italianate style as Nos 65-67. The houses have the same relationship as Nos 65-67 to the house-type in other sections.

1.33 SEMI-DETACHED PAIR
99+101-103 Renwick Street

In 1881 Excelsior built a pair of two-storey brick semi-detached houses on lots 46.2, 47 and 48.

No 99+101: Janet Buchanan, wife of John, woodturner, Leichhardt, bought the house on lots 46.2 and 47 in August 1890, though the Buchanans had lived there since 1882 as company tenants. They called it Carrick and were still there in 1890. Mrs Buchanan still owned the land in 1902.[41]

No 103: on lot 48 became the Presbyterian Manse in 1889 when Reverend J W Ingles moved in. There are no listings from 1882 to 1889. The Manse was bought from Excelsior by trustees Robert Adam Mackintosh, a Sydney woolbroker; William McCredie, shipjoiner, Pyrmont; John Kilpatrick, aerated waters manufacturer, Leichhardt; Frank Oughton Taylor, draper, Sydney; and Robert Symes, esquire, Leichhardt. John Stuart Hawthorne of Leichhardt bought No 103 in November 1895.[42]

Description

Nos 99+110-103 are large asymmetrical stucco-walled houses paired symmetrically. A great deal of original detail and ornament survives on No 99+101. The prominent central chimney has street-facing tooled ornament. Generated by the L-shape plans, the projecting wings with hipped roofs, corrugated iron for No 99+101, terra cotta for No 103, have bracketed eaves. On the projecting wing, the grouped upper windows have archivolts with an intricately tooled ornamental pattern terminating on well-modelled imposts. The archivolts are linked and have boldly projecting keystones which carry up to meet motifs set between the eaves brackets.

The ground floor rectangular bay, projecting 230mm (9 inches), rises to a cornice at first-floor window sill level and simulates a Juliet balcony in relief. Below the cornice, the spandrel is modulated by moulded recessed panels. Corner piers of have similar square and rectangular recesses.

The lower-level grouped windows and dividing pier have been removed to make way for a single later window. Fortunately, the remnant tooled stucco archivolts, imposts and keystones are intact and convey the original width and detail of the openings. A strongly moulded sill remains, supported by brackets paired in the centre. Below sill, moulded recessed panels reflect the upper spandrel.

On the recessed upper verandah, which has a cast-iron railing, French doors in straight-headed openings with sidelights are intact but the transom light has been painted out.

The lower-level front room window has been replaced by a modern window but the bold archivolt remains. It is possible that if the tooled decoration existed it has been filled and painted over.

No archivolt is to be seen above the entry doorway and there is no transom light. The abrupt vertical termination of the window archivolt indicates that a similar archivolt did exist on the entry doorway arch.

No 103 has been shorn of all visible detail with the exception of the bracketed eaves and string course. All windows have been replaced but the tops of the keystones can be seen.

The upper verandah has been enclosed and the main doorway "modernised". Despite the extent of these alterations, there is enough evidence in No 99+101 for both houses to be satisfactorily conserved.

As built the two-storey Nos 99+110-103 had projecting wings appearing as vestigial towers and, despite the absence of other important style indicators, may be regarded as popular versions of the Victorian Italianate style, compromised by unsympathetic renovation.

The houses have the same relationship as the one-storey Nos 65-67 to the house-type in other sections.

* * * * *

Semi-detached Pair, 99+101-103 Renwick Street, 1881
The ground floor rectangular bay rises to a cornice at first-floor window-sill level and simulates a Juliet balcony . The grouped windows of the lower level have been removed along with the central pier to make way for a single later window. Fortunately, the remnant tooled stucco archivolts, imposts and keystones are intact and convey the original widths of the openings. A strongly moulded sill remains, supported by four brackets paired in the centre.

1.34 SEMI-DETACHED PAIR
109-111 Renwick Street

Excelsior built the pair of large two-storey brick semi-detached houses on lots 50- 51 in 1881 but lots 49-52 were vacant in 1890. Both houses and the lots were bought by Donald McIntyre, gentleman, Petersham, in February 1882. He sold lots 49-52 and Nos 109-111 to John Stuart Hawthorne in April 1905.[43]

No 109: Donald McIntyre let the house to William McIntyre of the Lands Department in 1883-87 and he called it Dunkeld. The house was not listed in 1888-90.

No 111: In 1882 Donald McIntyre moved in and called it Lorne. Listed as a grazier, he was there until 1888. He let it to N Buchanan in 1889-90.

Description

Nos 109-111 had the same outline plan and were probably the same design and popular version of the Victorian Italianate style as Nos 99+101-103. Nos 109-111 are now unrecognisable having been converted to one block of flats.

The houses were shorn of the rectangular bays and the line of the projecting wings extended as a front addition. A single hipped terra cotta tile roof covers the building. The only visible original fabric is possibly the stucco of the southern wall. Nos 109-111 had the same relationship as the one-storey Nos 65-67 to the house-type in other sections.

1.35 DETACHED BUILDING
117 Renwick Street

The Leichhardt builder Thomas Valentine Madge bought lots 53.1 in April 1883. A small weatherboard building (site of 117) located on the line of Renwick Street was built between 1888 and 1891. No occupants are listed up to 1890. It has been replaced by a later house.[44]

Lot 53.2 was bought by Richard Augustus Bastard, builder, Stanmore, in August 1888. The land was vacant in 1890.[45]

1.36 DETACHED INSTITUTIONAL BUILDING
Presbyterian Church and Hall
Renwick and Marion Streets

The large lots 54-55 had frontages of 20.83m (68 feet 4 inches) to Renwick Street and 19.05m (62 feet 7 inches) to Norton Street.

In July 1885 John Buchanan, woodturner, George Powell Baines, auctioneer, Robert Henderson, boot warehouseman, and Robert Leslie McCracken, builder, all of Leichhardt, bought lot 54 as trustees of the Leichhardt Presbyterian Church. The foundation stone of the brick school-church facing Marion Street was laid on 22 August 1885.

Facing Renwick Street, the brick church hall was built in 1909. The buildings ceased to be used by the Presbyterians in 1980.[46]

Description

The utilitarian brick hall under a low-pitch corrugated iron roof, fronting Renwick Street, has the painted brick facade divided into three bays by piers with bases, necking string course and corniced tops. Two tall semicircular-headed windows are placed, one to each outer bay. Plain piers along the sides create four bays. There are no windows on the southern facade. On the northern four-bay wall, windows are segmental headed, one to a bay, and the entry doorway with rectangular transom light is also segmental.

The former Presbyterian Church, set at right angles to the hall and facing Marion Street, has a system of ornamentation that is a version of the Victorian Romanesque style. The facade is divided into three bays by piers with necking string courses and dentillated cornices of bricks set at 45 degrees. The tall semicircular-headed leadlight-glazed windows set in recessed wall areas have stepped and corbelled motifs which rise to triangular "arches" which simulate the machicolations seen on medieval buildings.

The central bay is a breakfront with its own piers taller that the outer bay piers. The system of ornamentation is repeated above the central window above the entry doorway. A circular louvre is the top-most opening in the breakfront. The semicircular-headed entry doorway with semicircular transom light has simple recessed panels in the wall nibs. String courses further modulate the wall surfaces. Bargeboards to the medium-pitch corrugated iron roof have minimal decoration and may not be original.

Side elevations are divided into recesses by plain piers, a continuous base and top spandrel. Repeating the decoration on the front piers, dentillated courses are set immediately under the spandrel to give relief and cast shadow patterns on the recesses. Tall segmental windows, one per recess, light the interior of the church.

SECTION 1.3

LOTS 55-98

NORTON STREET
WEST SIDE
(MARION STREET TO PARRAMATTA ROAD)

Planned for residential use, the lots in Norton Street were laid-out back-to-back with those in Renwick Street. Lot 55 as mentioned had a frontage of 19.05m (62 feet 7 inches) to Norton Street; lots 56 to 65 were of 12.20m (40-foot) frontage; and lots 30 to 98, 9.15m (30-foot). The half-section facing Norton Street had one weatherboard and 45 brick buildings. The weatherboard, and 12 of the brick, have been demolished (see Figure 6).

There was no service lane planned to run parallel to Norton Street between the two half-sections, so that any night-soil access required was via an *ad hoc* network of side and rear passages entering from Norton Street. Earth closets of Nos 36-42 Norton Street, for example, were serviced by a complex arrangement of passages running in from Renwick Street. Conversely earth closets of Nos 33-45 Renwick Street were serviced via a passage running in from Norton Street.

1.37 DETACHED SHOP
No 124 Norton Street

In July 1885 the Presbyterian Church trustees bought lot 55 on the corner with Marion Street as an investment. They subdivided three strips fronting Norton Street with a service lane leading to Marion Street at the rear of the lots.

Lot 55.1, the corner lot, was bought by Hepburn and David Pollock, builders, Hurstville, in August 1886. In November 1886 they sold to a Leichhardt widow, Agnes Findlay, who built a weatherboard detached shop in that year and opened a fruitery and was still there in 1890.[1] In May 1893 Mrs Findlay sold to the Railway Commissioners and the shop was later demolished.

Description: the present building was erected in about 1910 as a tramway control building.

