

3.6 Chapman Lane

Chapman Lane, also known as Chaplin Street and Chapman Street, provided access from Liverpool Street through the centre of the nineteenth century block. It allowed night-soil access to the allotments on Victoria Street. A small lane opening off Chapman Lane, Wethered Street, provided the same service for most of the Liverpool Street allotments. Chapman Lane appears to have been formed as part of the original 1850s subdivision of this block.

There were eight separate premises along this street within the study area, south of its intersection with Wethered Street, having their frontages to the lane. There was a reserved triangular block at the southern end where the former Riley Estate land met the oblique angle of the Dobson subdivision. With the exception of the first two properties at the northern end of the lane all the yards ran back to this old estate division. There were three or four other small houses on the western side of the lane behind the Victoria Street properties. These were the first to be developed in the early 1860s. They were nearly all timber and shingled buildings⁹⁷.

Various people may have built the entire row of houses fronting Chapman Lane in the study area but by the mid-1870s they were the property of one man, Edwin Penfold. 8 and possibly 10 Chapman Lane were probably the first to be constructed but all the others followed soon afterwards during the mid-1870s. On the western side of the lane there were at least three timber houses built at the back of the Victoria Street allotments. These are discussed in those sections.

4-12 Chapman Lane are within Site A. The buildings associated with the Victoria Street allotments are within Site C.

3.6.1 No. 4-6 Chapman Lane

Located at the southern intersection of Chapman Lane and Wethered Street this block was still undeveloped in 1865⁹⁸ and remained so in 1871⁹⁹. Buildings had been erected on these lots by 1877 giving a mid-1870s date for their construction¹⁰⁰. The owner of these two houses, and every other in the street, was Edwin Penfold¹⁰¹. 4-6 Chapman Lane was described as two-storey brick and stone-built houses with iron roofs¹⁰². The description of the properties was still the same in 1880 although the owner now was Thomas Penfold¹⁰³.

The first reliable evidence for the configuration of these buildings is a survey of 1884. The two structures were of equal size and several out-buildings were located in the yards behind¹⁰⁴. The Penfold family still owned the houses in 1899¹⁰⁵.

With substantial extensions these two buildings were still present up to 1948¹⁰⁶. They have since been demolished.

⁹⁷ City of Sydney Rate Assessment, Chapmans Lane 1871

⁹⁸ Sydney Water, Trigonometrical Survey of Sydney 1865 Sheet K1

⁹⁹ Evidence of City Rate Assessment

¹⁰⁰ Evidence of City of Sydney Rate Assessment 1877 Liverpool Street, Chapman Lane off.

¹⁰¹ Ibid

¹⁰² Ibid

¹⁰³ City of Sydney Rate Assessment 1880-82 Chapman Lane

¹⁰⁴ NSW Department of Lands, Metropolitan Detail Series 1885 Sheet I1

¹⁰⁵ City of Sydney Rate Assessment Chapman Lane 1899

¹⁰⁶ City Engineers Department, Civic Survey of Sydney 1948

3.6.2 No 8 Chapman Lane

No. 8 Chapman Lane is also shown as an undeveloped block in 1865¹⁰⁷ but in that year it was sold by the Executors of the estate of Edward Riley the Younger to James Benson, a plumber, for £115¹⁰⁸. Benson was responsible for the construction of a freestanding terrace on the allotment. It was built in the period between 1871 and 1877; it was described in the latter year as a two-storey stone and brick-built terrace house¹⁰⁹. He sold it in 1876 to the Reverend John McGibbon, Leopold Wethered (storekeeper) and his wife Catherine for £200¹¹⁰. The new owners apparently made few changes; the description of the property in 1880-82 remained the same at that time as for that of 1877¹¹¹.

The extent of the terrace is shown on a survey of 1885. It occupied the entire street frontage and had an attached service wing at the back that ran along the boundary with 6 Chapman Lane. This survey shows what appears to be an intended extension of this wing although this work appears not to have been carried out. There was a small out-house at the end of the yard¹¹².

By the 1890s the house was owned by William Dobell¹¹³. It is shown on surveys of both the 1930s and 1940s largely unchanged from that of the 1880s. The building has since been demolished.

3.6.3 No 10 Chapman Lane

This property was also undeveloped in 1865 but a similar terrace to that at No. 8 had been constructed there in the same period of 1871 - 1877¹¹⁴. They were probably built as a pair. It was also owned by Edwin Penfold.

No 8 and No 10 Chapman Lane were separated by a narrow access lane. Like No. 8 the terrace at 10 Chapman Lane had a service wing attached to it behind running down the southern boundary fence. It appears by the 1880s to have had two smaller structures attached to the back of this wing. There was a small out-house at the end of the yard¹¹⁵. It was still described as a two-storey brick and stone-built terrace in 1880 by which time Frederick Wethered had become the owner¹¹⁶.

This property was also owned by the Wethered's, Frederick and Catherine. They sold it in 1890 to William Dobell¹¹⁷. In 1901 Dobell deeded the property to his wife Mary from "natural love and affection" and ten shillings¹¹⁸. The property stayed with the Dobell family until the children sold it on the death of their father in 1923. It was sold to Leslie Hamond, a butcher, for £300¹¹⁹.

