

# **ARCHAEOLOGICAL ASSESSMENT**

## **ST. VINCENT'S RESEARCH AND BIO-TECHNOLOGY PRECINCT DARLINGHURST**



**May 2005**

**Cultural Resources Management**

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For CGP Management on Behalf of SVR & BP Pty Ltd**

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## SECTION 1.0

# PRECIS OF THE REPORT

### 1.1 The Work

The subject of this investigation is the potential archaeological resource contained within a town block at Darlinghurst, East Sydney, bound on the north by Liverpool Street, on the south by Burton Street, to the east by West Street and to the west by Victoria Street. Formerly two lanes ran through the site being Chaplin Street (earlier Chapman Lane) and Wethered Street. This report has been written to address the requirements of the NSW Heritage Act 1977 (amended) and DA conditions set by Sydney City Council. The principal objectives of the work have been to identify whether there is an archaeological issue to be addressed prior to and/or during the course of development. The report identifies what may be retained in the ground as an archaeological resource, the significance of that material, the potential impact of development on that significance and the most appropriate means of management.

### 1.2 Historical Context

#### 1.2.1 Pre-settlement Environment

Prior to European settlement the topography on and around the study area would have been characterised by steep hills, long narrow ridges sometimes capped by remnant Wianamatta Shale and deep rocky valleys. This predominantly sandstone country mainly produced shallow and infertile soils except for pockets of shale-based soil. Generally there would have been woodland with an open, shrubby under-storey. The tall stands of trees did not long survive the impact of European occupation. The land surrounding the settlement was progressively cleared during the last years of the eighteenth century and the first years of the nineteenth century and this is likely to have been the case within the study area.

#### 1.2.2 First Grants

Much of present day Woolloomooloo, Darlinghurst and Surry Hills was granted to Commissary John Palmer in 1793 and 1794. The main improvements to the property were closer to the bay in Woolloomooloo; there is no evidence to suggest that any were located within the study area. "The Farm" was broken up in 1814 when portions were put to auction to settle huge debts. The principal purchaser of the various lots was Edward Riley who, over several years, began to reassemble the old Palmer Estate into the Riley Estate.

The western portion of the study area is contained within the Riley Estate. It was sold to Riley as part of a larger lot in 1822. There is no evidence to suggest that any improvements were made to it during Riley's period of ownership or subsequently until its subdivision in the 1840s.

The eastern portion of the study area is contained in land granted to Thomas West by Governor Macquarie in 1810. This became known as the Barcom Glen Estate. Although substantially developed elsewhere, there is no evidence that any improvements were made to the study area during this period of its ownership.

### **1.2.3 First Streets and Subdivision**

It was not until 1842 that the first streets were laid out in the area and only Victoria Street was surveyed in relation to the study area. By the mid 1860s all the streets surrounding the study area had been laid out, internal lanes, Chapman and Wethered, had been formed and drainage lines ran through to the new properties. The land on the eastern side of the study area fronting West Street was sold as the Dobson Subdivision, Lot 8, of the Barcom Glen Estate. The rest was sold during the early 1850s as Lot 13 of the Riley Estate subdivision.

### **1.2.4 The Liverpool Street Frontage**

Divided between both Riley and West land most of the lots were purchased in 1853 by William Barker, a speculative builder. Nearly all of the allotments were developed between this date and 1869, a typical pattern of building for this period in eastern Sydney. Most of the buildings were residential and with modifications and extensions survived into the 1990s.

### **1.2.5 Chapman Lane**

This lane provided access from Liverpool Street through the centre of the nineteenth century block. It appears to have been formed as part of the original 1850s subdivision. There were eleven separate premises along this street of which approximately seven are within the study area. Almost all the houses along this lane were built in the mid-1870s and were two-storey terraces with narrow yards and out-buildings. Two were timber. All survived into the twentieth century.

### **1.2.6 Wethered Street**

Wethered Street was formed at the same time as Chapman Lane to provide access to the rear yards of the Liverpool Street properties. The two allotments on the lane had been built upon by 1865. They were two-storey brick and stone houses with out-buildings. With some small additions and changes these buildings were still present in this form in the 1940s.

### **1.2.7 West Street**

The West Street frontage was almost entirely built upon by 1865 with the exception of a large reserved block at the southern end. All of these buildings survived into the mid-twentieth century when they were removed to accommodate hospital developments including a two-storey doctor's residence, still standing. 39-47 West Street is now vacant; the sites of former buildings partly lie under an access lane created in 1956 from West Street through to Chapman Lane. This portion of the street was built upon by 1865 with free-standing houses and terraces. Most were two-storey; at least one of the terraces is likely to have had a basement. There were few changes to these arrangements throughout the nineteenth century, mainly the addition of more out-buildings and enclosure of some service wings.

### **1.2.8 The Burton Street Frontage**

The Burton Street frontage was the most altered of the nineteenth century streetscapes during the twentieth century. Until the c. 1930s Burton Street had a substantial dog-leg to the south-east just after Victoria Street. This provided for a big allotment now largely underneath the street. From the 1950s the land has been used for a Nurses' Home and the Garvan Institute Building, thus removing the archaeological landscape from this portion of the block. Before this work and the realignment of Burton Street several terraces and other buildings, including one with a dairy occupied the street frontage. These were mainly built in the 1870s and were all removed when the street was realigned early in the twentieth century.

### **1.2.9 The Victoria Street Frontage**

The Victoria Street frontage of the study area is the only one to retain some of the nineteenth century streetscape although the southern half has been removed to accommodate the Garvan Institute building constructed here during the 1970s. The buildings still standing on

this street frontage date from the second half of the nineteenth century. The yard spaces to Chapman Lane did contain in some cases substantial nineteenth century buildings that have since been demolished.

### **1.3 Present Condition**

The study area falls from west to east, reflecting the original topography. The surface of the car-park is graded flat but the level is approximately one metre higher than the surrounding footpaths at the eastern end lessening at the higher end of the slope at Chapman Lane. Within the area of the car park there is no visible surface evidence of Wethered Street or any of the nineteenth century landscape. It has been covered with bitumen.

### **1.4 The Potential Archaeological Resource**

The potential archaeological profile of the study area may be summarised as follows:

- Evidence of the pre-existing environment in terms of preserved micro-flora and the impact and means of European clearance.
- Possible efforts to manage environmental problems such as water run-off.
- Potential for boundaries and one or two small structures of the 1840s.
- Extensive structural evidence of mid and later nineteenth century domestic residences, one at least with a basement level, and contemporary out-buildings.
- Evidence of changes and additions to those buildings.
- Evidence of services from the mid-nineteenth to twentieth century, with the potential for wells and cess-pits.
- Evidence of yards.
- Evidence of Wethered Street and earlier surfaces of Chapman Lane.
- Evidence of domestic environments by means of yard and sub-floor deposits.
- Evidence of domestic life through artefact assemblages.

Generally it may be described as a large archaeological landscape of mid-later nineteenth century domestic life with the potential for examining environmental conditions, personal life and the built environment. The latter has particular interest because of the documentary evidence of "block" ownership by a few landlords. The integrity of this archaeological profile is likely to have been compromised by the impact of the demolition programme of the 1990s as well as the introduction of services at the same time. The extent of this impact cannot be precisely predicted from the available evidence; at this time the indications are for a largely intact profile particularly in the centre and eastern portions of the site.

### **1.5 Cultural Significance**

The study area encompasses land from two of the largest early nineteenth century estates in East Sydney. While there is no evidence to suggest that any improvements were made to this site during this period, other than for it to be cleared, the two estates influenced property boundaries until the demolition of the buildings here in the 1990s. The subdivision and pattern of building is representative of mid-later nineteenth century development in this part of Sydney. The dynamics of land ownership and leasing is particularly associated with the historical development of this area and is representative of this period of speculative development in the booming economy of the period.



The evidence of the built and cultural environments is unlikely to be rare but it is representative of a community and the potential archaeological resource has the ability to address the historical profile of this site examining issues that are unavailable through archival means such as questions of culture and environment. It has the potential, through physical evidence, to address historical bias in primary records. It is also the largest extant record of the nineteenth century community now remaining on the site and the only one for which a comprehensive record is feasible with the majority of the profile having been lost in the mid-twentieth century.

It offers the first opportunity to examine neighbourhood profiles in East Sydney to provide comparisons with those undertaken in comparable neighbourhoods of central Sydney and Pyrmont and Ultimo. What is more unusual is that the archaeological resource is likely to span the full compass of European occupation of this place and provide evidence of the site before it was developed for that purpose.

The potential archaeological resource of the study area is assessed to have high cultural value of particular significance to the local community and for general scientific research values.

#### **1.6 Recommendations**

- The proponents of the development should make application for a Section 140 Excavation Permit from the Heritage Council of NSW.
- The excavation strategy expressed in the application should be for comprehensive open area excavation with the objective of providing an archival record of the information now preserved in the ground with reference to specific aspects and issues of community and scientific relevance.

## SECTION 2.0

# THE WORK

### 2.1 Context of the Investigation

It is proposed to develop land adjacent to St Vincent's Hospital Darlinghurst for a research and bio-technology precinct. This work will be undertaken in stages with work initially carried out in the area known as Site A. This report addresses the entire potential development area. The development may disturb archaeological relics within the ground. This report has been written to address the requirements of the NSW Heritage Act 1977 (amended) and DA conditions set by Sydney City Council.

### 2.2 The Study Area

The subject of this investigation is the potential archaeological resource contained within land at Darlinghurst, East Sydney. The study area is located within the block bound on the north by Liverpool Street, on the south by Burton Street, to the east by West Street and to the west by Victoria Street. The street addresses are 405-431 Liverpool Street, 360-374 Victoria Street and 33-53 West Street. Formerly two lanes ran through the site being 2-20 Chaplin Street (earlier Chapman Lane) and 1-2 Wethered Street.

The entire potential development area encompasses an open-air car park contained between Liverpool Street, Chapman Lane and an access lane that has been constructed through several older allotments. There is a small street frontage to West Street. The former nineteenth century landscape here was demolished in the 1990s. This is the area of development Sites A and B. The terraces on Victoria Street that back on to Chaplin Street are Site C. This report addresses the area of Sites A, B and C but it is only Site A that is now the subject of a development application.