1.38 TERRACE-TYPE HOUSE
122 Norton Street

John Frederick Spencer bought lot 55.2 in October 1885. He sold in April 1886 to Robert Trickett Hayles, gentleman, Leichhardt, who built a two-storey brick terrace-type house in 1886. He let it to Andrew Noble, who called it Rosebank, in 1886; then Mrs L Mossop in 1887. Hayles sold to Sophy Elfe Ellis, wife of William Edward, a Leichhardt manufacturer, in November 1888 and they lived there until 1890. Mrs Ellis could not repay her mortgage and No 122 was sold to John William Riding, a Leichhardt dentist, in October 1899. Riding added a new front to No 122 in 1909 and his name is still visible on the parapet.[2]

Description
No 122's 1909 large-scale stuccoed Federation Free Classical front features a prominent triangular pediment bearing the name and year. The corniced parapet has corner piers surmounted by balls. The parapet wall area is modulated by three moulded panels above two straight-headed windows with rectangular top sashes and label moulds with bosses. The windows were once French doors, which probably opened on to a balcony.

1.39 TERRACE-TYPE HOUSE
120 Norton Street

David Williams, a Leichhardt builder, bought lot 55.3 in October 1885. He built a two-storey brick terrace-type house in 1887 but sold to Alfred Rofe, gentleman, Sydney, in May 1886. No 120 was occupied by telegraph inspector William Carr in 1887-89, and by Peter Kleemo in 1890. Rofe sold to Kleemo, a Leichhardt diamond merchant, in August 1889. After Kleemo's death No 120 passed to his estate in the same way as 415 Parramatta Road (see Section 1.1, 1.07-8).[3]

Description
All that can be seen of the original No 120 from the street is the terra cotta tile roof, and two tall windows and the straight-headed doorway with rectangular transom light to the upper verandah. At head level is a highly decorative band. No 120 was probably a Victorian Filigree building before the shop was added.

1.40 TWO-HOUSE TERRACE
116-118 Norton Street

On lot 56 Excelsior built a terrace of two brick two-storey houses: No 118, 1884; No 116, 1889.

No 118: Stanmore builder Richard Augustus Bastard bought the house in August 1888, along with lot 53.2 fronting Renwick Street. Bastard was in the house in 1888 but sold in April 1890 to Samuel Watson, gentleman, Leichhardt, who lived there in that year. After Watson's death No 118 passed to William Henry Davies, retired, Ashfield, and Samuel Charles Watson, a Sydney land agent, in November 1948.[4]

No 116: Thomas Valentine Madge, the Leichhardt builder, had bought lot 56.2 in April 1883 with the Renwick Street lot 53.1. Madge is listed on the site there in 1881-84 in what was probably the workshop building facing Renwick Street (see Section 1.2, 1.35).

Madge sold to Fagan and Williams but the property reverted to Excelsior after foreclosure and the company then built No 116, identical to No 118, and sold it to Arthur Farncombe Mundy, a

Leichhardt salesman, in April 1884. Mundy was there in 1884 but sold in October to Sydney pianoforte importer Louis Nicholson who lived there in 1885-86, calling it Mignon.

Nicholson let the house to Samuel Watson in 1888-89 but in November 1889 sold to Reverend Henry Macready, a Presbyterian clergyman, who was there in 1890. After Reverend Macready's death No 116 passed to George Legate Macready, bank officer, and Henry William Macready, clerk, both of Sydney, in December 1899.[5]

Description

Nos 116-118 have bold stucco decorated facades. Each house has a triangular pediment with scrolled apex and side piers standing above the indented-circle ornamented parapets. An indented-circle and rising-sun motif is tooled in the stucco of the pediments. Moulded recessed panels modulate the parapet wall areas. Other recesses feature the square and the circle.

End and separating firewalls, boldly decorated with square groove and circle motifs, rise to the top of the parapet and are capped by decorated pyramids again featuring the circle indentation. Firewall upper and lower projecting ends with tooled ornament and a square-groove pattern have flat caps to support urns, none of which now exist. The projections are supported on deeply coved and fluted corbels.

The upper verandahs with seemingly original cast-iron railings had two pairs of large French doors in straight-headed openings with rectangular transom lights. No 116 has lost its transom light: full-height new doors replace the original French doors.

On the lower verandah, the windows grouped in three have semicircular heads with semicircular top sashes and prominent stilted archivolts terminating on decorative impost bands which feature small circular rosette-like indents. The archivolts have narrow rectangular recesses simulating voussoirs. Dividing piers are wide enough to appear as wall areas. The tall windows, the central one of which has greater prominence, have moulded panels below sill.

Each entry doorway is semicircular-headed with a semicircular transom light and has an archivolt, similar to the windows, terminating on the same impost band which continues across the facade linking the openings. The effect of the impost band and the archivolts is to generate across the facade, a horizontal movement sweeping up and over the openings from firewall to firewall.

Despite not having been built at the same time, Nos 116-118 are a terrace of two identical large-scale Victorian Filigree houses. No other terrace of two-storey houses on the Excelsior subdivision has the same richness of ornament, particularly in regard to the use of the indented circle. The firewall ornamentation, including the decorated pyramid caps, is not seen elsewhere on the subdivision.

1.41 VACANT LAND
Lot 57 Norton Street

William Kelsey Oatley, gentleman, bought lot 57 in August 1881 but sold it to David Morgan Nicholas, stationmaster, in August 1909.[6]

1.42 SEMI-DETACHED PAIR
108-110 Norton Street

Excelsior built a pair of two-storey brick semi-detached houses on lots 58 and 59 in 1881.

No 110: William Kelsey Oatley bought the house on lot 58 in August 1881 and, calling it Quambi, lived there in 1881-90. He mortgaged in August 1881 to Robert C Oatley and George W Graham, gentlemen, Sydney who sold to Ernest Milton Moore, a Leichhardt dentist, in March 1918.[7]

No 108: in September 1881 Thomas Bull, esquire, Leichhardt, bought No 108 on lot 59, with lot 60.1, and lived there in 1881-82, calling it Nortonville. In January 1883 he sold to Sydney widow Anna Matilda Ward and she lived there in 1883-90, naming it Woolton. She leased in March 1906 to Thomas Walter Lipscombe, a Leichhardt doctor. Mrs Ward sold to Dr Humphrey Bede Oxenham of Leichhardt in March 1914.[8]

Description

No 110 has been replaced by a commercial building. No 108 stands as the surviving though compromised one of the pair. Projecting from the plain parapet, a later flat roof covers the bay. The flat roof eaves continue as a gable over the upper arch and then as a hood over the windows.

The prominent ground-floor faceted-bay window originally extended upwards as a Juliet balcony. The balcony is roofed as mentioned and enclosed in timber and asbestos cement sheeting. The windows of the bay are straight-headed with rectangular top sashes. The entry doorway is straight-headed with rectangular transom light and sidelights. The porch with bulky piers rises to a verandah above which is the semicircular upper arch with strongly expressed voussoirs. All wall surfaces have been cement rendered

No 108 has gained a side addition and has undergone so much renovation that it cannot be said to belong to any style. Had both buildings survived unaltered, however, because of their being symmetrically paired buildings of L-shape plan with projecting wings acting as vestigial towers, they could have claimed to be popular versions of the Victorian Italianate style (cf, Nos 104-106).

1.43 SEMI-DETACHED PAIR
104-106 Norton Street

In 1881 Excelsior built a pair of two-storey brick semi-detached houses on lots 61 and 62.

No 106: Mary Walker, widow, Leichhardt, bought lot 60.2 with No 106 on lot 61 in July 1885.

In October 1886 she sold to John George Griffin, a Sydney civil engineer. He lived in No 106 in 1882-84, calling it Kareema; then Mrs Walker, 1885-86; and in 1888 William J Raymond who was still there in 1890. Griffin was unable to repay his mortgage and No 106 was sold to Sarah Lougher in March 1902.[9]

No 104: William Wakeford, a Leichhardt contractor, bought No 104 on lot 62 in January 1889. He had been living there since 1882, calling it Ruabon Villa. John J Horrocks is listed there in 1889-90. Wakeford defaulted and it was sold to Leichhardt diamond merchant Peter Kleemo in 1893.[10]

Description

A commercial building has replaced No 106. The recently renovated No 104 is also a surviving one of a pair and has cement rendered walls lined-out to imitate stucco. Wall surfaces of the bay are not lined, except at the head of the lower windows.

Under No 104's corrugated iron medium-pitch tile roof, the projecting wing has a simply detailed faceted bay with hipped roof of corrugated iron. Eaves are bracketed above a small moulded string course. The tall segmental-headed windows with rectangular top sashes, one to each facet, are without label moulds but reveals are stop-chamfered.

On the upper level of the bay, window sills are continuous with recesses modulating the wall area below, then a plain band above a small moulded string course. The window sill detail is repeated at the lower level as are the moulded recessed panels.

The upper verandah with cast-iron railing has three tall vertically-sliding segmental-headed windows, with rectangular top sashes, which extend to floor level. Large lower-level segmental-headed windows, with rectangular top sashes, have decorative sill bands which terminate in heavy bosses. The segmental-headed entry doorway has rectangular transom light and sidelights. Verandah door and window openings have stop-chamfers similar to windows in the bay. No 104's well detailed side-entrance porch may be an addition.