¹⁰⁷ Sydney Water, Trigonometrical Survey of Sydney 1865 Sheet K1

¹⁰⁸ LTO, Old Systems Book 97 Folio 255

¹⁰⁹ City of Sydney Rate Assessment, 1871 and 1877 Liverpool Street, Chapman Lane off

¹¹⁰ LTO, Old System Book 159 Folio 161

¹¹¹ City of Sydney Rate Assessment 1880-1882 Chapman Lane

¹¹² NSW Department of Lands, Metropolitan Detail Series 1885 Sheet I1

¹¹³ City of Sydney Rate Assessment Chapman Lane 1899

¹¹⁴ Evidence of City of Sydney Rate Assessments 1871, 1877 Liverpool Street Chapman Lane off

¹¹⁵ NSW Department of Lands, Metropolitan Detail Series Sheet I1 1885

¹¹⁶ City of Sydney Rate Assessment 1880-82 Chapman Lane

¹¹⁷ LTO, Old Systems Book 438 Folio 390

¹¹⁸ LTO, Old Systems Book 698 Folio 10

¹¹⁹ LTO, Old Systems Book 1322 Folio 543

3.6.4 No 12-18 Chapman Lane

These blocks are also shown as undeveloped in 1865¹²⁰. They were developed between 1871 and 1877; by the latter year they were the property of Edwin Penfold¹²¹. They were constructed as a row of four terraces each one having progressively smaller yards as the lots diminished in size towards the south. By 1880 the terraces had become the property of Thomas Penfold¹²². They remained in the hands of the Penfold family into the 1890s¹²³.

There is a plan of alterations proposed for these terraces in 1911. It appears that it was intended to add a separate small service wing behind each terrace to house a small kitchen and laundry with the exception of No. 18 Chapman Lane which had too small a yard to encompass anything but a very small kitchen. There is no evidence to show whether these works proceeded¹²⁴.

These terraces were still present in 1948 but have since been demolished.



View of 12-18 Chapman Lane in 1933
(Source: Sydney City Archives, NSCA CRS 51/1612)

¹²⁰ Sydney Water, Trigonometrical Survey of Sydney 1865 Sheet K1

¹²¹ Evidence of City of Sydney Rate Assessments 1871, 1877 Liverpool Street, Chapman Lane off

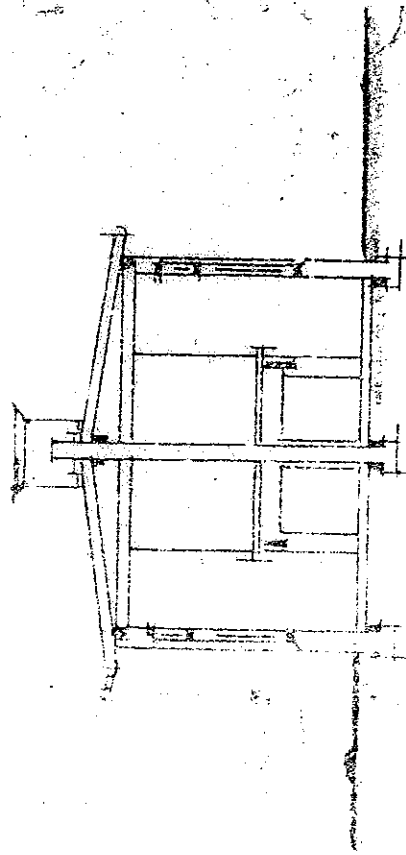
¹²² City of Sydney Rate Assessment 1880-82 Chapman Lane

¹²³ City of Sydney Rate Assessment Chapman Lane 1899

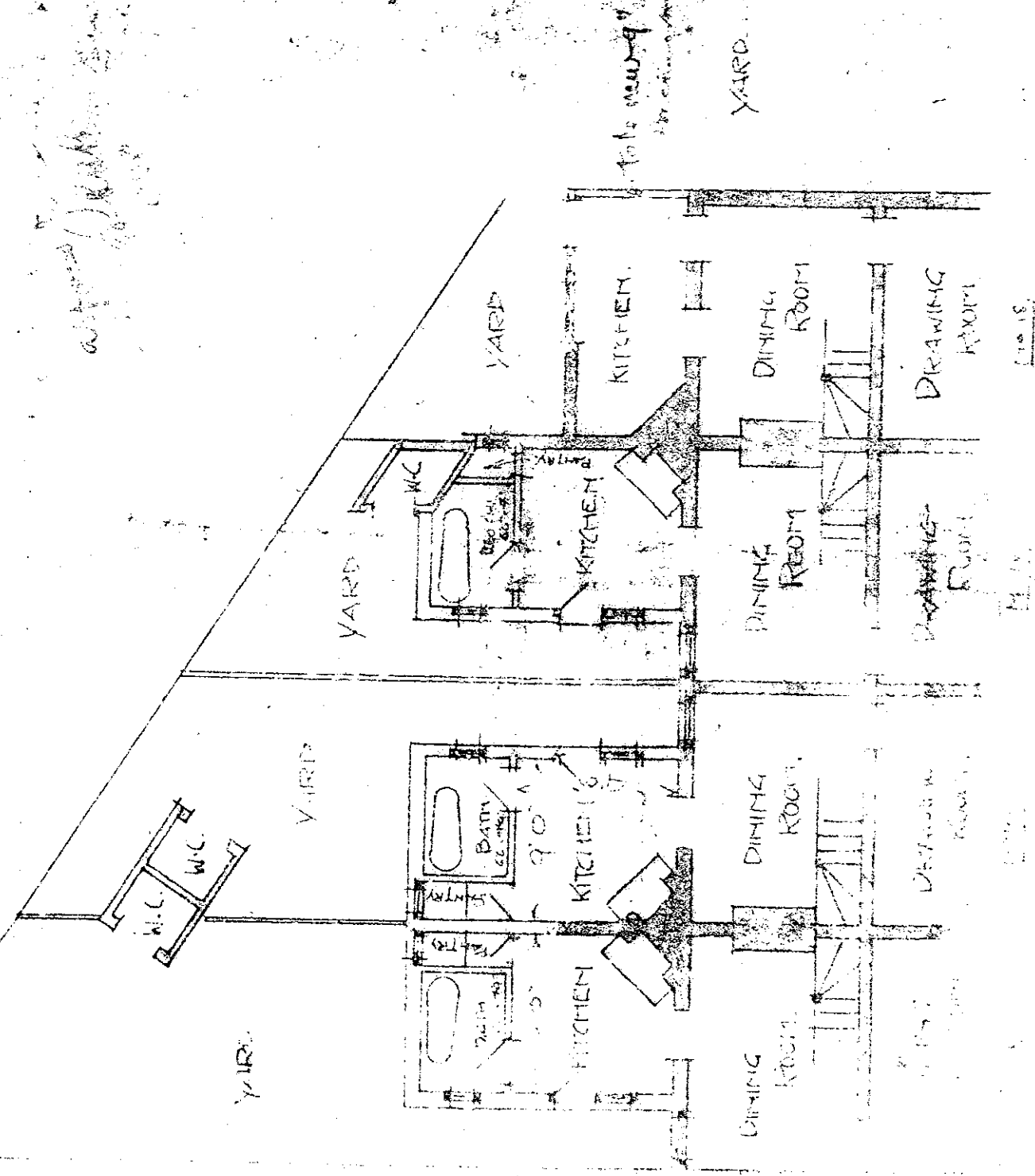
¹²⁴ Plan of Alterations 12, 14, 16 & 18 Chaplin Street Darlinghurst. SCC Archives CRS 164/469/11