This land is located within Sydney City Council local government area, Parish of St Andrew, County of Cumberland. It may be identified as DP 881417.

### 2.3 Status of the Site

A cursory archaeological evaluation was made of this site in 1992 as part of an assessment of the built environment<sup>1</sup>, the latter now largely demolished<sup>2</sup>. There has been no other archaeological assessment or investigation of the place.

### 2.4 Methodology

This report has been prepared in accordance with the principles established by the Heritage Office of NSW and presented in "*Archaeological Assessment Guidelines*". It involves a systematic process of investigation, analysis and evaluation that considers the subject as an individual item of potential significance and as an element of a wider historic landscape.

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<sup>1</sup> CRM, Garvan Institute of Medical research Darlinghurst Sydney Redevelopment Proposal Historical Analysis and Archaeological Assessment.

<sup>2</sup> Schwager Brooks and Associates, Assessment of Cultural Heritage Victoria Street Site Darlinghurst.

## 2.5 Objectives and Tasks

The principal objectives of the work have been to identify whether there is an archaeological issue to be addressed prior to and/or during the course of development. The report identifies what may be retained in the ground as an archaeological resource, the significance of that material, the potential impact of development on that significance and the most appropriate means of management. To this end the following tasks have been undertaken:

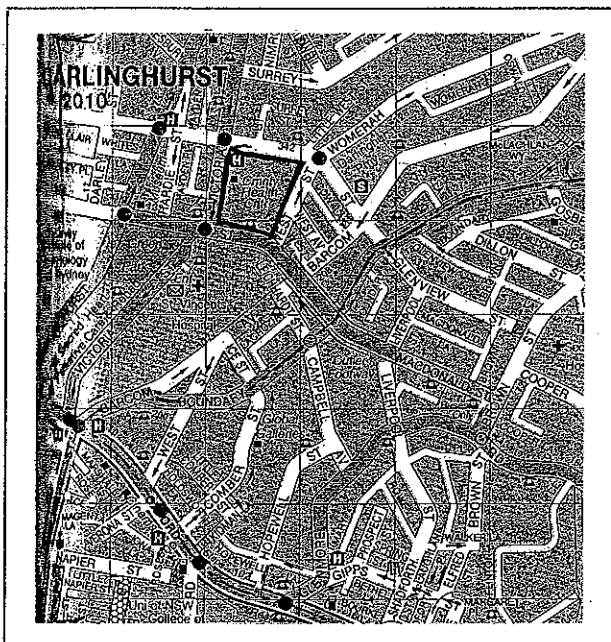
- Primary and secondary archival research sufficient to determine the physical development of the site;
- Evaluation of physical evidence (site survey, evidence from archaeological investigations of comparable type, geo-technical evidence);
- A determination of the probable archaeological resources;
- An evaluation of cultural significance with reference to standard criteria;
- An evaluation of development impacts;
- Recommendations for management strategies and protocols.

## 2.6 The Report

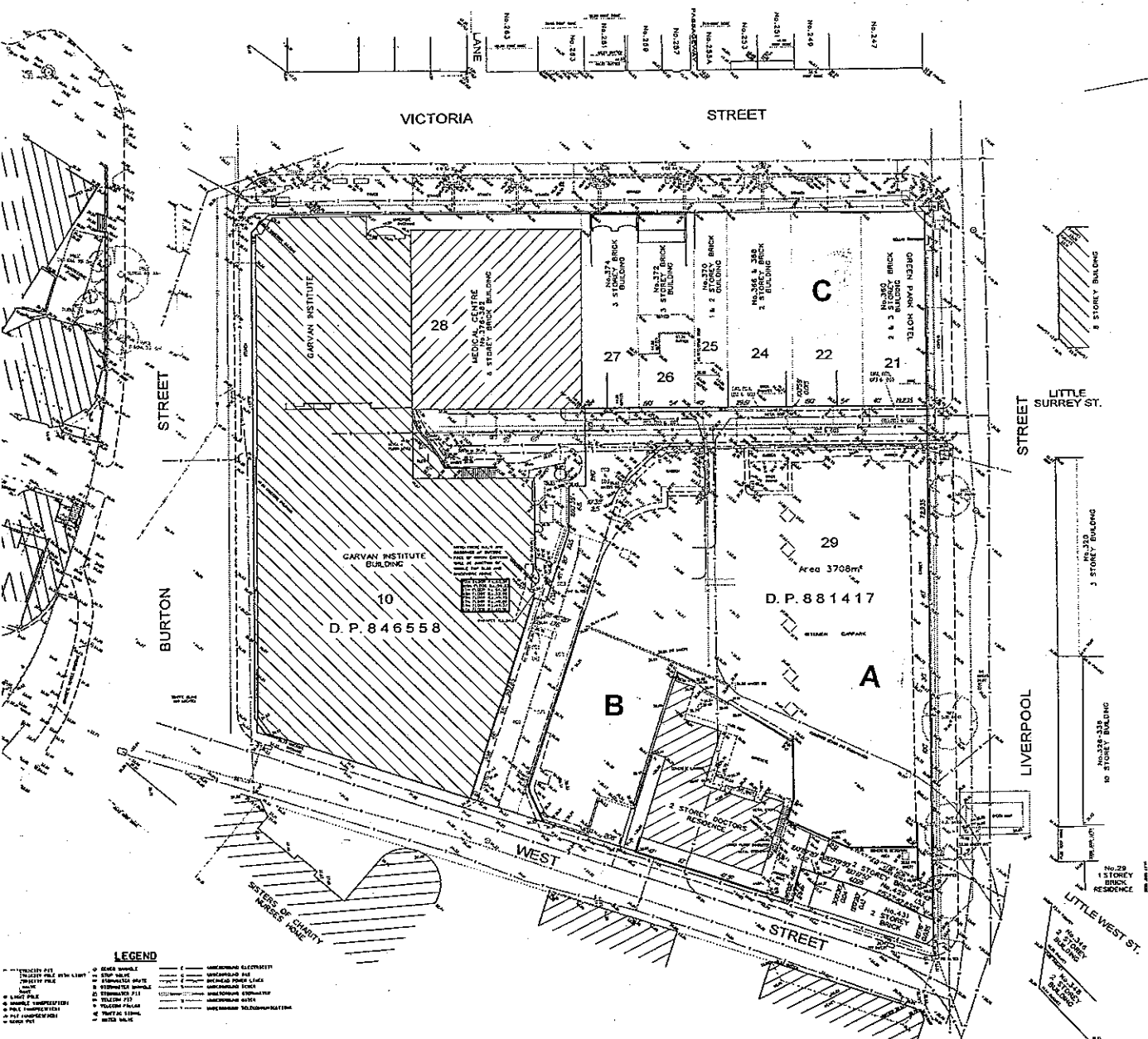
The report only evaluates the potential European heritage resources of the study area. It does not address issues of potential indigenous occupation.

## 2.7 Authorship, Client and Acknowledgements

This report has been written and researched by Wendy Thorp (Cultural Resources Management). It was commissioned by CGP Management on behalf of St Vincent's Research & Bio-technology Precinct Ltd. The analysis draws on both primary and secondary works; a complete bibliography is attached to this report.



Site Location (Source: UBD 2003: Map 4)



Sites A, B and C of the proposed development

## SECTION 3.0

# HISTORICAL CONTEXT

This section presents evidence derived from written sources. It is used to describe the evolution of the study area. This narrative provides the basis for assessing what may be retained in the ground as archaeological evidence of that development as well as providing a context for determining the significance of that resource. The study area is a portion of what was a fully developed urban environment by the 1860s. Much of this was intact up the 1990s. Since that time only a small portion of the nineteenth century landscape has survived here, mainly on Victoria Street. The archaeological profile represents the largest and most intact source of evidence for the community as it existed and changed throughout approximately 150 years of occupation.

The evidence is presented in several sections that represent the principal periods of change, development and associations. These are:

- The Pre-Settlement Environment
- First Grants
- First Streets
- Subdivision
- Liverpool Street
- Chapman Lane
- Wethered Street
- The West Street Frontage
- The Burton Street Frontage
- Victoria Street

### 3.1 The Pre-Settlement Environment

The study area is situated on land underlain by a geology of Hawkesbury Sandstone slopes. Prior to European settlement the topography on and around the study area would have been characterised by steep hills, long narrow ridges sometimes capped by remnant Wianamatta Shale and deep rocky valleys. This predominantly sandstone country mainly produced shallow and infertile soils except for fertile pockets of shale-based soil.

The vegetation depended on specific local environments. Generally there would have been woodland of Blackbutt (*Eucalyptus pilularis*), *Eucalyptus gummifera*, Sydney Peppermint (*Eucalyptus piperita*) and *Angophora costata*. Black she-oak was frequently found and often formed thickets. On the lower slopes could be found woodland of Scribbly Gum with trees up to ten metres in height. Below was an open, shrubby under-storey of Acacias, Banksias and ti-trees<sup>3</sup>.

The distinctive landscape attracted the attention of the new settlers almost immediately. Governor Phillip wrote in 1788 that,

*"Between Sydney Cove and Botany Bay the first space is occupied by a wood, in some parts a mile and a half, in others three miles across; beyond that is a kind of heath, poor sandy and full of swamp. As far as the eye can reach to the country is one continued wood"*<sup>4</sup>.

More specific descriptions of land close to the study area, just to the east, early in the nineteenth century described how,

*"...the place had the appearance of a dark and dense forest, immense mahogany trees, blackbutt and others of the eucalyptus species growing in immense profusion"*<sup>5</sup>.

The tall stands of trees did not long survive the impact of European occupation. Sought for use in building or removed to support grazing and cropping the forests on the land surrounding the settlement were progressively cleared during the last years of the eighteenth century and the first years of the nineteenth century.

Although the land within the study area was not settled by Europeans until well into the nineteenth century it is likely to have been cleared well before that time.