As built Nos 104-106 were of the same design and popular version of the Victorian Italianate style as Nos 108-110. The faceted-bay Nos 108 and Nos 104 relate to the square-bay 109-111 Renwick Street.

1.44 VACANT LAND
Lots 63-64 Norton Street

William Wakeford also bought lots 63 and 64 at the same time as No 104 but no building had taken place on them by 1890. The land passed to Peter Kleemo in the same way as No 104.[11]

1.45 DETACHED HOUSE
94 Norton Street

Lots 65 and 66.1 were bought by William Walpole, a Leichhardt landowner, in June 1885 but in October he sold to John Stokes, gentleman, Pyrmont. In 1885 Stokes built a detached brick house, and lived there in 1886-87, naming it Portbury. He let it to George H Wallace in 1888 and to Arthur W Scott, 1890. After Stokes died the house passed to Alfred Stokes, Leichhardt, and Laurence Francis Fitzgerald, Sydney, in June 1898.[12]

Description

A commercial building has replaced No 94.

1.46 DETACHED HOUSE
92 Norton Street

The detached Volande Cottage on lot 66.2 and 67 has also been replaced by a commercial building. This land was bought by John Mitchell Cantle, a Sydney draftsman, in May 1885 and he built the brick house in 1885, similar to Portbury. Cantle lived there in 1885; then in 1886, Sydney W Jones who named the house. Mrs Jane Titterton lived there from 1887 to 1890. Cantle sold to Auguste Caroline Wilhelmina Muller in June 1907.[13]

Description

A commercial building has replaced No 92.

1.47 VACANT LAND
Lots 68-69 Norton Street

A Darlington grocer, William Dibley, bought lot 68 in April 1888. After his death the land passed to Mary Jane Dibley, widow, Darlington, in October 1897.[14] Lot 69 was bought by John Stokes with the Renwick Street lot 40 in January 1886. He sold to Laurence Francis Fitzgerald, a Sydney publican, in February 1895.[15]

1.48 FOUR-HOUSE TERRACE
78-84 Norton Street

John Shannon, a Camperdown bricklayer, bought lot 70 in November 1884. Sydney architect Stanley Hubert Uther bought lot 71 in August 1881 but sold to Shannon in October 1884. Shannon built Elswick Terrace, four brick one-storey houses in 1885. A service passage ran along the northern boundary of lot 70 and across the rear of the lots for sanitary purposes.[16]

No 84: Shannon sold in March 1886 to William Erin McDonald, painter, Leichhardt, who lived there in 1886 and was still there in 1890. In July 1893 McDonald gave it to his wife Rebecca. She sold to Alfred Mitchell, solicitor, Annandale, in May 1912 and he sold to Myra Alice and Ethel Harriet Doust, both spinsters of Balmoral, in June 1912. The Misses Doust sold to Thomas Wiggins, provision merchant, Petersham, in April 1915.[17]

No 82: Charles Bushell, gentleman, Leichhardt, bought the house from Shannon in January 1887. He let it to William J Shannon, bricklayer, 1886; Horace Webb, commercial traveller, 1887; Margaret Falconer, 1888; and Sydney Croxson and Mrs Croxson, music teacher, 1889-90.

After Bushell's death No 82 passed to Edward Sheppard, contractor, Woollahra and William Rufus George, artist and photographer, Sydney, in March 1889. They sold to Leichhardt tobacconist George Gough in July 1889 and he sold in August 1891 to Richard John Geddes, a Sydney butcher. Geddes transferred the house to his wife Emma in March 1899 and she sold to John James Turner, baker, Glebe, in January 1907.

Turner sold No 82 to John Thomas Creer, farmer, Mooney Mooney Creek, in May 1908 and it passed to Wiggins in the same way as No 84.[18]

No 80: Bushell bought No 80 from Shannon in April 1884 and let it to John Barrett, butcher, 1886; James H Boulton, tailor, 1887; William Clement, 1888; and Thomas Sails, tailor, 1890. No 80 also passed to Thomas Wiggins.[19]

No 78: Bushell also bought this house at the same time as No 80 from Shannon and let it to Keziah Moniz, 1886-87; David Clement, blacksmith, 1888; Joseph W George, dentist, 1889; and James Campbell, 1890. No 78 also passed to Wiggins.[20]

Description

Nos 78-84 form a terrace of four small houses which have medium-pitch roofs, corrugated iron for Nos 82-84, terra cotta tile for No 78-80. No 82 has lost its moulded chimney. The stuccoed Nos 82-84 have triple windows with semicircular-heads and semicircular top sashes: label moulds and bosses are intact. Sills are continuous with brackets under. Semicircular-headed doorways have label moulds and bosses and semicircular transom lights. The simply decorated separating firewalls of Nos 82-84 rise above the verandahs.

Nos 78-80 have lost their chimneys and have a later brick shopfront. The end round-topped stucco firewall seems to be the only original fabric visible. Nos 78-84 had limited Victorian-period classical detail: Nos 82-84 only retain that detail.

1.49 VACANT LAND
Lots 72-73 Norton Street

In June 1886 Elizabeth Rebecca Crosby, widow, Sydney, bought lot 72 . After her death it passed to Robert Steele Crosby, fruitgrower, Fairfield.[21]

Mary Walton, widow, Petersham, bought lot 73 in March 1882 with the Renwick Street lot 36. Mrs Walton sold to bookseller John Edwards of Leichhardt in October 1884. He defaulted and the land was sold to Sarah Anne Andrews, widow, Leichhardt, in January 1898.[22]

1.50 SEMI-DETACHED PAIR
68-70 Norton Street

Excelsior built a pair of brick semi-detached houses of unknown storeys in 1882 on lots 74-75.

No 70: John Edwards bought the house on lot 74 in January 1883 and lived there calling it Hepzibah: he was still there in 1890. He defaulted and it was sold in August 1897 to Annie McDonald, wife of Thomas McDonald, police clerk, Leichhardt.[23]

No 68: on lot 75 was bought by James Roe, gentleman, Leichhardt, in March 1883. He lived in No 68, which he called Wemyss Cottage, in 1883-86. Surgeon Edward Govet was there from 1887 and was still there in 1890. After Roe's death No 68 passed to Ellen Venteman, wife of Alfred V, bricklayer, Arncliffe, in October 1891.[24]

Description

Nos 68-70 have been demolished. Now the site of a service station, the outline plan of the front of the pair is similar to Nos 65-67 Renwick Street, i e, projecting wings and recessed verandahs separated by a firewall. The projecting wings, however, are without bays.

1.51 VACANT LAND
Lot 76 Norton Street

John Robinson, gentleman, Pyrmont, bought lot 76 in September 1886: it was still vacant in 1890. After his death the land passed to Henry Goddard, newsagent, Pyrmont, and George Robinson, boilermaker, Pyrmont, in November 1908.[25]

1.52 FOUR-HOUSE TERRACE
56-62 Norton Street

Excelsior built a terrace of four brick two-storey houses on lots 77-78 in 1881. Passages running along the north side of Robinson's lot 76 and the south side of lot 78 connected rear access lanes.

No 62: John Robinson bought the house in June 1882 and let it to Josiah Trowbridge, who called it Lincoln House, in 1882-83; to John McMillan, blacksmith, 1884; William Webster, van proprietor, 1885; R A Bastard, builder, 1886-88; and in 1889, carpenter William Nash who was still there in 1890. No 62 passed to Goddard and George Robinson at the same time as lot 76.[26]

No 60: was bought in September 1882 by Leichhardt engineer Andrew Henry Cox who occupied the house 1882 and was still there in 1890. He had sold to Edward Alcock, warehouseman, and Edward Duncan Gray, ship chandler, Sydney, in November 1887. They sold No 60 to Silas Prescott and Florence Lydia Cox in September 1919.[27]

No 58: was bought by Cecelia Sophia Ewin, widow, Milton, in February 1883 and she let it to William Nash, carpenter, 1884-88. Mrs Ewin sold to Henry Prescott, produce merchant, Sydney, in August 1888 and he let it to Edwin Savery in 1890. After Prescott's death No 58 passed to the Public Trustee in March 1919.[28]

No 56: Thomas Wallace Dawson, contractor, Petersham, bought the house in July 1882. He lived

there from 1883 to 1884. Dawson sold in January 1885 to Andrew Isaac Goodwin, plumber, Sydney, and he was still there in 1890. Goodwin sold No 56 to Ethel Maud Turner, spinster, Summer Hill, in February 1913.[29]

Description

The moulded chimneys are intact on Nos 56-62. Terra cotta tiles cover the medium-pitch roofs with the exception of No 62 which has concrete tiles. On the gables above the side walls of the terrace of four, decorative bargeboards are still intact. Firewalls do not appear above the main roofs. All detail has been shorn from the facade of No 62 and the walls textured rendered. Removal of the cast-iron railing prevents the house from being Victorian Filigree. French doors and lower-level windows have been replaced and the entry doorway transom light bricked up.

No 60 has also lost its upper level French doors and the absence of cast iron removes the house from the Victorian Filigree category. The semi-circular-headed lower-level windows, with semi-circular top sashes, separated by a barley-sugar column are still there but all other detail has been stripped. Most of the stucco surfacing is, however, intact. The entry doorway is semicircular-headed with a transom light of that curve and a dentillated transom.