122-10-11-240105 469/11/10
12-14-16-18 CHAPLIN ST
DARLINGHURST.

E. LINDSAY - THOMSON
ARCHITECT
52 SYDNEY ARCADE



SECTION

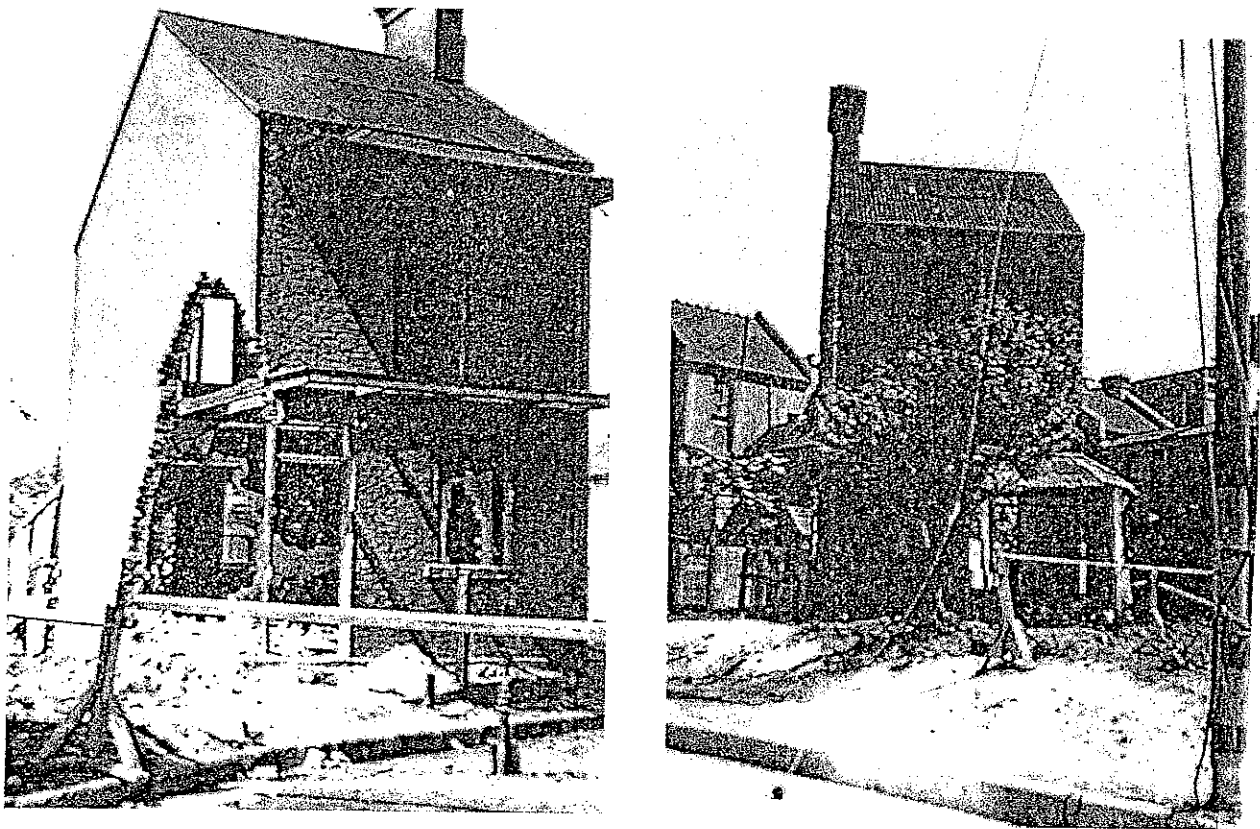


CHAPLIN ST

3.6.5 20 Chapman Lane

The 1877 Rate Assessment records that in that year there was an additional house at the end of the terrace of 12-18 Chapman Lane. This was described as a single-storey wooden house with a shingled roof owned by David Fernandez, the owner of the Printer's Arms Hotel¹²⁵. This was present in 1871¹²⁶. The most likely position of this building was at some distance from the end of the terrace of 14-18 Chapman Lane. There was a reserved triangle of land at the end of the row and then a single block set at an oblique angle to the end of the lane. This wooden house was still present in 1877 when it was still owned by Hernandez¹²⁷. By 1880 it had been replaced by a two-storey brick and stone terrace owned by Malachi Gilmore¹²⁸.

This small building with its small yard and out-house is recorded on the 1885 survey when it was shown to run next to the back fences of the terraces on Burton Street¹²⁹. It was still present in 1891¹³⁰ but it is claimed to have been demolished by 1899¹³¹. However, there is a photograph of a two-storey building being demolished at 20 Chaplin Street in 1937. The style of the building suggests that it was the original terrace constructed here in 1880.