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<sup>3</sup> Benson and Howell, Taken for Granted The Bushland of Sydney and Suburbs: 42-44

<sup>4</sup> Quoted in Ibid: 42

<sup>5</sup> The Memoirs of Obed West: 36

### 3.2 First Grants

The study area straddles the boundary between two of the largest early nineteenth century properties in Sydney. The oblique line running from Burton to Liverpool Street preserved in the old property boundaries of the nineteenth and twentieth centuries was the division between Edward Riley's holding, the Riley Estate, to the west and Thomas West's land, Barcom Glen, to the east.

#### 3.2.1 The Farm

In 1792 Governor Phillip defined the boundary of the town of Sydney as a line that ran from the head of Woolloomooloo Bay to the head of Cockle Bay. Within the boundary the land was reserved for the Crown; beyond it the land was to be alienated for farming and private development. From 1793 officers of the military establishment began to receive land grants in Woolloomooloo, East Sydney and beyond. Much of present day Woolloomooloo, Darlinghurst and Surry Hills was granted to Commissary John Palmer in 1793 and 1794. He added to his huge holding through the purchase of adjoining grants.

His estate of approximately one hundred acres ran from Woolloomooloo Bay to the northern side of Oxford Street. It was an enclosed estate described in the later nineteenth century by one who had seen it, as follows:

*"..the greater portion of it (the 100 acres) was enclosed by a ditch with a hedge of furze and sweet briars on its banks. A large wall enclosed the property from near the water side along what is now the eastern boundary of Cook Park to nearly William Street and from there the ditch was cut up to an old tollgate on the South Head Road (now Oxford Street), then it continued along South Head Road on its southern boundary as far as where Johnston's Hotel now stands, near the Darlinghurst Courthouse. From thence its eastern boundary continued to the bay again..."<sup>6</sup>.*

The main improvements to the property were closer to the bay in Woolloomooloo including Woolloomooloo House; there is no evidence to suggest that the study area encompassed any elements associated with this estate.

"The Farm" was broken up in 1814 when portions were put to auction to settle huge debts. The principal purchaser of the various lots was Edward Riley.

#### 3.2.2 The Riley Estate

Edward Riley began to reassemble the old Palmer Estate. He succeeded in purchasing Woolloomooloo House and a large part of the former estate. His new property became known, not surprisingly, as the Riley Estate. Burton Street marked its most southern boundary. The study area was sold to Riley as part of a larger lot in 1822. There is no evidence to suggest that any improvements were made to the study area during Riley's period of ownership. There was only a track passing it well to the west and a government quarry at some distance to the south.

In 1825 Edward Riley took his own life leaving behind him an immensely complicated legal tangle surrounding this estate. It was not resolved until the mid-1840s. At that time the former Riley Estate was subdivided into several portions of equal value with the legatees of the property drawing lots to receive their shares. The study area was apportioned in Lot 13 and was drawn by Edward Riley Junior<sup>7</sup>. Lot 13 was bound by Liverpool, Burton and Victoria Streets and the oblique boundary line of Thomas West's grant.

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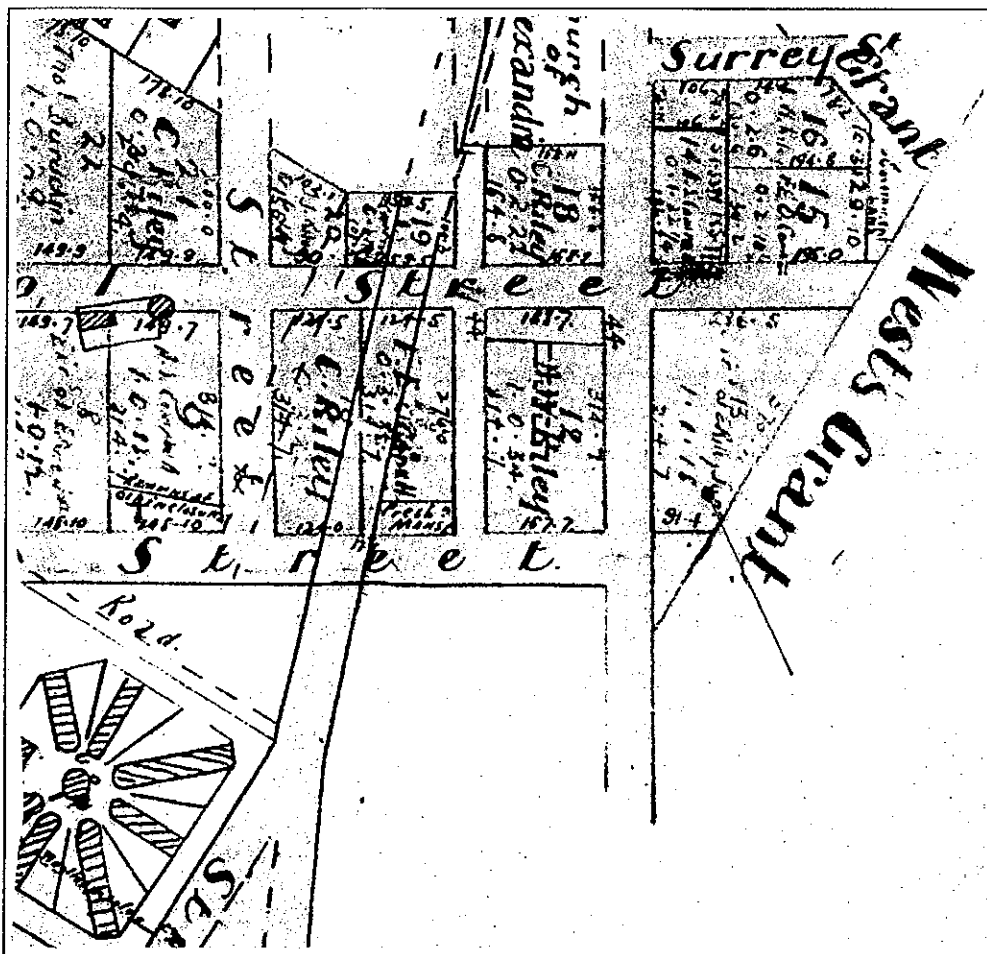
<sup>6</sup> The Memoirs of Obed West: 31-32

<sup>7</sup> SCC Archives, Plan of the Riley Estate 1844

### 3.2.3 Barcom Glen

The eastern portion of the study area originally was contained in land granted to Thomas West by Governor Macquarie in 1810. This became known as the Barcom Glen Estate. It ran from Rushcutters Bay up to Darlinghurst<sup>8</sup>. West used his land to establish a number of substantial industries. There was a water mill and a distillery and a quarry to the east of the study area. There is no evidence that any improvements were made to the study area during this period of its ownership.

The division between West's land and that of Riley was an oblique boundary line that was later preserved in the property boundaries of the study area.



Plan of the Riley Estate subdivision, c. 1845, showing Block 13, the majority of the study area with the remainder still encompassed in West's grant. This boundary line was preserved in the later property subdivision and in the line of West Street. Here, Liverpool Street runs across the top of the block. (Source: Sydney City Archives, CRS 518)

<sup>8</sup> Map Shewing the Vacant Land East of Woolloomoolloo 1828: SRO Map SZ463



### **3.3 First Streets**

It was not until 1842 that the first streets were laid out in the area and only Victoria Street was surveyed in relation to the study area. At that time the boundary fence between the West and Riley properties was still intact and the land within the study area was still undeveloped.

By 1843 Liverpool Street had been extended as far as the study area and Burton Street at least as far as the later Chapman Lane. West Street, however, was not in existence.

By this time, prior to the subdivision into allotments, there may have been two fenced enclosures, one on Victoria Street and the other on the boundary line between the two grants.

### **3.4 Subdivision**

The resolution of the issues surrounding the break-up of the Riley Estate came at a time in the mid-1840s when the entire colony was in the grip of a severe economic recession. Although the land was put up for sale in 1845 much of it did not change hands until the 1850s. By then the discovery of gold and the vast numbers of immigrants arriving in the country to search for it created a huge demand for real estate. Vast areas of once unattractive or unavailable land were developed for housing and retail purposes. By the later 1850s the land surrounding the study area had been almost completely developed with houses and commercial buildings on small allotments.

By the mid-1860s all the streets surrounding the study area had been laid out including Burton Street. At that time, though, it dog-legged to the south-east. The internal lanes, Chapman and Wethered, were formed and drainage lines ran through to these properties.