No 58 is the most intact of the four houses. The original cast-iron railing and lower-level fringe has been retained and the house is therefore Victorian Filigree in style.

Upper level French doors in a straight-headed opening with rectangular transom light are in place. At the lower level the semicircular-headed windows, with top sashes of the same curve, have the barley-sugar column, label moulds and bosses intact. Also intact is the semicircular-headed doorway, semicircular transom light, dentillated transom and label mould with bosses.

The stucco walling and ornament has been stripped from No 56 and the brickwork exposed. All that survives is the semicircular-headed windows with semicircular top sashes and barley-sugar column on the lower level. Surviving intact, however, is the cast-iron railing and fringe. The house is a compromised form of the Victorian Filigree style.

1.53 DETACHED HOUSE
54 Norton Street

Lot 79 was bought by Adam Buckham, a Paddington warehouseman, in May 1884. He built a one-storey brick detached house in 1884 and lived there for that year. A service passage at the rear connected to the passage across No 56. In July 1885 he sold to Robert Yeend, gentleman, Sydney, who called it Leamington, and lived there in 1885-89. He let it Mrs Wilshaw in 1890. After Yeend's death No 54 passed to Alexander Ross Yeend, gentleman, Arncliffe, in March 1893.[30]

Description

Before unsympathetic renovations, the asymmetrically massed No 54 was a popular and simplified version of the Victorian Italianate style. Although the decorative bargeboards are intact, the walls have been stripped of all ornament, and textured rendered. The projecting wing has a faceted bay with hipped medium-to-steep-pitch roof covered with terra cotta tiles. An ogee corrugated iron roof covers the verandah. French doors to the front room are intact as is the straight-headed entry doorway with rectangular transom light.

No 54 is related to Nos 108-110, 104-106 and 68-70 Norton Street, particularly in regard to the faceted bay but only partly relates to the Renwick, houses because those houses have rectangular bays.

1.54 TWO-HOUSE TERRACE
50-52 Norton Street

Excelsior built a terrace of two brick two-storey houses in 1882 on lot 80. Access to the rear of both houses was via a back lane extending across No 54 to the passage on the south side of No 56.

No 52: Excelsior let the house to William Olsen, master mariner, in 1883; then to Patrick Moroney, plasterer, 1884-85. Peter Kleemo, the Leichhardt jeweller, bought No 52 in May 1887 and lived there in 1887-89 but let it to Joseph W George, dentist, in 1890. After Kleemo died No 52 passed to his estate (see 1.39).[31]

No 50: Excelsior let it to David Armstrong, bricklayer, in 1883. There are no further listings until Kleemo bought the house in June 1888 and let it to F K Lea in 1889 and to wheelwright William Clement in 1890. No 50 passed in March 1911 to Kleemo's estate (see 1.39).[32]

Description

The medium-pitch corrugated iron main roofs of Nos 50-52 have ridges parallel to the street but no main firewalls are to be seen. Above the side walls are gables with bargeboards intact and of the same pattern as Nos 56-62. Round-top verandah firewalls were convex in profile but the separating firewall and the northern end firewall of No 52 have been reduced to terminate under the roof covering, which is an extension of the main roof. The southern end firewall of No 50 retains its convex shape: the verandah roof has convex corrugated iron. Projecting ends of verandah firewalls have tooled patterns above consoles. Stucco ornament has been stripped from No 52 but the cast-iron railing of the same pattern as surviving on Nos 56-58 is in place. Later doors have replaced the French doors but the rectangular transom light under a straight-headed opening survives A barley-sugar column separates the semicircular-headed windows: semicircular top sashes remain.

The upper level of the stuccoed No 50 has French doors with sidelights and rectangular tran-

som light in a straight-headed opening. The cast-iron railing is the same pattern as No 52 and the upper level fringe is intact. The semicircular-headed lower-level windows, with top sashes of that curve, and barley-sugar columns survive.

Nos 50-52 are Victorian Filigree style, though No 52 has been compromised by the removal of stucco walling and decoration.

1.55 SEMI-DETACHED PAIR 46-48 Norton Street

Excelsior built a pair of two-storey brick semi-detached houses on lots 81.1 and 81.2+82.1 in 1883. Service passages on both sides of No 48 allowed access to the rear of the houses.

No 48: was bought by Annie Cousley, wife of John Cousley, Paddington, in July 1883 and they lived there in 1883-84, calling it Levensholme. Mrs Cousley sold to Alfred Franklin, railway employee, Tarana, in January 1885. Franklin's tenants were Richard McComas, 1885; Edward J Higgs, 1886; James Sherratt, 1887; Joseph Brabazon, 1888; and in 1889, blacksmith David Clements who was still there in 1890.

After Franklin's death No 48 passed in February 1908 to Hepzibah and Louisa Franklin, spinsters, Newtown.[33]

No 46: Charles Phipps Humphris, a Sydney produce merchant and commission agent, bought No 46 in June 1883 and lived there from 1884, calling it Beechwood, and was still there in 1890. Humphris lost No 46 through debt and it was sold to a Leichhardt piano tuner, Charles Robert Winkworth, in December 1892.[34]

Description

Nos 46-48, under a medium-pitch slate hipped roof, are excellent examples of two Victorian Filigree stuccoed houses striving to look like one good-sized house. Firewalls do not interrupt the main roof and this increases the illusion of "one house". The omission of firewalls at the verandah ends also adds to the idea of "one house". Prominent chimneys have elegant mouldings: eaves have brackets with roundels set between.

The round-top ogee-curved verandah firewalls have projecting ends with tooled patterns supported on deeply coved brackets decorated with triglyph-like motifs. The central verandah firewall rises above the verandah ogee corrugated iron roofs which are hipped.

The intact upper verandah cast-iron railings, upper fringe (partially removed on No 46) and lower fringed friezes are made even more lacy by slim cast-iron corner columns. The upper level verandah of each house has two pairs of French doors in straight-headed openings with rectangular transom lights. On the lower level three semi-circular-headed windows, with top sashes of the same curve, are separated by barley-sugar columns and have intact label moulds and bosses. Prominence is given to the central window and boldly moulded sills are continuous and bracketed.

By virtue of the open-ended verandahs and separating firewall, Nos 46-48 are a similar design to Nos 43-45 Renwick Street.

1.56 TERRACE-TYPE HOUSE 44 Norton Street

A Leichhardt builder, John Waddell Mills, erected a two-storey terrace-type house on lot 82.2 in 1884. A passage on the south side of the house allowed access to the rear.

Mills lived there in 1884-85, calling it Gladstone, but in July 1886 sold to Emily Agnes O'Donnell, spinster, Scone, who was still there in 1890. She married Patrick Tierney and sold to Peter Kleemo in March 1895.[35]

Description

No 44 has a medium-pitch concrete tile roof and a later brick front, metal filigree and straight corrugated iron verandah roof. The tops of stuccoed firewalls and chimney mouldings appear to be original fabric. As built No 44 was Victorian Filigree in style.

1.57 FOUR-HOUSE TERRACE 36-42 Norton Street

Excelsior built a terrace of four brick two-storey houses on lots 83 and 84 in 1882. Because the houses covered the entire frontages of both lots, access to the cross service passage came in from Renwick Street along a lane (lot 24.3) on the north side of No 45 Renwick Street.

No 42: the company let the house to Michael Lavelle, builder and plasterer, in 1882-84. James Joseph Farrelly, freeholder, Camperdown, bought it in March 1885. His tenants were William Boffey, decorator, 1886; William L Clements, wheelwright, 1889; and W G French, bootmaker, 1890. Farrelly sold No 42 to Frank Kerrigan, a Camperdown freeholder, in December 1911.[36]

No 40: Thomas William Thompson, printer, Leichhardt, bought the house in October 1882 and was there in 1883-89. Victoria Thompson, dressmaker, also was there in 1886-88; and A E Vincent, 1890. Thompson failed in a mortgage and No 40 was sold to Elizabeth Holt, wife of Joseph Holt of Darlinghurst, in September 1909.[37]

No 38: was bought by Henry Brown, landowner and engine driver, Macdonaldtown, in September 1882. He lived there in 1883-87, calling it Maryville. James F Allsop, builder, was there in 1888; then David McEwan, engineer, 1889 and he was still there in 1890. Brown lost No 38 through debt and it was sold to William Hemmings, a Leichhardt storekeeper, in April 1902.[38]

Four-house Terrace, 36-42 Norton Street, 1882
Despite recent renovations, the parapet still retains its elaborate ornamentation. As built the terrace was an excellent example of the Victorian Filigree style.
(Solomon Mitchell)

No 36: James Theophilus Druce, draper, Sydney, bought the house in October 1882 and lived there in 1882-83. In May 1883 he sold to James Petersen of Waterloo, who sold to James Snowdon Calvert, esquire, Leichhardt, in September 1883. After Calvert's death, No 36 passed to J F Fitzhardinge, solicitor, and James Peell, esquire, both of Sydney, in August 1884. They sold to Thomas Sulway, Surry Hills, in June 1885 and he sold to Sarah Elizabeth Sleigh, widow, Redfern, in August 1885. After Druce's sale tenants were: John Rothwell, builder, 1884; Charles Crees, produce dealer, 1886; John H Parr, baker, 1887; Henry Rosenthall, agent, 1888; and W Cousins, 1890.