Two views of 20 Chaplin Street before and during demolition
(Source: Sydney City Archives, NSCA CRS 51/1697, NSCA CRS 51/1692)

¹²⁵ City of Sydney Rate Assessment 1877 Liverpool Street, Chapman Lane off

¹²⁶ City of Sydney Rate Assessment 1871, Chapmans Lane

¹²⁷ City of Sydney Rate Assessment 1877 Chapman Lane

¹²⁸ City of Sydney Rate Assessment 1880-82 Chapman Lane

¹²⁹ NSW Department of Lands, Metropolitan Detail Series Sheet I1 1885

¹³⁰ City of Sydney Rate Assessment Chapman Lane 1891

¹³¹ City of Sydney Rate Assessment Chapman Lane 1899

3.7 Wethered Street

Wethered Street was formed at the same time as Chapman Lane as an access lane in the new subdivision to the rear yards of the Liverpool Street properties. As well, on the southern side of the lane two allotments were formed that had access to Wethered Street. The western end of the lane was occupied by the fence running along the side of the yard behind 4 Chapman Street. Because of the narrowness of the blocks the yards to each property were located at the sides of the buildings. These structures, and out-buildings in the yards, were present by 1865¹³². The main buildings were very large, taking up almost the entire allotment except for very small service wings attached behind. The out-houses were placed on each boundary. The descriptions from Rate Assessment books from 1871 onwards describe these as two-storey brick and stone houses owned by the Penfold family.

They appear little changed on the survey of 1885 although the areas at the backs of the houses, next to the service wings had been enclosed with timber structures and there were more out-buildings in each yard¹³³. These buildings were still present in this form in the 1930s¹³⁴ and survived little changed until the next decade¹³⁵. They have since been demolished. All of Wethered Street is within Site A.



Wethered Street in 1969 looking east. The buildings to the right are the old houses then in a ruinous condition.

(Source: Sydney City Archives, NSCA CRS 871/54(o))

¹³² Sydney Water, Trigonometrical Survey of Sydney 1865 Sheet K1

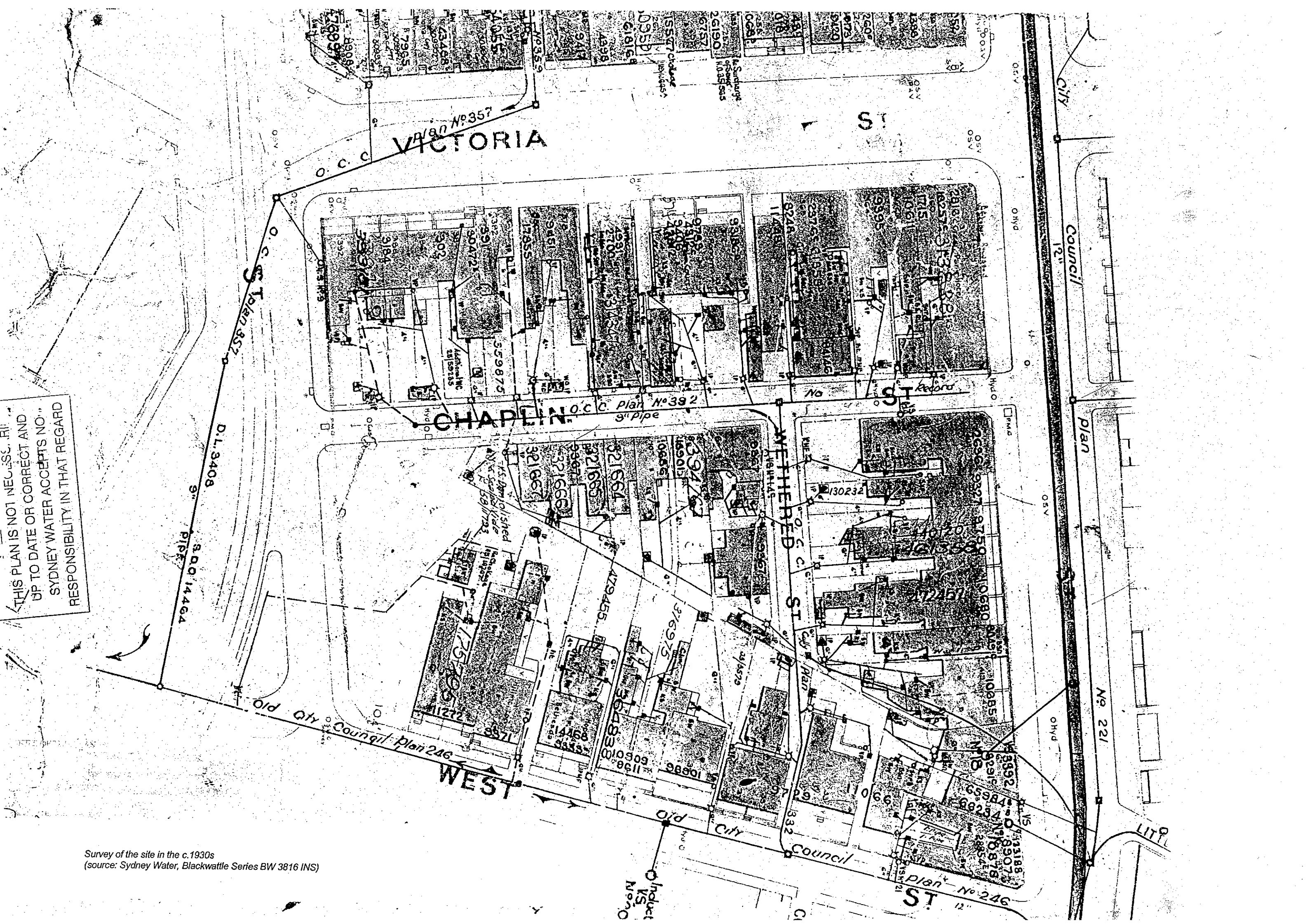
¹³³ NSW Department of Lands, Metropolitan Detail Series 1885 Sheet I1