#### **3.4.1 The Dobson Subdivision**

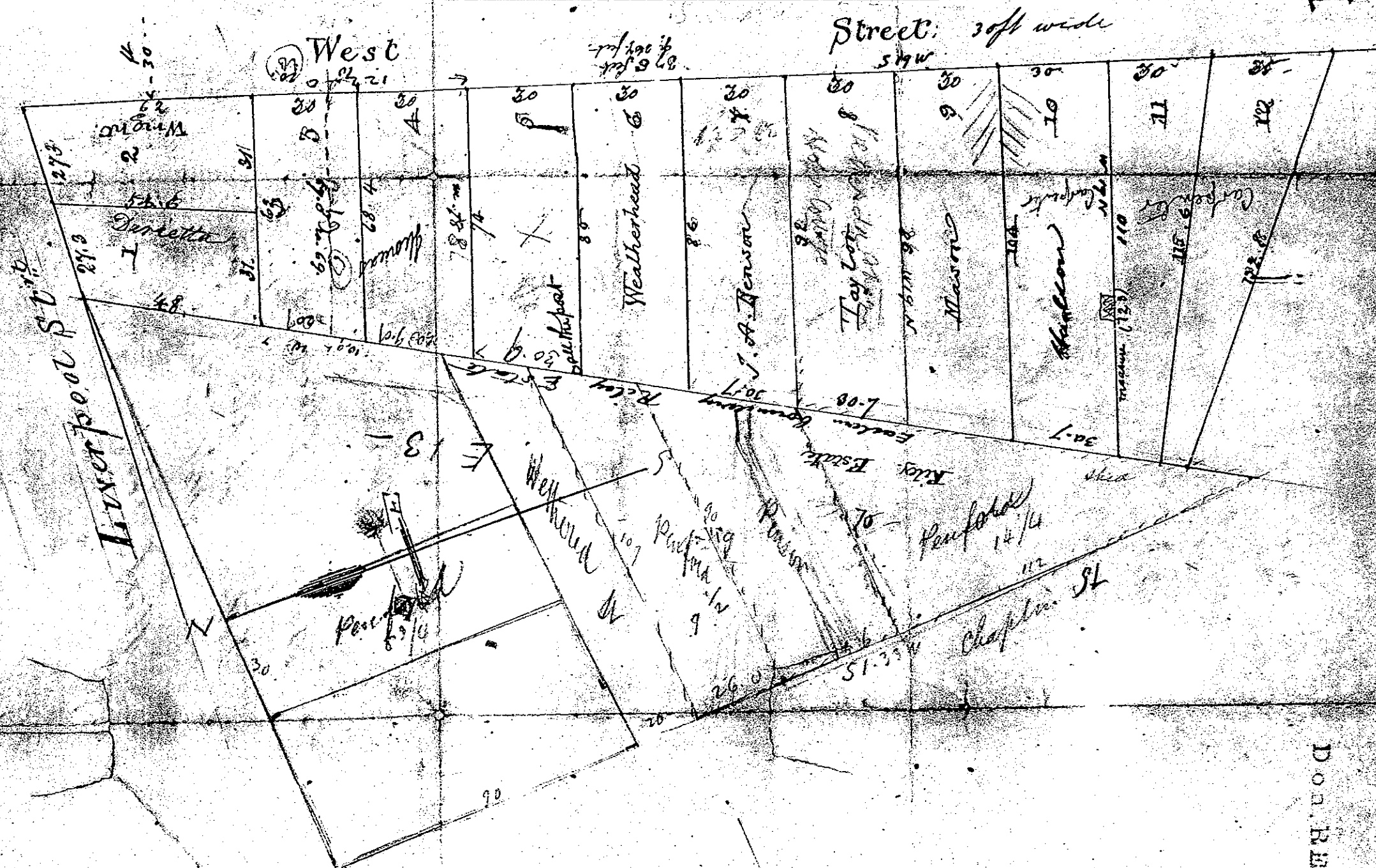
By the mid-1850s the land on the western side of the study area fronting West Street had been subdivided and sold as the Dobson Subdivision, Lot 8, of the Barcom Glen Estate. The Riley Estate land was still undeveloped at this time.

#### **3.4.2 The Riley Estate Lot 13 Subdivision**

By 1853 much of the land within the study area from the old Riley Estate was sold although it was not until the later 1850s and 1860s that it was developed indicating that the buoyant economy of those years encouraged the new owners to maximise the value of their land. Only the south-eastern corner of the block at the junction of West and Burton streets remained undeveloped although subdivision plans show that it had been sold and subdivided ready for redevelopment.

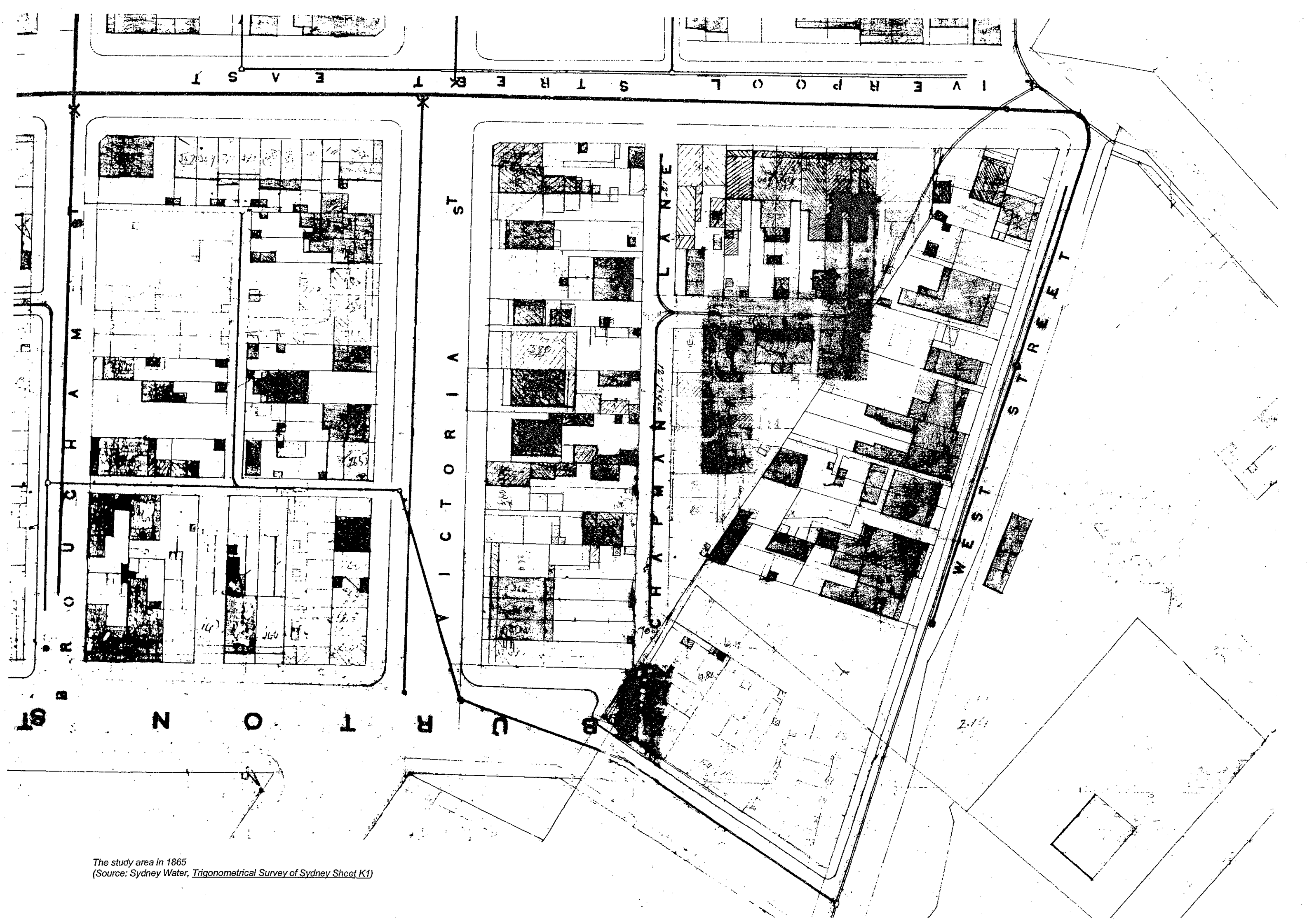
Part of the Barcom Glaze  
Estate Vol. 12 6018  
(Leaves)

Note. Cases conveyed to W. J. Doehm. - 22 March 1853. -



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The study area in 1865  
(Source: Sydney Water, *Trigonometrical Survey of Sydney Sheet K1*)

### 3.5 Liverpool Street

Liverpool Street is the principal street frontage of the study area. The allotments ran back to a small lane, Wethered Street, which was approximately in the centre of the present-day car park. The allotments at 405-421 Liverpool Street are within the old Riley Estate land. Most of these lots were purchased by William Barker in 1853 and he appears to have sold them on to the people who then were responsible for the construction of the first buildings on the properties. This means that the first development of the majority of the Liverpool Street frontage occurred during the mid-1850s-1860s.

423-431 Liverpool Street was part of Thomas West's original Barcom Glen estate put to sale as the Dobson subdivision. William Barker also purchased 423-427 Liverpool Street and again sold on his land. The genesis of the Liverpool Street development can be generally said to exemplify the speculative building of the mid-1850s-1860s that caught up so much of this area. It encompassed mainly two-storey residential/commercial terraces. The periods of development identified for each lot may be summarised as follows:

- 405 Liverpool Street: purchased 1853. Constructed two-storey terrace 1868, extended 1870 and 1920. Demolished 1990s
- 407 Liverpool Street: Purchased 1853. Sold 1869 and developed two-storey terrace. Largely unaltered until 1940s, thereafter remodelled. Demolished 1990s.
- 409-411 Liverpool Street: Purchased 1853, sold 1867 and constructed terraces. Extended 1880s and early C20. Substantially modified mid-C20. Demolished 1990s.
- 413-417 Liverpool Street: Constructed terraces by 1865. Extended by 1880s, modified and extended by 1930s. Modified later C20. Demolished 1990s.
- 419-421 Liverpool Street: built later 1850s-early 1860s? Demolished 1970s and replaced with terrace?. Little evident change until demolition in 1990s.
- 423-425 Liverpool Street: Purchased 1853, single building constructed by 1865 at 423, 425 vacant. Demolished and replaced in 1890s with two, single-storey terraces. Intact but modified to 1990s. Demolished 1990s.
- 427 Liverpool Street: constructed by 1865, modified early and later C20. Demolished 1990s
- 429-431 Liverpool Street: A large house built by 1865. Replaced c. 1870s by a shop and hotel, extended in the c. 1890s. Still intact.

The new occupants of Liverpool Street, and indeed, the other streets and lanes of the study area, are shown by Directory listings to be primarily tradesmen and their families and single or widowed ladies.

The buildings constructed during the first phase of development survived well into the later nineteenth century with a few additions. Until the 1990s the entire nineteenth century composition of the street remained intact.

In the following sections each property is discussed with respect to the development of its building stock and, in several cases, the chain of land ownership and mortgage is also discussed. Of the properties along this street frontage 405-427 have the potential to exist as an archaeological landscape. 405 – 421 Liverpool Street is within Site A. 423-427 Liverpool Street is within Site B.

### 3.5.1 405 Liverpool Street

This allotment at the north-eastern corner of the Liverpool and Chapman Street intersection was purchased by William Barker in September 1853<sup>9</sup>. It was sold in 1865 to Warwick McKenna<sup>10</sup>. McKenna took out mortgages in 1867 and 1868<sup>11</sup> and it is likely that this money was used to build two, two-storey commercial/residential terraces. The buildings are not listed in the 1867 Rate Assessment where the ground is described as "vacant space".<sup>12</sup> It infers that they were constructed in 1868. They are shown as amendments or additions to an 1865 survey<sup>13</sup>. On that plan they appear as two apparently identical buildings each with substantial out-buildings, particularly the western building, that occupied yards that stretched all the way to Wethered Street.