After Mrs Sleigh died No 36 passed to Walter Stewart, timber merchant, Sydney, in July 1892.[39]

Description

Nos 36-42 are made more imposing by their being set high above street level and by their prominent and elaborately decorated stucco parapets which are intact. Each has a semi-circular pediment with coping mouldings and rising-sun motifs. Between the pediments, the parapets are punctuated by decorative upstands. Moulded copings embellish the parapet tops: parapet wall areas are modulated by piers featuring circle decoration; roundels are centrally placed between the piers. Prominently moulded cornices have bold brackets: wall surfaces are profusely ornamented with tooling. Above the flashing line is a moulded string course with decorative brackets. Verandah roofs are of straight corrugated iron set between round-top firewalls of convex profile.

No 42 is the widest and was the most imposing of the four but has a later brick front. The cast-iron railing and upper fringe may be original but, because of the new work, the house is now a compromised example of Victorian Filigree. The upper verandah has two pairs of French doors in straight-headed openings with rectangular transom lights. The doors have been replaced but the openings seem to be as built. On the lower level all doors and windows have been replaced.

No 40 is also Victorian Filigree and compromised by all stucco having been stripped to expose the brick work. The cast-iron railing and

upper fringe appear to be original, however. The house probably had a single pair of French doors with sidelights and rectangular transom light. Lower windows and door have been replaced.

Victorian Filigree is the style category for No 38. Though compromised by its later brick front the possibly original cast-iron railing and upper fringe are indicators. One pair of French doors, with sidelights and rectangular transom light, open on to the upper verandah. Windows and door at the lower level have been replaced.

No 36 is the most compromised of the four. The house has a later brick front and all cast iron has been removed and the building is no longer Victorian Filigree. Upper French doors have been removed and later doors installed. Later windows and door have been installed on the lower level.

1.58 SEMI-DETACHED PAIR
32-34 Norton Street

Excelsior built the pair of one-storey brick semi-detached houses on lots 85-86 in 1882. Side passages led to the earth closets at the rear.

No 34: was bought by Ellen Eliza Palser, widow, Sydney, in February 1882. She let it to John Rothwell, carpenter, 1885-86; and in 1887, engineer Thomas Williams who was still there in 1890. After Mrs Palser's death, No 34 passed to William Cope, a Sydney solicitor, in June 1909.[40]

No 32: Charles Alfred Barrington, contractor, Petersham, bought the house in February 1882. He lived in No 32 in 1882 but in June of that year sold to Janet, wife of John Henry Foote, modeller, Petersham, and they lived there until 1884. In April of the previous year, they sold to Arthur Dunn, gunsmith, St Leonards in April 1883 and he lived there in 1885 and was still there in 1890, calling it Florence Villa. Dunn transferred No 32 to his wife Jane Helen in January 1893.[41]

Description

Nos 32-34 are large-scale stucco houses in a popular version of the Victorian Italianate style now seriously compromised by an unsympathetic addition and renovations. The moderately steep-pitch roofs are of terra cotta tile with moulded chimneys. A matching end chimney rises above No 32 but No 34 has lost its end chimney. The projecting wings end as hipped-roof faceted bays.

All stucco ornament has been stripped from No 34 and all windows replaced. In the bay, No 32 retains its large semicircular-headed windows with semicircular top sashes and label moulds and bosses. A flat-roofed addition extends from the recessed verandah of No 32 to the street line.

Nos 32-34 are related in style to Nos 108-110, 104-106, 68-70 and 54 Norton Street, particularly in regard to the faceted bay but only partly relate to the Renwick Street houses which have rectangular bays.

1.59 TERRACE-TYPE HOUSE
30 Norton Street

Clara Goodman Luly, wife of George Lolling L, builder, Leichhardt, bought lot 87 from Excelsior in November 1884. In 1881 they built a two-storey brick terrace-type house on lot 87.1 and, calling it Oak House, paid rent to the company, in 1881-84. Mrs Luly let it in 1886 to C H Knight, surgeon who called it Henrietta House; then David B Harrison, house agent, 1887-88. The next occupant was G D Luly, H M Customs, in 1889-90. After Mrs Luly died, No 30 passed to George Jane, Wesleyan minister, and Joseph Wilmot, accountant, both of Sydney, in December 1894.[42]

Description

No 30 has a later two-storey shopfront.

1.60 VACANT LAND
Lots 87.2, 88.1 Norton Street

In May 1891 Mrs Luly sold lot 87.2 to John Frederick Hellmers, a Canley Vale fruitgrower. He also bought lot 88.1 from Excelsior in July 1891: both lots were vacant in 1890. Lot 88.2 was a narrow passage servicing the rear of 33-35 Renwick Street. After his death the lots passed to Annie Hellmers, widow, Sydney, George Campbell Hellmers, farmer, Canley Vale and William Price, builder, Leichhardt, in June 1907.[43]

1.61 TWO-HOUSE TERRACE
24-26 Norton Street

Excelsior built the terrace of two large brick two-storey houses in 1882 on lots 89.1 and 89.2+90.1.

No 26: Evan James Williams, a Leichhardt freeholder, bought the house on lot 89.1 in June 1893. Before the sale, the company let it to Herbert Mills, agent, in 1883-84; then Joseph F Christmas, grocer, 1885; Thomas A Millen, who called it Cornwall House, 1886; and in 1887, chemist Frederick Knapman who was still there in 1890. After Williams' death No 26 passed to Fanny Rebekah Boucher, wife of Guy B, gentleman, Sydney, and Emily Eliza Willmette, widow, Leichhardt, in September 1917.[44]

No 24: the company let the house to Edward M West, contractor, in 1883; and George Smith, bank clerk, 1884-86. Excelsior sold the house on lot 89.2+90.1 to John James Wood, a Marrickville landowner, in June 1886. He let it to Joseph S Masters, tailor's cutter and Mrs Masters, dressmaker, in 1887; E K Lambert, who named it Brentwood, 1888; Miss Couch, music teacher, 1889; and H G Stacey and Mrs Stacey, music teacher, 1890.

Wood sold No 24 to Frank Doyle, draper, Leichhardt, in July 1891. He transferred the house to his wife Jane Grinsell in December 1893. Mrs Doyle sold No 24 to Fanny Rebekah Williams, widow, Elizabeth Bay, in April 1900.[45]

Description

No 26 has been replaced by a commercial building. The surviving No 24 is a large stucco house with a chimney with prominent mouldings above the medium-pitch terra cotta tile roof Plain-end round-top firewalls project above the main roof. Ogee corrugated iron covers the verandah roof.

The round-top verandah firewalls are of ogee shape and have upstands supporting highly decorative urns but the top firewall projecting end has been mutilated. The lower projection is faced with a decorative motif which resembles an inverted console. The large-scale supporting console, however, is profusely ornamented. A half-column derived from the Ionic order, elaborately decorated with a rich spiral motif, sits between the upper and lower firewall projections.

The railing and upper and lower fringes seem to be of later metal filigree. The upper verandah has two pairs of French doors in straight-headed openings with rectangular transom lights. On the lower level, three semicircular-headed windows, with top sashes of that curve, and label moulds and bosses intact are grouped and separated by barley-sugar columns. The entry doorway is semicircular-headed with label mould and bosses and a semicircular transom light.

No 24 is Victorian Filigree in style. The richly ornamented firewall projecting ends of No 24, apart from Nos 20-22, are not seen elsewhere on the Excelsior subdivision.

1.62 TWO-HOUSE TERRACE 20-22 Norton Street

Excelsior built a terrace of large two-storey brick houses on lots 90.2+91.1 and 91.2+92.1 in 1883.

No 22: master mariner William Anderson Appleby of Sydney bought the house on lot 90.2+91.2 in August 1883 and lived there from 1883 and was still there in 1890.

After his death the house passed to Arthur William Anderson, and Lilian Mary Anderson, spinster, both of Sydney.[46]

No 20: on lot 91.2+92.1 was bought by Robert Trickett Hayles, gentleman, Leichhardt, in March 1885. He lived there from 1885 to 1887, calling it Hydora, but let it in 1889 to S F Blackmore who was still there in 1890.

Hayles sold to Captain Anderson next door in July 1892 and No 20 passed to the captain's estate in the same way as No 22.[47]

Description

The stucco-walled Nos 20-22 were the same design as Nos 24-26. Plain ended fire-walls rise through the medium-pitch main terra cotta tile roofs. Each of the three round-top ogee profile verandah firewalls have the upper projecting end faced with the curious inverted console-like ornament described for No 24. The same half-column decoration as No 24 supports the upper projection and sits on the cap of the lower projection. The lower projection has the same effusive detail as No 24.

Set between the firewalls, the verandah roof of No 22 is of ogee corrugated iron. The main roof of terra cotta tile pitches over the verandah of No 20. No 22 has the same detailing as No 24 but the upper verandah has been unsympathetically enclosed. The lower level is intact, however, and is a replica of No 24. No 20 has its upper level intact as for No 24. Lower level windows have been removed stripped of ornament. The undecorated entry doorway is semicircular-headed with a semicircular transom light.