¹³⁴ Sydney Water, Blackwattle Series BW 3816 INS

¹³⁵ City Engineers Department, Civic Survey 1948

THIS PLAN IS NOT NECESSARILY
UP TO DATE OR CORRECT AND
SYDNEY WATER ACCEPTS NO
RESPONSIBILITY IN THAT REGARD

Survey of the site in the c. 1930s
(source: Sydney Water, Blackwattle Series BW 3816 INS)



3.8 The West Street Frontage

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 twentieth century. Now, with the exception of the old hotel at the junction of West and Liverpool Streets the entire nineteenth century streetscape of West Street has been removed from this block. The southern portion was demolished to make way for the Garvan Institute Building during the 1960s. Behind the former hotel at West and Liverpool Street most of the older building stock was removed, also during the 1960s, to make way for a two-storey doctor's residence. This occupies 33-37 West Street. 39-47 West Street is now vacant, and the sites of the former buildings partly lie under an access lane created in 1956 from West Street through to Chapman Lane¹³⁶.

The West Street frontage is within Site B.

3.8.1 39 West Street

39 West Street, already present in 1865, was a large free-standing house. It had a verandah along its front façade and a small, attached service wing behind. The house was set back from the street and behind was a large yard that ran back to the oblique angle of the Dobson subdivision. There was a small out-house set at the back of this yard¹³⁷. In 1867 this was the home of Frederick Wethered, the landlord of many of the houses in near-by Chapman Lane. The building was described then as a two-storey brick house with a slate roof as it was in 1871¹³⁸. Frederick Wethered was still living in this house in 1880; the description of the premises remained the same as those earlier Rate Assessments¹³⁹.

The only difference between the improvements shown on the 1865 survey and that of 1885 is that a second service wing had been added to the back of the house by the later date and a small number of out-buildings had been built in the yard¹⁴⁰. Frederick Wethered was still living in his house in 1891¹⁴¹. By 1899 the old house was home to William Pobill¹⁴².

By the 1930s the service wings appear to have been removed and a small extension made to the back of this building. The out-house and some of the out-buildings remained intact¹⁴³. Much the same arrangement is seen on a survey of 1948¹⁴⁴. The building appears to have been demolished in the 1950s.

3.8.2 41-43 West Street

Two large terraces were present on this allotment by 1865. With verandahs that bounded the footpath and very long service wings behind these buildings occupied the majority of their yards¹⁴⁵. In 1867 the owner of these two houses was James Penson. They were described in that year as two-storey brick and slate-roofed houses¹⁴⁶. He was listed as the owner also in 1871¹⁴⁷. By 1877 they had been acquired by James Emery¹⁴⁸.

The only recorded change to these arrangements between 1865 and 1885 was the addition of some out-buildings in the yards behind each service wing¹⁴⁹. In 1880 the owner of the two

¹³⁶ City of Sydney DA 667/56

¹³⁷ Sydney Water, Trigonometrical Survey of Sydney 1865 Sheet K1

¹³⁸ City of Sydney Rate Assessment 1867, 1871 West Street

¹³⁹ City of Sydney Rate Assessment West Street 1880-82

¹⁴⁰ NSW Department of Lands, Metropolitan Detail Series 1885 Sheet I1

¹⁴¹ City of Sydney Rate Assessment West Street 1891

¹⁴² City of Sydney Rate Assessment West Street 1899

¹⁴³ Sydney Water, Blackwattle Series 3816 INS

¹⁴⁴ City Engineers Department, Civic Survey 1948

¹⁴⁵ Sydney Water, Trigonometrical Survey of Sydney 1865 Sheet K1

¹⁴⁶ City of Sydney Rate Assessment West Street 1867

¹⁴⁷ City of Sydney Rate Assessment West Street 1871

¹⁴⁸ City of Sydney Rate Assessment West Street 1877

¹⁴⁹ NSW Department of Lands, Metropolitan Detail Series 1885 Sheet I1

terraces was Ann Emery. They were both described in that year as three-storey brick and stone houses with slate roofs¹⁵⁰. The third-storey referred to was most likely a basement level. Ann Emery was still the owner of the terraces in 1891 and by that year she was living in 43 West Street. The other was leased to Charles Harwood¹⁵¹.

With a few minor additions these buildings survived into the mid-twentieth century. They have since been demolished.

3.8.3 45-47 West Street

These buildings were also present by 1865. They were two substantial terraces set back from the street. Behind were detached service wings with out-houses behind¹⁵². The survey of 1865 has been amended to show that, after that date, probably in the later 1860s another structure was built at the back of these lots taking up all of the end of the yard at 47 West Street and a small portion of that at 45 West Street. It was present in 1867 when it was described as a single-storey wooden house with a shingled roof owned by Mrs Taylor¹⁵³. In this year the two terraces were described as two-storey brick houses with slate roofs¹⁵⁴. These were also owned by Mrs Taylor¹⁵⁵.

The 1884 survey shows that little had changed in the arrangements from those described by the 1865 survey. 45 West Street was called Hope Cottage, 47 West Street was called Bethesda Cottage and the structure at the back of the lots was revealed to be another cottage called Conway Cottage. It was numbered 43^{1/2} West Street¹⁵⁶. It was still at that date described as a single-storey iron house with a shingled roof.

Sarah Taylor was still in possession of the properties in 1891. However, by that year the Rate Assessments make no reference to a cottage off the street; it had probably been demolished by that date¹⁵⁷, between 1885 and 1891.

By the 1930s the terraces were still occupied but, by this date, the formerly detached service wings had been joined to the back of the terraces¹⁵⁸. This work is shown on a Council Plan of the 1912. They are shown here to enclose kitchens and bathrooms in each wing¹⁵⁹.

These buildings survived into the middle years of the twentieth century and were then demolished. A lane constructed in 1956 has been built over part of the site.