In 1870 McKenna sold the property to David Hernandez<sup>14</sup> who immediately took out a mortgage on it. This is likely to have paid for substantial alterations and additions to be made to the premises. It stayed with the Hernandez family until the early years of the twentieth century. In 1871 it was described as a two-storey brick and stone-built public house known as the "Printers Arms". It had a slate and shingled roof and was owned and run by David Fernandez<sup>15</sup>. None of these details had changed at the time of the assessments in 1877 and 1880.

A survey made in 1884 shows a number of additions made to the buildings recorded in 1865; presumably these were the works carried out by Hernandez to accommodate the hotel. In that year it was still operating as "the Printers Arms" and remained so until about 1911<sup>16</sup>.

In 1905 the property was brought under the Torrens land titles system at which time it was valued at £1280 and it was leased to Alice Hewson for eight years<sup>17</sup>. It was sold in the same year to Mark Burnett<sup>18</sup>.

By c. 1930 a massive addition had been made behind the two street buildings taking up almost the entire yard space in place of the older out-buildings<sup>19</sup>. This appears to have been made in 1920; there is a plan of proposed alterations of this type from that year<sup>20</sup>. There is no evidence of any change up to 1948<sup>21</sup>.

The buildings were still present in 1992 when they were surveyed, the results of this work finding that the 1860s buildings were still present on Liverpool Street. Behind was a later Victorian period addition, probably the work of the Hernandez family in 1870. The bulk of the site behind was covered by a twentieth-century addition that, from the evidence of the available plans, is likely to have been built in the 1920s<sup>22</sup>. The survey found that most of the internal detailing had been removed from the building.

405 Liverpool Street has since been demolished and the site is vacant, part of an open-air car park.

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<sup>9</sup> Primary Application 13920

<sup>10</sup> Old Systems Book 104 Folio 9

<sup>11</sup> Primary Application 13920

<sup>12</sup> City of Sydney Rate Assessment Liverpool Street 1867

<sup>13</sup> Sydney Water, Trigonometrical Survey of Sydney 1865, Sheet K1

<sup>14</sup> Primary Application 13920

<sup>15</sup> City of Sydney Rate Assessment 401 Liverpool Street; 1871

<sup>16</sup> Sydney Water, Metropolitan Detail Series Survey 1884. PWD 99/1544

<sup>17</sup> Primary Application 13920

<sup>18</sup> Ibid.

<sup>19</sup> Sydney Water, Blackwattle Series BW 3816 INS

<sup>20</sup> Plan of Proposed Alterations to Premises Liverpool Street and Chaplin Street Darlinghurst. SCC Archives CRS 163/219/20

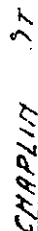
<sup>21</sup> City Engineers Department, Civic Survey 1948

<sup>22</sup> Schwager Brooks and Associates, Assessment of Cultural Heritage Victoria Street Site Darlinghurst: 34-36



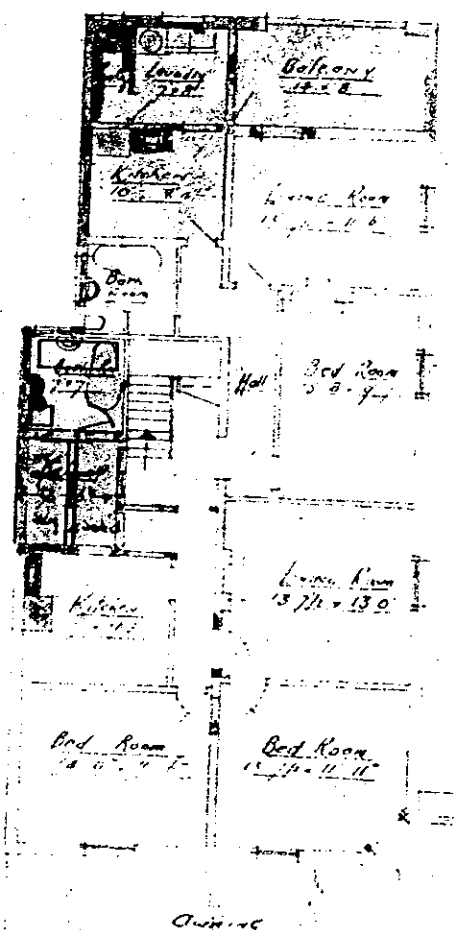
219/20  
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General Order 16, 1920  
La C. Indriet  
Phinney's Survey

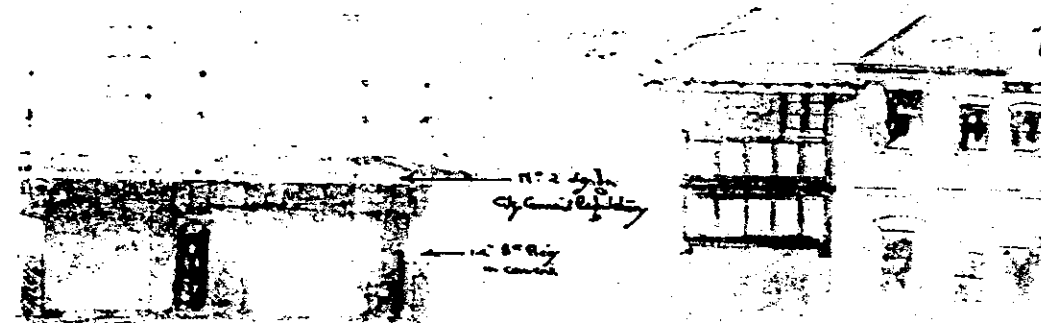
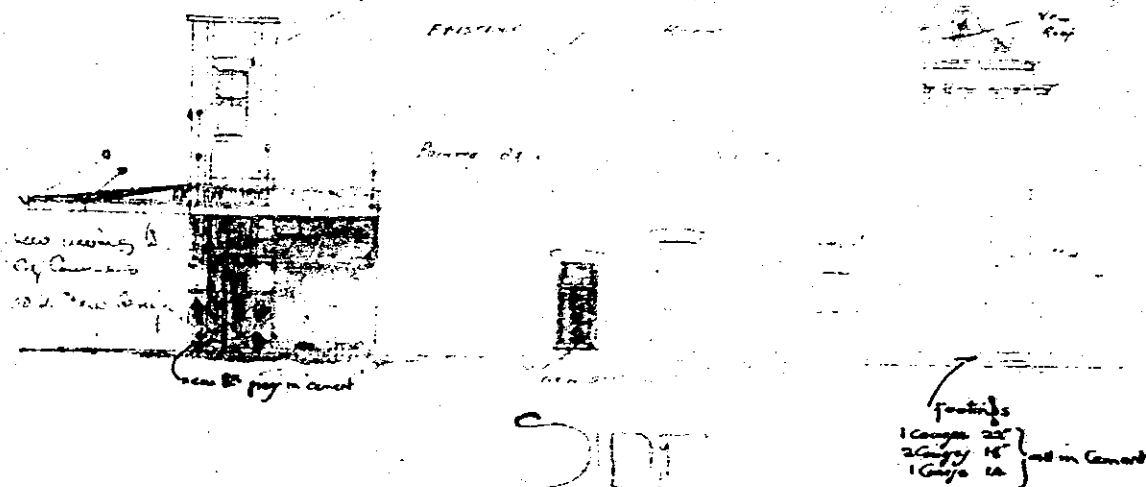


LIVERPOOL 57

GROUND DAM



First Floor

[illegible]

All Court Books must be of the dimensions  
required by the Traffic Branch of the Police  
Department.

2.11. Amounts to be to Government in dollars.

and the Bureau to the Department as to meet the requirements of the Army and Navy Dept. and the International Fire Brigade.

All Reptiles under the Pure Food  
Act must be carried out to the City  
Public Market.

### 3.5.2 407 Liverpool Street

William Barker purchased this allotment in 1853<sup>23</sup>. The land was described as vacant space in 1867<sup>24</sup>. It was sold to Peter Everton in 1869. Everton took out an immediate mortgage on the property<sup>25</sup>. This is likely to have paid for the building constructed on the land. The new building is shown as an amendment to an 1865 survey<sup>26</sup>. This shows what is likely to be a two-storey residential building set back slightly from Liverpool Street with a verandah along its front façade. There was a long attached wing behind it and other out-buildings in the narrow rear yard. In 1871 the property was described as a two-storey stone house owned by Everton and occupied by Henry Harper<sup>27</sup>.

Everton sold the premises to Thomas Gallacher in 1873<sup>28</sup>. The new owner also took out an immediate mortgage on the property. In 1877 the Rate Assessment described the property as a two-storey brick and stone-built house with a slate roof owned and occupied by Thomas Gallacher<sup>29</sup>.

Gallacher sold the property to Edwin Jacobs in 1877<sup>30</sup> but a short time later the property came back into Gallacher's hands suggesting a default on payment. In 1878 407 Liverpool Street passed from Thomas to Phillip Gallacher. In 1880 the new owner took out a mortgage on the site<sup>31</sup>. The Rate Assessment for this year maintained the same description of three years earlier.<sup>32</sup>

Phillip Gallacher brought the property under Torrens Title in 1883 at which time the improvements were valued at £650. It was then leased to a weekly tenant<sup>33</sup>. A survey of the site in 1885 shows almost no change from the buildings shown on the earlier 1865 survey<sup>34</sup>. The same description is applied to the property in 1899 at which time Ebenezer Dewar owned it<sup>35</sup>.

There is little change shown on plans from the c. 1930s although some of the out-buildings in the yard had been removed by that date<sup>36</sup>. The same is true of a survey of 1948<sup>37</sup>.

The building was still standing in 1992. By that time it had suffered very substantial alterations particularly to the façade. The latter appears to have been completely remodelled in the 1970s<sup>38</sup>. It has since been demolished and the site is now part of an open-air car park.