As built Nos 20-22 were of the Victorian Filigree style but the loss of No 22's cast iron removes it from that category. No 20 remains Victorian Filigree in style but is compromised by unsympathetic renovation. The richly ornamented firewall projecting ends of Nos 20-22 and 26 are not seen elsewhere on the subdivision.

1.63 TWO-HOUSE TERRACE 16-18 Norton Street

A terrace of two brick two-storey houses was built by Excelsior in 1882 on lots 92.2+93.1 and 93.2.

No 18: was bought by Anne Bray Savage, wife of Reverend Samuel S, Congregational minister, Petersham, in November 1882 and they lived there until 1886. In 1887-88 Mrs Savage let it to John J Livingstone, timber merchant, and then George Springhall, tea merchant, 1890.

After Mrs Savage's death No 18 passed to her husband, who was then the minister at Woollahra, in January 1890. He sold to Emma Kelsey, widow, Leichhardt, in March 1890. Mrs Kelsey married Michael McMahon on 3 January 1901. After her death the house passed to Mabel Ellora Bowra, widow, Haberfield.[48]

No 16: was bought by John James Slade, draftsman, North Shore, in January 1883. He let it to Reverend Thomas Holmes, Anglican minister, in 1882-86. He was followed by Mrs Anna Saxby who had a ladies school there until 1890.

After John James Slade's death the house passed to Robert Trickett Hayles. He sold to John James Hearn Williams, a Leichhardt accountant, in May 1893.[49]

Description

No 18 has a later shopfront and No 16 a front addition for commercial purposes. No 16's corrugated iron medium-pitch roof and large moulded chimney can be seen above the later shopfront. The only other visible fabric are the round-top firewalls, one is the remnant separating wall and the other, the end wall.

In outline plan, Nos 16-18 were identical to Nos 20-22 and 24-26 and therefore would have been of the same design.

1.64 TWO-HOUSE TERRACE
12-14 Norton Street

The company built a terrace of two brick two-storey houses on lot 94.1 and 94.2+95.1 in 1881.

No 14: on lot 94.1 was bought by William Bull junior, wheelwright, Sydney, with the Renwick Street lot 15, in July 1881. He let it in 1883 to Joseph Broad but sold to William Watson, a pattern-maker and engineer, Sydney, in February 1884. He was there from 1884 and still there in 1890. After his death, No 14 passed to William Henry Watson, mechanic, Sydney, in February 1899.[50]

No 12: on lot 94.2+95.1 was bought by Nora Maude, wife of William Irving Cosgrove, gentleman, Sydney, in September 1881. They lived there in 1881-84 and called it Keira but in 1885-88 let it to Charles Boots, undertaker, who continued to call it Keira. He seems to have died in that year because in December 1888 Mrs Cosgrove sold No 12 to Leichhardt widow Rhoda Lydia Boots. She lived there in 1889 and was still there in 1890. Mrs Boots married Edwin Augustus Withers, Taree, on 20 October 1891 and sold to Ida Amelia Reay, spinster, Sydney, in November 1905.[51]

Description

No 14 has been replaced by a commercial building. No 12 has a later shopfront but the house can been seen behind. The corrugated iron medium-pitch roof with moulded chimney is visible. The verandah has been removed and typical semi-circular-headed grouped windows with barley-sugar columns, normally seen on a lower level, appears to have been re-installed in the upper wall.

1.65 TWO-HOUSE TERRACE
8-10 Norton Street

In 1881 another large terrace of two brick two-storey houses were built by Excelsior on lot 95.2+96.1 and 96.2+97.1.

No 10: Emma Owen, widow, Leichhardt, bought the house on lot 95.2+96.1 in September 1881 and occupied the house in that year. Calling the house Glendower, she was still there in 1890. After her death Glendower passed to Susannah Owen, spinster, Leichhardt, in February 1902.[52]

No 8: Eliza Bury, wife of Thomas Frank B of Petersham, bought No 8 on lot 96.2+97.1 in June 1882 when she moved in and named the house Marsden House. Mrs Bury was still there in 1890. After her death No 8 passed to Minnie Dargin Bury, spinster, Leichhardt.[53]

Description

Nos 8-10 have the same outline plan as Nos 12-14 and seem to have been of the same design. Nos 8-10 have been replaced by a commercial building.

1.66 TWO-HOUSE TERRACE
4-6 Norton Street

The last terrace of two brick two-storey houses in Norton Street near Parramatta Road were built on lot 97.2+98.1 and lot 98.2 by Excelsior in 1882.

No 6: Elizabeth Parsonage, wife of Thomas Charles Parsonage, goldminer, Petersham, bought the house on lot 97.2+98.1 in January 1882 and they lived there from 1882 calling the house Carington. They were still there in 1890. She sold to the Government Savings Bank in November 1909.[54]

No 4: William George Bird, gentleman, Sydney, bought the house on lot 98.2 in June 1882. He let it to William Hence, bricklayer, 1883; then Samuel Watson, 1884; George Sleet, printer, 1887-88; and in 1889, builder and contractor D C Musgrave who was still there in 1890. Bird sold No 4 to William Richard Ainsworth, land agent, Leichhardt, in October 1898.[55]

Description

Nos 4-6 have been replaced by commercial buildings. The houses have the same outline plan as Nos 12-14 and 8-10 and were probably of the same design.

ACKNOWLEDGEMENTS

The author is indebted to Anthony Cusick who first studied part of Excelsior for his BArch thesis "Leichhardt West (Elswick)" (1985) which was the basis of the article of that name in *Leichhardt Historical Journal* No 16. Stephen Carrick partly studied Excelsior for his BArch thesis "Leichhardt South, a History" (1985)

NOTE

Sections 2-14 will be published in future issues: the sequence of writing follows the lot numbers. Occupations not shown in the text are those that could not be discovered. Unless otherwise noted, "captain" in text means "sea captain". Occupancies found in *Sands's Directory* for a particular year have been taken to mean the year before, ie, Sands for 1888 will appear as 1887 in the text. When an occupant was found to be in occupation in Sands in 1891, the text of the article reads "and still there in 1890" for persons wishing to follow that line of search.

THE EXCELSIOR SUBDIVISION PART 1

REFERENCES AND NOTES

INTRODUCTION

1 Statistics given here have been compiled from Torrens Title land title dealings of sales on the Excelsior Subdivision. Because the intensive development took place in the relatively short period of 1881-90, in an easily definable area, by purchasers whose occupations (and thereby social class) could be realistically determined, there is a high degree of commonality in the sample. A summary of the statistics will be given as a conclusion to the study and will appear in the last of the series of articles.

2 Definitions of the 64 sub-types will be given in the last article.

3 R V Jackson, "Owner-Occupation of Houses in Sydney, 1871 to 1891", in *Urbanization in Australia, Australian Economic History Review*, vol 10, No 2, Sep 1970 (SUP), pp138-154, is an incisive study. Jackson assesses the incidence of owner-occupation as being relatively low in the period and gives 16%for an area of comparable in building type and density (Glebe, ie,Bishopthorpe, Forest Lodge, and Outer Wards) while my raw figure for the 21ha (52.5-acre) Excelsior is 56% (includes instalment payers). The finding of my study is that the owner/occupant incidence was higher than expected and was caused by Excelsior's sales policy, as distinct from any social policy which the company may have had, and that was, own your own home "why pay rent for the house you occupy?".

4 A Cusick, "Leichhardt West, Original Land Grants and Subdivisions", in *Leichhardt Hist J* 16 (June 1989), pp15-78. "Elswick Estate" refers to James Norton's property on which Elswick House stood. "Elswick House Estate", containing Elswick House, refers to that part of Norton's "Elswick Estate" which was subdivided by Excelsior in 1880.

5 Ibid.

6 Ibid.

7 M Solling, "A Theatre of Suburbs", in *Leichhardt Hist J* 5 June 1975, pp3-8, 26; "Running the Suburbs", in *Leichhardt Hist J* 14 1986, pp35-42.

8 Cusick op cit (4). The £4,500 sale price offered to Wheeler is on p12 of Vialoux & Reeves' *The Jubilee History of Leichhardt* (Leichhardt Council 1921). The £4,200 to Wetherill is on p13.

9 J Williams, "Leichhardt Presbyterian Church, 1885-1910", in *Leichhardt Hist J* 16, pp7-13.

10 Ibid. The sale price is quoted in *SMH* 7 Oct 1891, p5 and is repeated with the instalments in Vialoux & Reeves, p13. On 22 May 1867 Norton's trustees successfully applied for PA 1669 which converted most of the "Elswick Estate" to Torrens Title by the issue of seven CTs. Of these, CT V66 F221 vested title of the "Elswick House Estate" in the trustees who sold to Wetherill by transfer 2934 on 14 Oct 1868. CT V75 F250 was issued to Wetherill on this transfer. Dealings of mortgage by Wetherill to Robley and transfer to Renwick and Roseby and their transfer to Excelsior are registered in V75 F250. Dealings of transfers to buyers are registered in V75 F250 from 31 Dec 1880 (Smart) to 25 May 1888 (Jakeman). V75 F250 was cancelled and CT V890 F45a issued on 24 July 1888. Dealings of transfer continued on V890 F45a from 6 July 1888 (Jones) to 25 July 1924 (Barker).