¹⁵⁰ City of Sydney Assessment West Street 1880-82

¹⁵¹ City of Sydney Rate Assessment West Street 1891

¹⁵² Sydney Water, *Trigonometrical Survey of Sydney Sheet K1 1865*

¹⁵³ City of Sydney Rate Assessment West Street 1867

¹⁵⁴ Ibid

¹⁵⁵ City of Sydney Rate Assessment West Street 1880-82

¹⁵⁶ NSW Department of Lands, *Metropolitan Detail Series 1885 Sheet 11*

¹⁵⁷ City of Sydney Assessment West Street 1891

¹⁵⁸ Sydney Water, *Blackwattle Series 3816 INS*

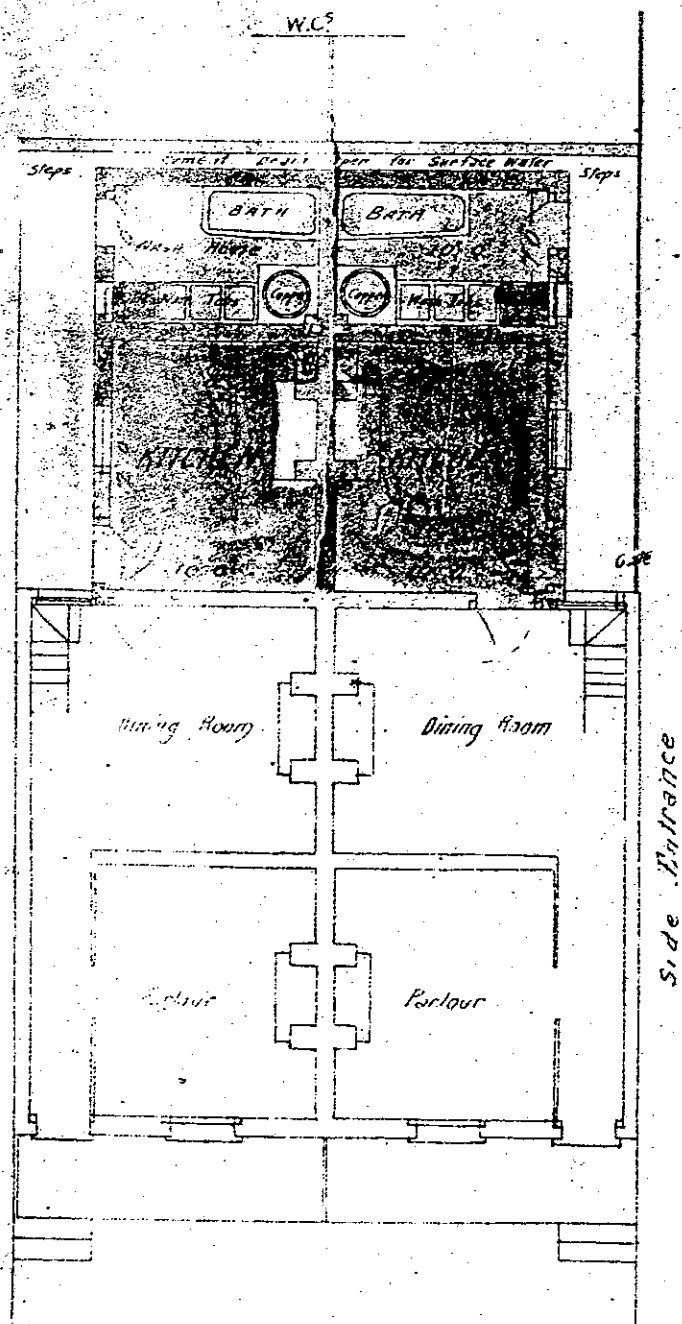
¹⁵⁹ Alterations Proposed to 45 and 47 West Street Darlinghurst. *SCC Plan CRS 164/681/12*

Alterations Proposed to 45 & 47 West St Darlinghurst

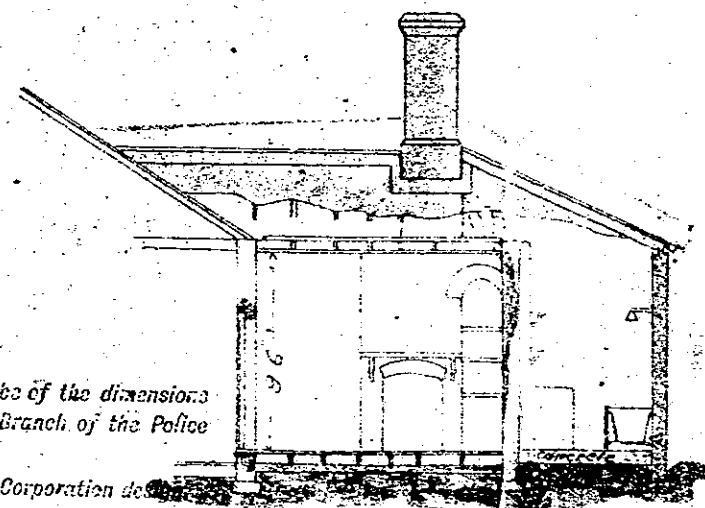
Premises must be made rat proof, to comply with regulations.
Subject to all lettering on Buildings being strictly in conformity
with City By-laws on this subject.
Subject to the alteration of all Streets, Lanes, etc., converging
on this site being approved of by the Building
Inspector before any work whatever is commenced.
All Trenches & Foundations to be approved of by the Building
Inspector before any building work is commenced.
Slits or approved holes in walls to be laid for full
width of walls in all walls below Ground Floor.
Clear the space of at least 12" to be left below under side of
ground floor joists, such space to be thoroughly ventilated.
Sufficient permanent ventilation direct to the outer air to be pro-
vided to all rooms, bathrooms and W.C's.