407 Liverpool Street in 1990  
(Source: Schwager Brooks, *Heritage Assessment*: 39)



<sup>23</sup> Primary Application 5931

<sup>24</sup> City of Sydney Rate Assessment Liverpool Street 1867

<sup>25</sup> Ibid

<sup>26</sup> Sydney Water, *Trigonometrical Survey of Sydney 1865. Sheet K1*

<sup>27</sup> City of Sydney Rate Assessment 403 Liverpool Street: 1871

<sup>28</sup> Primary Application 5931

<sup>29</sup> Sydney City Rate Assessment 403 Liverpool Street 1880-1882

<sup>30</sup> Primary Application 5931

<sup>31</sup> Ibid

<sup>32</sup> City of Sydney Rate Assessment; 407 Liverpool Street 1880-82

<sup>33</sup> Primary Application 5931.

<sup>34</sup> NSW Department of Lands, *Metropolitan Detail Series Sheet I1*

<sup>35</sup> City of Sydney Rate Assessment Chapman Lane 1899

<sup>36</sup> Sydney Water, *Blackwattle Series BW 3816 INS*

<sup>37</sup> City Engineers Department, *Civic Survey 1948*

<sup>38</sup> Schwager Brooks and Associates, *Assessment of Cultural Heritage Victoria Street Site Darlinghurst*: 39-40

### 3.5.3 409-411 Liverpool Street.

This site was also purchased by William Barker in 1853<sup>39</sup>. It was sold in 1867 to John Musgrave Wright<sup>40</sup>. He is likely to have been responsible for the construction of the two residential terraces that occupied the site, first shown as an amendment to an 1865 survey<sup>41</sup>. The 1867 Rate Assessment described the buildings as two storey-brick-built houses with slate roofs<sup>42</sup>.

Wright brought the property under Torrens Title in 1874 at which time the terraces were valued at £900; they were leased to monthly tenants<sup>43</sup>. They had been described in 1871 as they had been in 1867 as two-storey brick houses with slated roofs<sup>44</sup>.

By 1877 the property was owned by Edwin Penfold. The building continued to be described as two, two-storey brick and stone-built houses, slate roofed at that time leased to a Mrs Crawford (No. 409) and George Eames (No. 411)<sup>45</sup>. Apart from different tenants the same details were recorded in 1880<sup>46</sup>.

The 1884 survey shows the same details as that of the amended 1865 survey; two terraces set back from the street with small verandahs at front, attached service wings behind and outhouses at the end of the yards<sup>47</sup>. There is no evidence of change during the 1890s; the buildings remained the property of the Penfold family who had also amassed substantial holdings in Chapman Lane<sup>48</sup>. By the c.1930s substantial wings had been attached to the back of the service wings encompassing the old outhouses within them<sup>49</sup>.

When it was inspected in 1992 all the structures shown on the several surveys were still intact although greatly modified particularly on the facades. It was noted that the interiors had been extensively altered and stripped of their period details<sup>50</sup>.

The site has since been demolished and is part of an open-air car park.



409-411 Liverpool Street in 1992

(Source: Schwager Brooks, *Heritage Assessment*: 41)

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<sup>39</sup> Primary Application 3741

<sup>40</sup> Ibid

<sup>41</sup> Sydney Water, *Trigonometrical Survey of Sydney 1865 Sheet K1*

<sup>42</sup> City of Sydney Rate Assessment Liverpool Street 1867

<sup>43</sup> Primary Application 3741

<sup>44</sup> City of Sydney Rate Assessment 405-407 Liverpool Street: 1871

<sup>45</sup> City of Sydney Rate Assessment 407-409 Liverpool Street: 1877

<sup>46</sup> City of Sydney Rate Assessment; 409-411 Liverpool Street. 1880-82

<sup>47</sup> Sydney Water, Metropolitan Detail Series 1884 PWD 99/1544

<sup>48</sup> City of Sydney Rate Assessment Liverpool Street 1899

<sup>49</sup> Sydney Water, Blackwattle Series BW 3816 INS

<sup>50</sup> Schwager Brooks and Associates, *Assessment of Cultural Heritage Victoria Street Site Darlinghurst*:41-44



### 3.5.4 413-417 Liverpool Street

These buildings were constructed by 1865 and were probably built as a triple-fronted residential terrace<sup>51</sup>. They had attached service wings and out-houses at the end of the yards. In 1867 they were the property of Frederick Wethered, one of the principal land-owners in the street, and were described as two-storey brick houses with slate roofs<sup>52</sup>.

The same details of ownership and property were recorded in 1871<sup>53</sup>. These details had not changed by 1877 when 413 Liverpool Street was occupied by Mrs Crummer and Henry Caldwell was in 415<sup>54</sup>. John Bird lived in 417 Liverpool Street. Wethered by then owned the next three properties along Liverpool Street as well as these terraces.

The Rate Assessment of 1880 shows that no major changes had been made to the houses<sup>55</sup>. However, by the mid-1880s some additional wings had been added behind them and some out-buildings at 417 Liverpool Street<sup>56</sup>. In conjunction, the evidence from the Rate Books and surveys suggests that these may have been added in the later 1870s. By 1899 the three houses had become the property of William Dobell who also owned houses in Chapman Lane<sup>57</sup>.

By the c. 1930s the additions at 413-415 Liverpool Street had been replaced by even more substantial service wings in the rear yards<sup>58</sup>. Some of the out-buildings behind 417 had been demolished by the c. 1930s and an addition had been made to the front façade over the footpath<sup>59</sup>. This was still intact in the 1990s and was a cantilevered awning.

The buildings were still standing in 1992. 413 Liverpool Street had been substantially modified on the front façade but the interiors retained much of several periods of detail. 415 Liverpool Street remained much as it had been built on both front and rear façade although the first floor verandah had been infilled. Most of the interior detailing had been lost<sup>60</sup>. When 417 was surveyed in 1992 the street frontage had been considerably modified from its nineteenth century appearance but the rear façade was largely intact. The interior had been stripped of its details<sup>61</sup>. The buildings have been demolished and the site is now part of an open-air car park.



413-417 Liverpool Street in 1992  
(Source: Schwager Brooks,  
*Heritage Assessment*: 48)

<sup>51</sup> Sydney Water, *Trigonometrical Survey of Sydney 1865 Sheet K1*

<sup>52</sup> City of Sydney Rate Assessment 409-413 Liverpool Street 1867

<sup>53</sup> City of Sydney Rate Assessment 409-411 Liverpool Street: 1871

<sup>54</sup> City of Sydney Rate Assessment 409-411 Liverpool Street: 1877

<sup>55</sup> City of Sydney Rate Assessment 413-415 Liverpool Street 1880-82

<sup>56</sup> NSW Department of Lands, *Metropolitan Detail Series Sheet I1 1885*

<sup>57</sup> City of Sydney Rate Assessment Liverpool Street 1899

<sup>58</sup> Sydney Water, *Blackwattle Series BW 3816 INS*

<sup>59</sup> Sydney Water, *Blackwattle Series BW 3816 INS*

<sup>60</sup> Schwager Brooks and Associates, *Assessment of Cultural Value Victoria Street Darlinghurst*: 45-50

<sup>61</sup> Schwager Brooks and Associates, *Assessment of Cultural Value Victoria Street Site Darlinghurst*: 51-52

### 3.5.5 419-421 Liverpool Street

This site appears to have been built upon in the 1860s with a two-storey terrace, set back from the street with a small verandah, and attached service wings. It is shown, possibly as an amendment to the 1865 survey<sup>62</sup>. There is little or no evidence of change between this and surveys of the mid-1880s<sup>63</sup>.

However, there are problems in accepting this date for the construction of the building. It was not listed in either the 1867 or 1871 Rate Assessment but in 1877 it was described as a two-storey brick and stone house with a slate roof, owned by Frederick Wethered and occupied in that year by J. Hamby and James Collopy in 421 Liverpool Street<sup>64</sup>. The details remained the same for the 1880 Rate Assessment<sup>65</sup>. It suggests that there may have been an earlier building replaced in the 1870s but it is a far from certain conclusion. In 1899 the houses were the property, as were those at 413-417 Liverpool Street, of William Dobell<sup>66</sup>. There is little or no evidence of change up to the 1930s<sup>67</sup>.

The building was still standing in 1992 and retained much of its original external form although some of the materials, for example on the roof, had been altered<sup>68</sup>. The buildings have since been demolished and the site is part of an open-air car park.

### 3.5.6 423-425 Liverpool Street

This is part of Thomas West's land. It was purchased by William Barker in 1853<sup>69</sup>. By 1865 only a single small building set well back from the street front occupied land at 423 Liverpool, hard on the boundary with 421 Liverpool. There was a small out-building set behind it. The rest of the block, including 425 Liverpool Street was vacant at that time<sup>70</sup>. Both blocks were recorded as vacant space in 1867<sup>71</sup>.

In 1870 the two blocks were purchased by William Darietta<sup>72</sup>. He appears to have done little or nothing with his site; surveys show that little had changed by 1885 with the exception of another small out-building behind the earlier structure<sup>73</sup>. The site is not listed in the 1871 and 1877 Rate Assessments or in that of 1880. It appears to have remained much the same until the 1890s. It is likely that it was finally built over in the early years of the twentieth century with two shops or a shop and residence. The site was listed as vacant in 1899<sup>74</sup>.

The Darietta family retained possession of the property until 1927 at which time it was sold to Antonio Magravetti<sup>75</sup>. It was valued at that time at £2000<sup>76</sup>.

Surveys of the c. 1930s show that the older buildings of the 1860s and 1880s surveys had been removed to make way for the combined early twentieth century single-storey terrace building of 423-425 Liverpool Street<sup>77</sup>.

The buildings were still standing in 1992. The buildings were intact but had substantial modifications, particularly to the front façade. The interior detailing had been removed by this date<sup>78</sup>. The buildings have since been demolished and the site is part of an open-air car park.