11 Ibid.

12 Williams op cit (9). Reuss sen's & jun's involvement are my opinion based on the name, Reuss Street.

13 M Rutledge, "Sir Arthur Renwick", in *ADB* 6, pp20-21. For death of George Renwick, see PI 4/13740; for Annie Renwick, also at Redfern, see PI 3/15323.

14 W Phillips, "Thomas (and John) Roseby", in *ADB* 6, pp58-59.

15 H J Gibbney & A G Smith, *A Biographical Register, 1788-1939* (*ADB* Canberra 1987), vol 2 (A C & J F Rofe), p224.

16 L B Hoefsmit, "Ambrose Thornley Junior" (BArch thesis Uni of NSW 1976). Information from M Solling, Glebe (1992). See Report of Select Committee on Assisted Immigration, in *Votes & Proc of Legislative Assembly*, 1879/80, vol 5, p751.

17 Hoefsmit, op cit (16). Information from M Solling.

18 Ibid.

19 Ibid. Thornley jun's influence is from my own assessment.

20 Information from M Solling.

21 Gibbney & Smith op cit (15), vol 1, p114, give Cary's birthplace as Bristol. M Solling (1992) gives Brighton as on Cary's grave.

22 *Sands's Sydney Directory* (hereafter *Sands*) 1880, Adverts p42 .

23 Gibbney & Smith op cit (15), vol 1, p114. For Cary, see PI 36622.

24 *Sands* 1880, Alphabetical; 1882, Companies, p637.

25 Ibid; *Sands* 1883, Companies. Information from M Solling. Jarrett gave evidence as manager of Industrial to Select Committee on Assisted Immigration, in *Votes & Proc of Legislative Assembly*, 1879/80, vol 5, p751.

26 N R Patrick, "Life and Works of F H Reuss Jnr" (BArch thesis Uni of NSW 1970); Gibbney & Smith op cit (15), vol 2, p209. *Encyclopaedia Britannica* (9th ed) 22, p537, has the engineer and bridge builder as Robert Stephenson not Stevenson. In the NSW BD&M Index the second Mrs Reuss is Cohan not Coham. For Reuss senior, see PI 4/10544.

27 Patrick op cit (26); *Leichhardt Hist J* 3 Dec 1972, pp16-19 for "Reussdale".

28 Patrick op cit (26).

29 Ibid. For announcement of competition for design of the Annandale subdivision and Reuss's winning of it, see *SMH*, 17 Nov 1877, 11 Jan 1878 (courtesy of Lesley Muir). For Reuss junior, see PI 132653.

30 LTO DP 612.

31 LTO DP 612.

32 LTO DP 612.

33 M Kelly, *Paddock Full of Houses* (Doak Press Syd 1978), p147 for widths of streets; LTO DP 612.

34 For tables of statistics referred to in this article see P Reynolds, "The Excelsior Subdivision, Land and Building Development in Leichhardt South: 1881-1890, a Report to the Heritage Council of New South Wales" (1992), Department of Planning Library..

35 LTO DP 612.

36 LTO DP 612.

37 Kelly op cit (33), p145.

38 V526 F106 transf 46818 for Smart; V526 F105, 46817 for Messer.

39 V3626 F67 transf B111538.

40 V964 F96,162635, Secs 10 and 11

41 *SMH*, 10 June 1882, p9.

42 *SMH*, 26 Sep 1885.

43 C Stevens, "The Development of the 19th-century Terrace House in Sydney" (MArch thesis Uni of NSW 1968); RAD Brown, "The Development of Terrace Style Housing in Paddington 1840-1980" (BArch Uni of NSW 1979).

44 Brown op cit (43), p46.

45 D Saunders, "The Australian Terrace", in R Irving (comp), *The History and Design of the Australian House* (OUP Melb 1985), pp260-273; B & K Smith, *The Architectural Character of Glebe, Sydney* (Uni Co-op Bookshop Syd 1973), p73 (party walls); p126 (*sgraffito*, "Pattern incised into plaster so as to expose a different coloured surface underneath". The plural *sgraffiti* gives our modern word,graffiti). The allusion to "serried ranks" is my own. S Muthesius, *The English Terraced House* (Yale Uni Press New Haven 1982) is a standard source.

46 From my own inspection of each of the 508 original buildings.

47 L Muir, "Public Spending and Private Property: the Illawarra Line Cabal", in M Kelly (ed) *Sydney, City of Suburbs* (NSW Uni Press Syd 1987); A Roberts, "The

Development of the Suburb of Annandale, 1876-1899" (BA Hons thesis Sydney Uni 1970).
48 D R Keenan, *Tramways of Sydney* (Transit Syd 1979), p69.
49 *SMH*, 30 Sep 1891; 7 Oct 1891.
50 *SMH*, 7 Oct 1891, p5.
51 Ibid. All lots were sold in the name of Excelsior up to the date of the last sale, see footnote 38.
52 *SMH*, 7 Oct 1891, p5.

SECTION 1.1

1 V542 F46 transf 49680. Unless otherwise noted, Excelsior is the vendor and the LTO volume, folio and transfer are in the name of the first registered purchaser. The target period for the title search for each Excelsior allotment was 1881-1890 but wherever possible the search was extended to either the next fate of the allotment or to the date when the property passed out of the hands of a family. Vacant lots mean not built on by 1890. The title search ended with the next fate or when the lot passed out of a family's ownership. The title search for Sections 1-14 took place during March, April and May 1991 when the Torrens Title registers were being withdrawn from public access to be microfilmed. Some checking took place in July when the $3.80 copying fee had to be paid. The staff at the Land Titles Office were at all times co-operative.
All references to occupants are to be found in *Sands's* which was searched for the period 1880-1892. *Sands* is remarkably consistent for the Excelsior study period. I have allowed one year for *Sands* to be published, i e, Heyden first appears in *Sands* for 1882 but his actual initial year of occupation is taken by me as 1881, one year earlier. Although 1890 is the cut-off year, where occupancies went beyond 1890 the text will read "...and was still there in 1890" or equivalent.
The date of a building has been derived from a comparison of date of purchase of an allotment from the registered land title dealing, of the first year of occupancy in *Sands* and of the date of the Detail Survey sheet for the Section.
Architectural style categories are based upon R Apperly, R Irving & P Reynolds, *Identifying Australian Architecture, a Pictorial Guide to Styles and Terms from 1788 to the Present* (A & R Sydney 1989).
Each building, outlined on the Detail Survey plan and still standing, was inspected from the street. With one exception, no houses were entered because interior styles and details are beyond the scope of the project. Buildings shown on the Detail Survey but not visible from the street have been taken as being demolished.
2 V692 F243 transf 77898.
3 V664 F138 transf 70845.
4 V564 F17 transf 52924; T Hall, PI 3/17051.
5 V638 F35 transf 67004.
6 V638 F228 transf 67364.
7 The term "Excelsior built ..." is used in this sense where two or more conjoined buildings, obviously built together, were sold to individuals, Excelsior is taken as the builder contracted to those who did the actual purchasing.
8 V680 F145 transf 74804.
9 V672 F202 transf 73220.
10 V744 F193 transf 91254.

SECTION 1.2

1 V744 F193 transf 91254; Marker V894 F120. Where the initial purchaser becomes the next vendor or a defaulter, his/her name appears before the vol/ folio and the transfer number is not given here but the dealings can be followed from the vol/ folio.
2 V662 F202 transf 70345.
3 V906 F159 transf 143969.
4 V564 F59 transf 53245.
5 V540 F199 transf 49736; see Section 1.3 footnote 50.
6 V737 F153 transf 89528.
7 V574 F200 transf 56201.
8 V608 F234 transf 61231.
9 V594 F106 transf 59820.
10 V752 F114, 93428; V760 F125.
11 V752 F114, 93428; V760 F99.
12 V628 F121 transf 64796.
13 V750 F99 transf 92872.
14 V708 F24 transf 81742.
15 V558 F55 transf 52518.
16 V558 F85 transf 52520 (lot 24.3 was a right of way).
17 V746 F42 transf 91021.
18 Poole V746 F42.
19 V737 F18 transf 89170.
20 V771 F197 transf 100201.
21 V771 F197 transf 100201.
22 V728 F155 transf 86750.
23 V728 F155 transf 86750.
24 V1034 F58 transf 186084.
25 V1172 F77 transf 242023.
26 V618 F243 transf 63333.
27 V1050 F75 transf 191971.
28 V610 F187 transf 61667.
29 V576 F39 transf 56142; see Section 1.3 footnote 22.
30 V532 F209 transf 47578.
31 V590 F66 transf 58693.
32 V828 F216 transf 118709.
33 V776 F248 transf 102916; see Section 1.3 footnote 15.
34 V790 F223 transf 107726.
35 V854 F149 transf 126171.
36 V674 F14 transf 73212.
37 V758 F248 transf 96383.
38 V771 F246 transf 99815.
39 V771 F193 transf 100567.
40 V1039 F152 transf 188635.
41 V977 F188 transf 167699.
42 V978 F157 transf 168223.
43 V572 F182 transf 55417.
44 V638 F227 transf 67364; see Section 1.3 footnote 5.
45 V896 F16 transf 140008; see Section 1.3 footnote 4.
46 V756 F194 transf 95337. See J Williams, "Leichhardt Presbyterian Church", in *Leichhardt Hist J* 16, pp7-13.