Approved by the Council
11th Dec 1912

Mrs Friendship



Premises must be made rat proof, to comply with regulations.
Subject to all lettering on Buildings being strictly in conformity
with City By-laws on this subject.
Subject to the alteration of all Streets, Lanes, etc., converging
on this site being approved of by the Building
Inspector before any work whatever is commenced.
All Trenches & Foundations to be approved of by the Building
Inspector before any building work is commenced.
Slits or approved holes in walls to be laid for full
width of walls in all walls below Ground Floor.
Clear the space of at least 12" to be left below under side of
ground floor joists, such space to be thoroughly ventilated.
Sufficient permanent ventilation direct to the outer air to be pro-
vided to all rooms, bathrooms and W.C's.

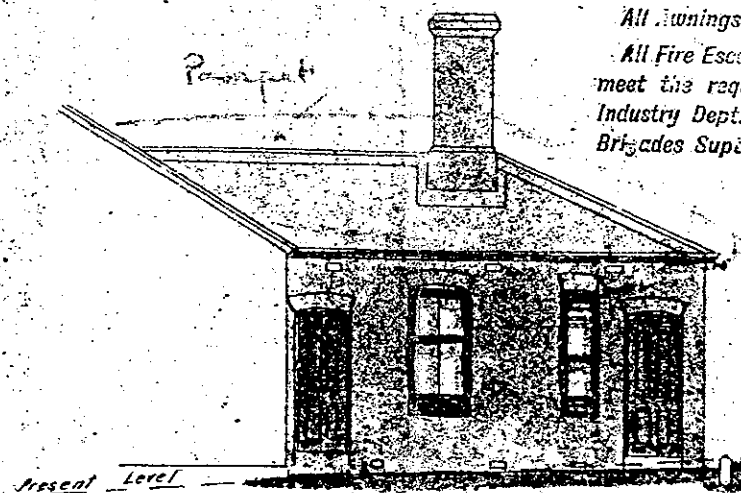


All Cart Docks must be of the dimensions
required by the Traffic Branch of the Police
Department.

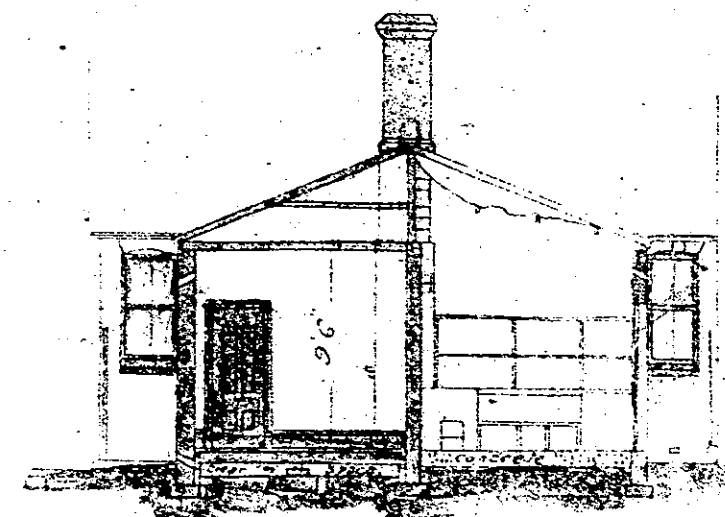
All Drawings to be to Corporation scale.

All Fire Escapes to be so constructed as to
meet the requirements of the Labor and
Industry Dept., and the Metropolitan Fire
Brigades Supd.

Section B.B



Elevation A.A



Section C.C

Note

Present Cottage at Rear to be taken away.
Present Kitchens to be taken down & new built
as shown, along course &c as recommended by
Council.

Scale 1/8" = 1'

3.9 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 very large allotment at the southern end of the Dobson subdivision, now largely underneath the street since the straightening and realignment of the road. The Garvan Institute building was constructed over the entire southern portion of the study area in the 1960s and, thus, any archaeological evidence was lost through the construction programme.

The following presents a brief overview of what was on this portion of the study area prior to the construction of the Garvan Institute to help in providing a context for what remains of the archaeological landscape. The land encompassed by the Garvan Institute occupies land on the eastern half that was part of Dobson's subdivision and on the western half the lots were subdivided on old Riley Estate land. The buildings constructed on the latter fronted Victoria Street and are discussed in that section.

In 1865 almost a third of Dobson's subdivision, the southern portion of the trapezoidal-shaped block, was vacant; this was over half of the Burton Street frontage with the single exception of a small fenced lot at the end of Chapman Lane. This had a very small structure within the enclosure¹⁶⁰. An undated subdivision plan, probably of the early 1870s, shows that by that time four equal sized lots had been made here with a little less than half the frontage, the eastern end, reserved. There was a single building on the westernmost lot¹⁶¹.

By 1884 the entire Burton Street frontage had been fully built over; this appears to have begun in the 1870s. The four lots shown on the earlier subdivision plan, then numbered 146-158 Burton Street were occupied by terrace buildings with narrow yards and numerous out-buildings¹⁶². Rate Assessments describe these buildings as two-storey brick and stone structures. The exception was 146 Burton Street, at the western end of the group, which was a single-storey shingled house. This was the structure shown to pre-exist by the earlier subdivision plans. In the later 1870s one of the houses had also a dairy attached to it¹⁶³.

The reserved block at the eastern end of this frontage had also been developed by this date with a group of six terraces, actually fronting West Street (Nos. 63-72), called the Alfred Terrace.

All of these buildings were demolished when Burton Street was straightened during the first decades of the twentieth century. The remainder of these lots that was contained within the realigned block were left vacant until the construction of the Notre Dame Nurses Home (first stage in the c. 1950s) and the Garvan Building in the 1960s.