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<sup>62</sup> Sydney Water, Trigonometrical Survey of Sydney 1865. Sheet K1

<sup>63</sup> NSW Department of Lands, Metropolitan Detail Series Sheet I1 1885

<sup>64</sup> City of Sydney Rate Assessment 415-417 Liverpool Street; 1877

<sup>65</sup> City of Sydney Rate Assessment, 419-421 Liverpool Street; 1880-82

<sup>66</sup> City of Sydney Rate Assessment Liverpool Street 1899

<sup>67</sup> Sydney Water, Blackwattle Series BW 3816 INS

<sup>68</sup> Schwager Brooks and Associates, Assessment of Cultural Value Victoria Street Site Darlinghurst; 53-57

<sup>69</sup> Primary Application 29031

<sup>70</sup> Sydney Water, Trigonometrical Survey of Sydney Sheet K1 1865

<sup>71</sup> City of Sydney Assessment Liverpool Street 1867

<sup>72</sup> Primary Application 29301

<sup>73</sup> NSW Department of Lands, Metropolitan Detail Series 1885 Sheet I1

<sup>74</sup> City of Sydney Rate Assessment Liverpool Street 1899

<sup>75</sup> Primary Application 29301

<sup>76</sup> *Ibid.*

<sup>77</sup> Sydney Water, Blackwattle Series BW 3816 INS

### 3.5.7 427 Liverpool Street

This was also part of Thomas West's land, Lot 1 of the Dobson Subdivision, and it was purchased by 1855 by Walter Darietta who also came to own the land adjoining at 423-425 Liverpool Street<sup>79</sup>. By 1865 a substantial two-storey structure with a small verandah had been built upon it set at an oblique angle to the street<sup>80</sup>. This was still present with a few additional out-buildings in 1885<sup>81</sup>. It was described in 1867 as a two storey brick and stone house with slate roof as it was in 1871 when it was occupied and owned by Walter Darietta. The details remained the same in 1877, 1880 and 1899<sup>82</sup>. In the latter Assessment it was described as "house and land".

The same building appears to have survived to the 1930s but, by then, with a massive addition to the front façade<sup>83</sup>. This was the building that survived until 1992, with further additions and alterations and the removal of internal detailing<sup>84</sup>. It has since been demolished and the site is now part of an open-air car park.

### 3.5.8 429-431 Liverpool Street

This was Allotment 2 of the Dobson subdivision and had been purchased by 1855 by John Wright who also owned 409-411 Liverpool Street<sup>85</sup>. The allotment had been built upon by 1865 with what appears to have been a very substantial house surrounded on two or three sides with verandahs. It was set well back from Liverpool Street but had a street frontage to West Street<sup>86</sup>. In 1867 the Rate Assessment recorded this building as a single storey brick house with a slate roof owned by George Payne and occupied by Charles McGuire<sup>87</sup>. By 1871 the same buildings was owned by Samuel Payne and occupied by John Lynch; in 1877 the occupant was Mrs Dengate<sup>88</sup>.

By 1880 this building had been replaced by two separate structures. At 429 Liverpool Street, owned by Austin Kirne, was a single-storey brick and stone shop with a slate roof. At 431 Liverpool Street, owned by John Pendergast, was the two-storey brick and stone-built Glen Hotel<sup>89</sup>. The buildings are shown on an 1884 survey where they were recorded as freestanding but sharing a common façade. They were set well back from Liverpool Street<sup>90</sup>.

In 1891 429 Liverpool Street was recorded as being "pulled down"<sup>91</sup> while the hotel remained standing. It had been replaced by 1899 with a two-storey shop<sup>92</sup>.

These buildings survived into the twentieth century but were massively extended by a huge addition across both facades bringing the structure to the footpath on Liverpool Street. They were possibly extended at the back as well, by the removal of older out-buildings and the construction of additions to each terrace. These changes are recorded on a survey of the c. 1930s<sup>93</sup>. The style of the work suggests it was carried out in the c. 1890s. The 1899 Rate Assessment describes the two properties as two, two-storey brick-built shops<sup>94</sup>.

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<sup>78</sup> Schwager Brooks and Associates, *Assessment of Cultural Value Victoria Street Site Darlinghurst*: 58-60

<sup>79</sup> Dobson Subdivision Part of the Barcom Glen Estate, *ML Subdivision Plans D2/143*

<sup>80</sup> Sydney Water, *Trigonometrical Survey of Sydney Sheet K1 1865*

<sup>81</sup> NSW Department of Lands, *Metropolitan Detail Series Sheet I1 1885*

<sup>82</sup> City of Sydney Rate Assessment 427 Liverpool Street: 1877, 1880-82, 1899

<sup>83</sup> Sydney Water, *Blackwattle Series BW 3816 INS*

<sup>84</sup> Schwager Brooks and Associates, *Assessment of Cultural Value Victoria Street Site Darlinghurst*: 60

<sup>85</sup> Dobson Subdivision Part of the Barcom Glen Estate, *ML Subdivision Plans D2/143*

<sup>86</sup> Sydney Water, *Trigonometrical Survey of Sydney Sheet K1 1865*

<sup>87</sup> City of Sydney Rate Assessment 423 Liverpool Street 1867

<sup>88</sup> City of Sydney Rate Assessment 423 Liverpool Street: 1871, 1877

<sup>89</sup> City of Sydney Rate Assessment 429-431 Liverpool Street: 1880-82

<sup>90</sup> NSW Department of Lands, *Metropolitan Detail Series Sheet I1, 1885*

<sup>91</sup> City of Sydney Rate Assessment Liverpool Street 1891

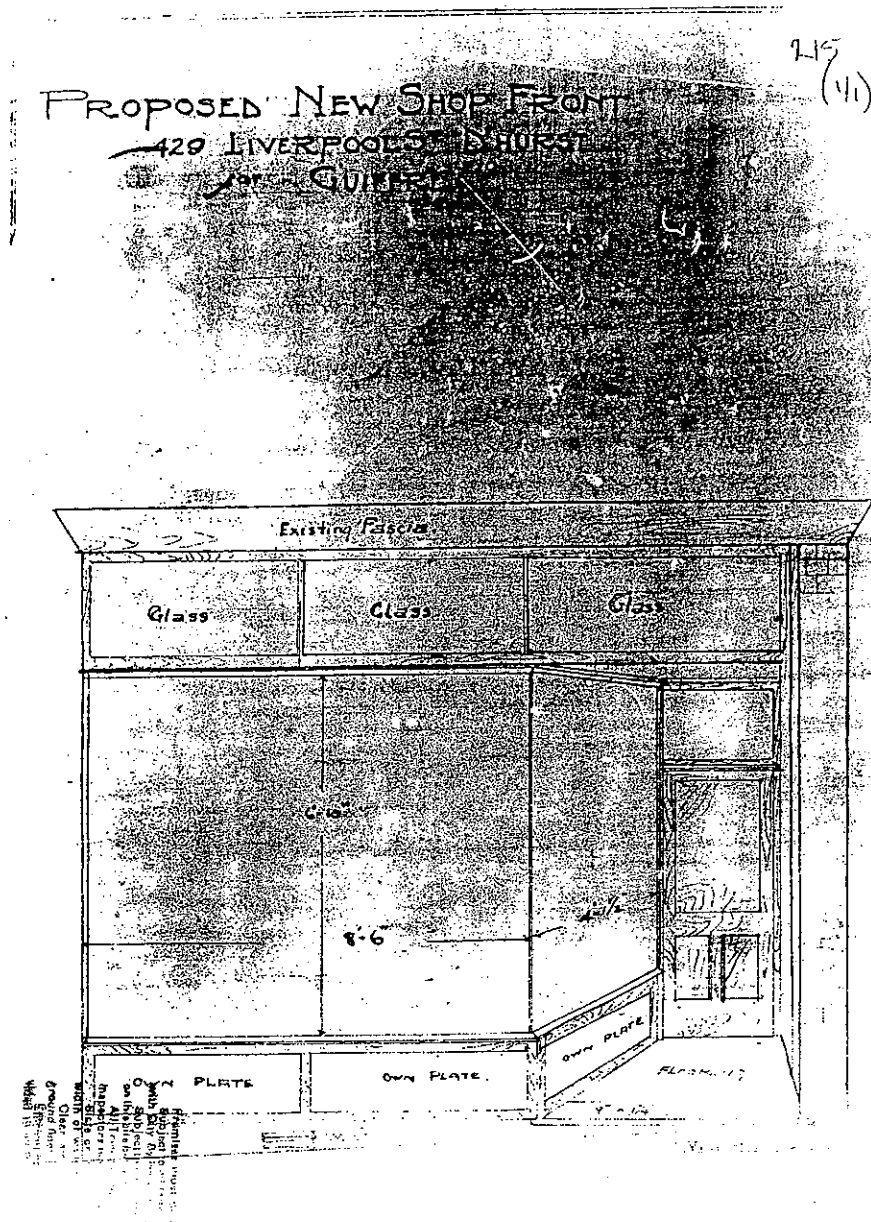
<sup>92</sup> City of Sydney Rate Assessment Liverpool Street 1899

<sup>93</sup> Sydney Water, *Blackwattle Series BW 3816 INS*

<sup>94</sup> City of Sydney Rate Assessment 1899

The building was certainly in use as a hotel by that date. There is a plan of a proposed new shop front for the building made in 1917<sup>95</sup> and another for minor alterations to this building in 1918<sup>96</sup>.

These buildings survive.