SECTION 1.3

1 V756 F194 transf 95337; Buchanan & ors V804 F157. Williams op cit Section 1.2 footnote 46.
2 V756 F194 transf 95337; Buchanan & ors V768 F186. Williams op cit Section 1.2 footnote 46.
3 V756 F194 transf 95337; Buchanan & ors V768 F195. Williams op cit (55).
4 V896 F16 transf 140008; see Section 1.2 footnote 45.
5 V638 F227 transf 67364; see Section 1.2 footnote 44.
6 V552 F199 transf 51557.
7 V540 F182 transf 50181.
8 V546 F168 transf 50898.
9 V758 F134 transf 95954.
10 V912 F58 transf 146267.
11 V912 F58 transf 146267.
12 V754 F98 transf 94329.
13 V748 F242 transf 93657.
14 V878 F101 transf 134024.
15 V776 F248 transf 102916; see Section 1.2 footnote 33.
16 V730 F17 transf 86945 (Shannon); V542 F176 transf 50016 (Uther); transf 86944 (Uther to Shannon).
17 Shannon V788 F52.
18 Shannon V828 F140.
19 Shannon V788 F29.
20 Shannon V788 F29.
21 V792 F212 transf 108141.
22 V576 F39 transf 56142; see Section 1.2 footnote 29.
23 V630 F158 transf 65370.
24 V636 F23 transf 66728.
25 V807 F250 transf 112390.
26 V588 F139 transf 58887 (lot 77.1 was a right of way).
27 V612 F152 transf 61130.
28 V632 F17 transf 65710.
29 V596 F83 transf 60106 (lot 78.3 was a right of way).
30 V698 F155 transf 79636.
31 V838 F246 transf 121741.
32 V891 F117 transf 138717.
33 V664 F105 transf 70732.
34 V660 F219 transf 69990.
35 V680 F44 transf 74868.
36 V742 F159 transf 91286.
37 V616 F162 transf 62378.
38 V612 F86 transf 61914.
39 V612 F241 transf 62283.
40 V572 F46 transf 55249.
41 V570 F213 transf 55229.
42 V730 F151 transf 87215.
43 V730 F151 transf 87215; Luly V1020 F82.
44 V1100 F95 transf 212439.
45 V650 F115 transf 68059.
46 V668 F239 transf 71878.
47 V738 F126 transf 88441.
48 V622 F146 transf 63873.
49 V628 F148 transf 64898.
50 V540 F199 transf 49735; see Section 1.2, footnote 5.
51 V546 F240 transf 50936.
52 V546 F236 transf 51034.
53 V588 F124 transf 58274.
54 V570 F52 transf 54772.
55 V592 F101 transf 59075.

BOOK REVIEWS

AROUND BALMAIN
A Second Record of an Historic Suburb and Some of its Buildings
Compiled by Debby Nicholls
Photographs by Douglass Baglin & Gordon Clarke
Balmain Association, 1986, $7.00
PO Box 57, Balmain, NSW.
Balmain Watch House,
179 Darling Street, Balmain
Saturdays 12.00 noon-3.00 pm.

CALLED TO THE BAR
150 Years of Pubs in Balmain & Rozelle
Bonnie Davidson, Kath Hamey & Debby Nicholls
Balmain Association, 1991, $12.95.

GOURLIE'S CORNER
Growing up in Balmain with Wal Gourlie
Edited by Kath & Val Hamey
Balmain Association, 1992, $9.95.

Reviewed by Peter Reynolds

Building on the appeal of *Houses of Balmain* (1969) and *Balmain in Time* (1971), the Balmain Association has published inexpensive booklets which continue to satisfy the demand for a "book about Balmain". The hardy limp-cover booklets can easily be toted about to allow the reader to view most of the places included.

Around Balmain is a sequel to, rather than a re-issue of, *Balmain in Time*, long out of print. Though many of the *Balmain in Time* illustrations are reprinted and some text, sensible new writing and pictures allow the old to be updated. Inclusion of houses such as Raywell is especially welcome but not the claim that it is 1820s: 1883 is more realistic.

Recording the rubble-nogged house at the bottom of Johnston Street makes sense: it was soon demolished. In this construction, a timber framework is "nogged" by laying stone (or brick) in mortar between the timber uprights, giving the frame stability and insulation. Weatherboards nailed to the exterior, and interior surfaces lath-and-plastered, the wall thickness is completed.

An exceptional picture is the first Bank of NSW sitting on the page next to what it has become. The reader may take these images to Loyalty Square and view the present Westpac, an important piece of urban design (John Sulman) in its own right.

Buy this book and take a tour "Around Balmain".

In 1880s' Balmain, 15,000 people had 41 pubs. A few were "blood houses" but many had a club-like atmosphere. Many a political meeting became a stitch in the fabric of Labor Party history. Many a street rally was addressed by local candidates from a pub verandah. Many an inquest was conducted in the best room.

In ***Called to the Bar*** Davidson, Hamey & Nicholls, drawing upon brewery archives, show that many pubs closed in 1909-12. Pub after pub appears shorn of their lacy balconies. In contrast, many surviving pubs were bought by the breweries and stylishly renovated. The Riverview gaining resplendent *art nouveau* detailing, the Dry Dock losing its dormers and gaining streamlining, and the London concealing its many additions under stucco, were all transformed under this program.

Occupying important corner sites, some were architectural gems. The Cat & Fiddle sports a powerful Palladian motif in the best tradition. Ever wonder if there is something missing from the Exchange? Look up to the top storey and you may guess that there was an upper balcony. Turn to page 48 of *Called to the Bar* and you will know.

Take *Called to the Bar* to the corner of Lilyfield Road and Gordon Street. Bearing the legend "Hotel", a tall lonely building stands in this desolate place. Stand well back, open *Called to the Bar* and look at the 1930 picture of the renovated Easton Park Hotel and, though the booklet cannot spell it out, it will help you imagine what it was like when it was Flood's Hotel. See the waterfront bustling with activity; hold your nose against the stench coming from Glebe Island Abattoir; hear the steam tram chuffing across the wooden trestle over the mud-flat where The Crescent now runs, listen to it puffing up Gordon Street, swinging into Burt Street, and curving wide to make best use of the slope to enter Weston Street (Victoria Road) through what is now O'Connor Reserve. When it was Hollins's Hotel, you would see steam traction change to electricity; reclamation of the foreshore for the Goods Yard; and construction of the railway viaduct cross the end of Annandale. When it was the Easton, see how smaller waterfront industries gradually gave way to larger concerns, life increase in pace and the area deteriorate. The stripped-down old pub stood sentinel to all that and more.

Wal Gourlie grew up in Balmain and ***Gourlie's Corner*** is about that growing up. It has dear memories for many old-timers and it documents places, shops and services. It is valuable for the local historian but is invaluable to teachers wishing to interest students in "what was it like before!" Countless hours of research are expended in 19th-century studies and usually the effort is rewarding. Studying recent history however is a different kettle of fish. So much of it goes before we realise its significance. Who remembers Balmain in the 1970s with any clarity?

Gourlie's Corner shows us what we will not find in the library. It helps us identify buildings that survive in a different guise. Things change fast in the late 20th century. Everyday things that go unrecorded cannot be conserved for the future.

Kath & Val Hamey have widened the context of Wal Gourlie's memories and, with many photographs, record this recent heritage. Klin Sullivan's sketches add the sauce letting us experience the Rabbito skinning the carcase for the waiting dish.____

ABBREVIATIONS

AC	Asbestos cement (fibro).
ADB	*Australian Dictionary of Biography.*
BD&M	Births Deaths and Marriages Index
Bk	Old System Register (LTO, Book).
BO	*Balmain Observer & Western Suburbs Advertiser.*
CF	Computer Folio (LTO).
CT	Certificate of Title (LTO).
DP	Deposited Plan, (LTO).
DS	Detail Survey (Department of Public Works Metropolitan Detail Series, ML).
F	Folio (CT, LTO).
FP	File Plan (LTO).
LTO	Land Titles Office, New South Wales.
ML	Mitchell Library, Sydney.
No	Old System Deed (LTO, Deed Number).
OHWM	Original High Water Mark.
PA	Primary Application, Real Property Act, (LTO).
PI	Probate Index, NSW Supreme Court.
SMH	*Sydney Morning Herald.*
V	Volume (CT, LTO).

HUNTER BAILLIE CHURCH

CONTINUED FROM PAGE 13

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3 Roberts & Malcolm, op cit (2). Baker , op cit (2). Univ of Sydney *Calendar 1988*. *SMH*, 21 Oct 1933 (article by T S Champion). *SMH* Feb 28 1968, p6; 5 Mar 1968, p6.

4 *John's Notable Australians and Who's Who in Australasia 1922*. University of Melbourne Archives. Presbyterian Church of Victoria *Blue Book 1928*. Presbyterian, 2 Mar 1889. *History of Scotch College Melbourne 1851-1926.*

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