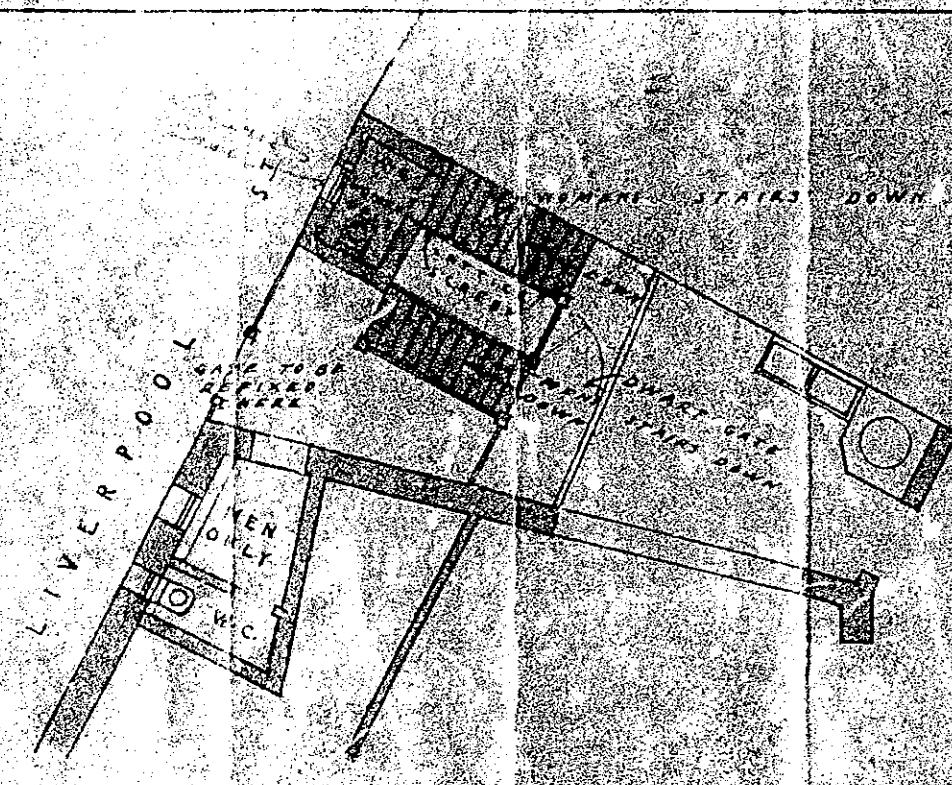
Proposal for a new shopfront at 429 Liverpool Street in 1917  
(Source: Sydney City Archives, CRS 163/215/17)

<sup>95</sup> Proposed New Shop Front 429 Liverpool Street Darlinghurst 1917. SCC Archives CRS 163/215/17

<sup>96</sup> The Glen Hotel Liverpool and West Streets Darlinghurst Proposed Additional Closet for Women. SCC Archives CRS 163/ 164/18



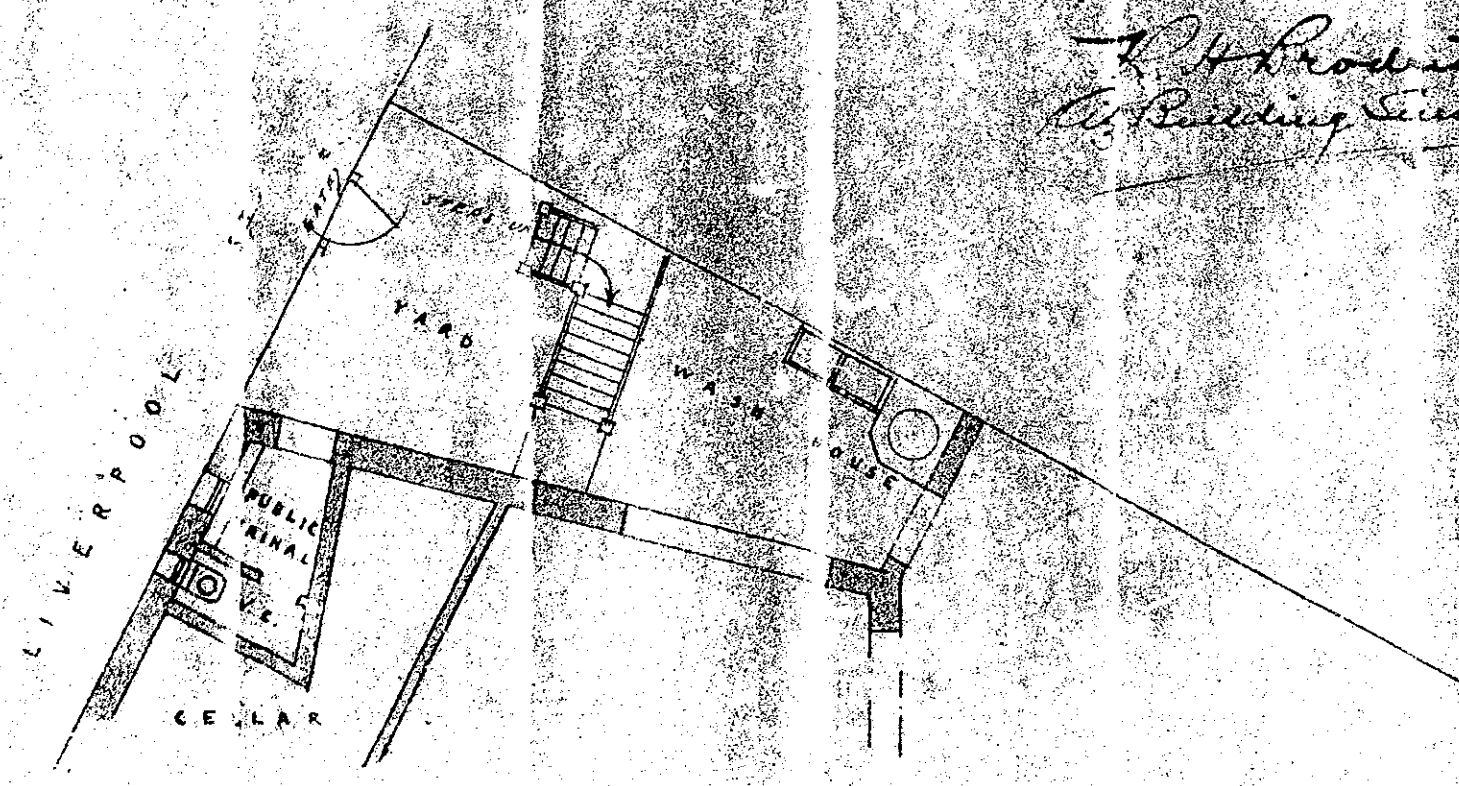
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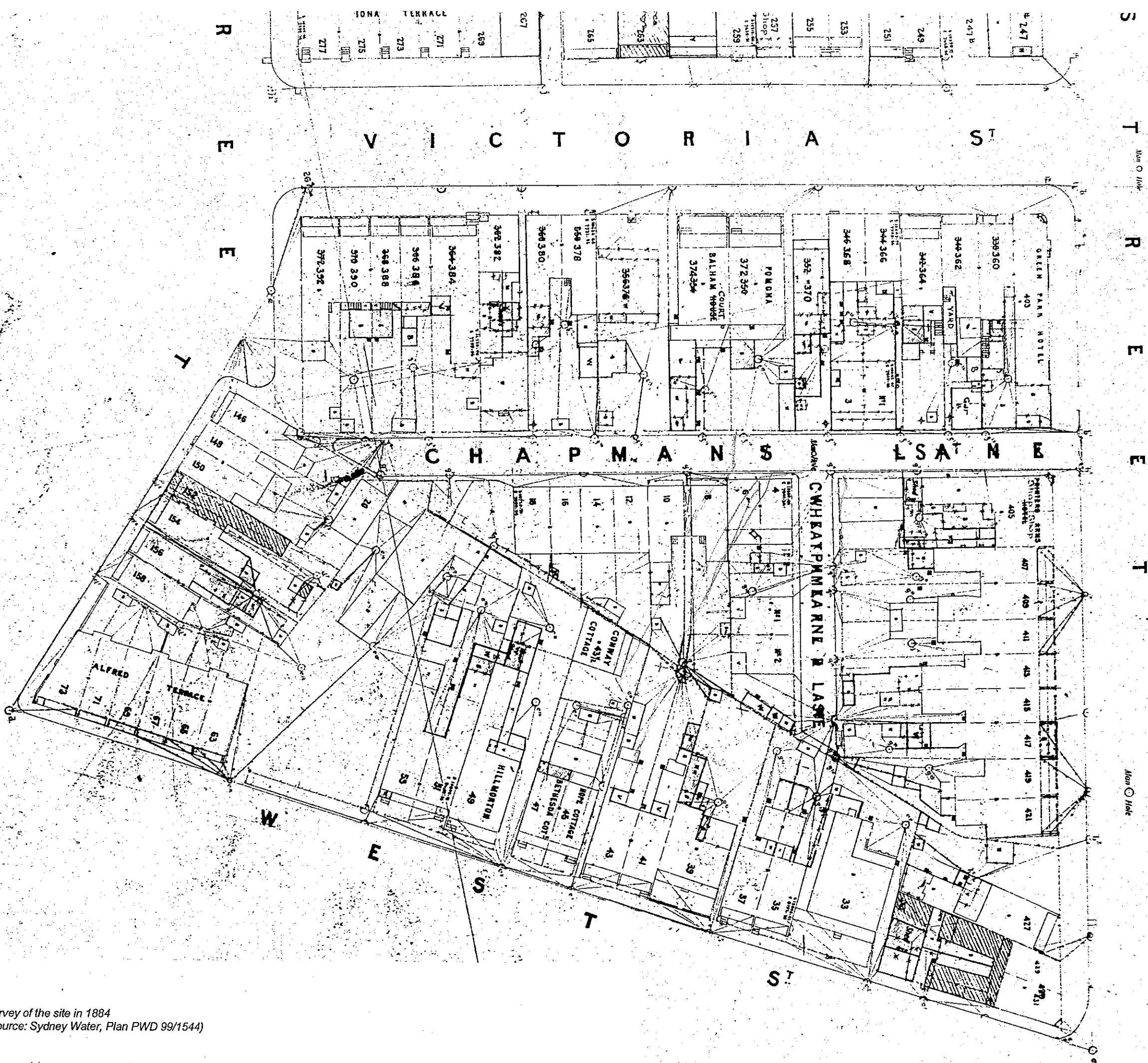
THE GLEN HOTEL  
LIVERPOOL AND WEST ST DARLINGHURST  
PROPOSED ADDITIONAL CLOSET FOR WOMEN  
1/8 SCALE

PLAN AS PROPOSED TO BE ALTERED

*Approved April 3. 1918.*  
*R. H. Brodwin.*  
*City Building Surveyor*



PLAN AS AT PRESENT



Survey of the site in 1884  
 (Source: Sydney Water, Plan PWD 99/1544)