¹⁶⁰ Sydney Water, Trigonometrical Survey of Sydney 1865 Sheet K1

¹⁶¹ Plan of Building Allotments at Junction of West and Burton Streets Sydney. ML Subdivision Plans D2/8

¹⁶² NSW Department of Lands, Metropolitan Detail Series Sheet I1 1885

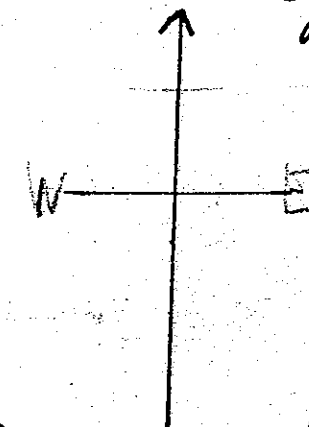
¹⁶³ City of Sydney Rate Assessment 162-174 Burton Street: 1877

Holds Worth's land

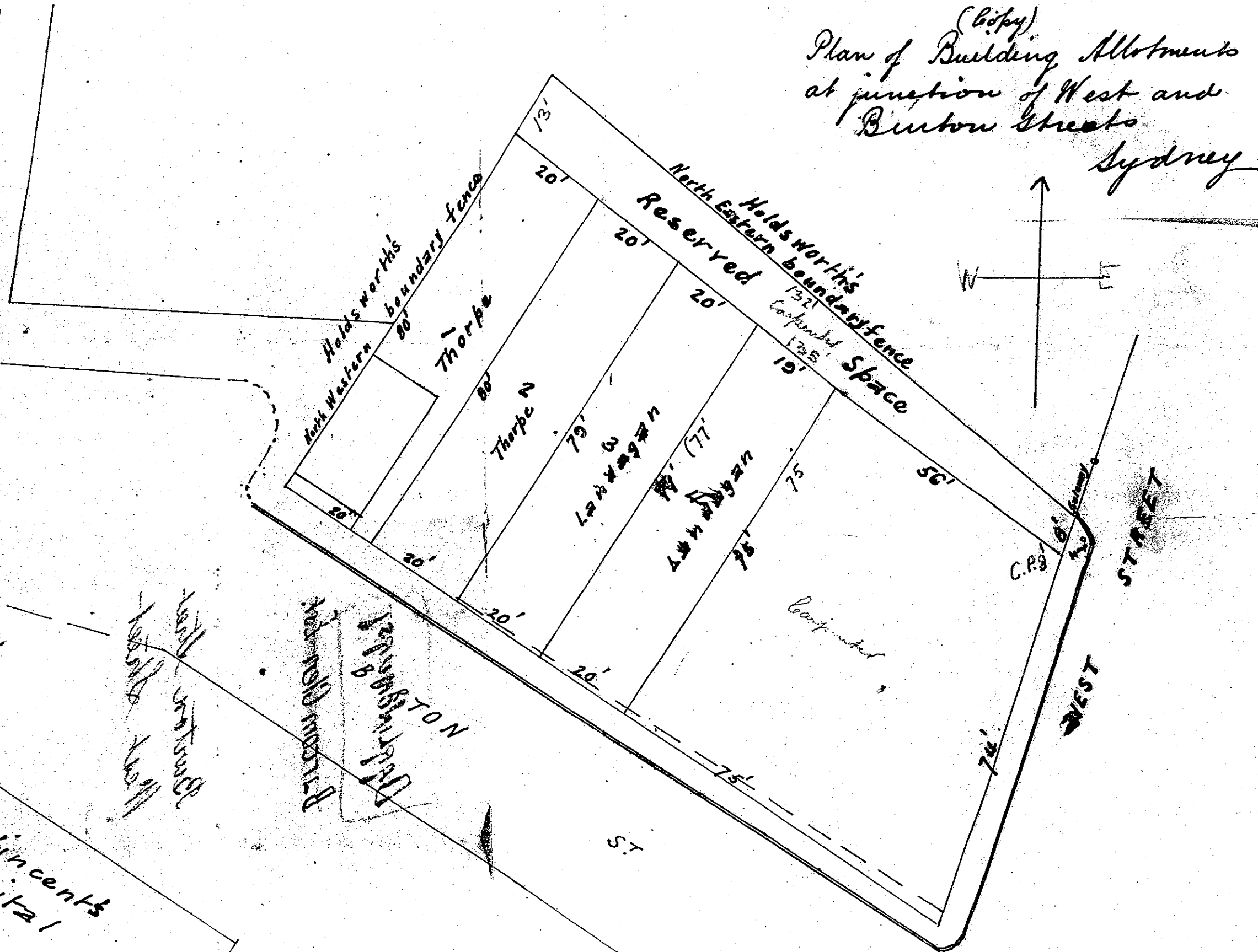
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Plan of Building Allotments
at junction of West and
Burton Streets

Sydney



VICTORIA ST



St Vincent's
Hospital

Scale - 20 feet to
an inch

Subdivision plan showing the allotment occupying the dog-leg of Burton Street, later housing a large terrace, removed during the realignment of the street in the twentieth century.
(Source: ML Subdivision Plan D2/8)

D2/8

3.10 Victoria Street

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

Victoria Street was the first street to be surveyed in relation to the study area, extended here by 1842. It is perhaps surprising that of all four street frontages, except Burton Street, it was the least developed at the time of the first survey of 1865. There were buildings only at the junction of Liverpool and Victoria Streets, next door at 360 Victoria Street, 364, 374 and 378 Victoria Street¹⁶⁴. By 1884 the entire street frontage had been developed with a variety of free-standing and terraced buildings¹⁶⁵.

The buildings still standing on this street frontage date from the later nineteenth century. Nos. 360 – 374 Victoria Street are within Site C.

3.10.1 The Green Park Hotel

This corner site was already developed by 1865, probably during the later 1850s. At that time its principal frontage was to Liverpool Street. It encompassed a narrow building flush to the pavements on both its Victoria and Liverpool Street frontages. In the yard behind was a small out-house set on the Liverpool Street boundary. Fenced off from this in Chapman Lane was a separate structure¹⁶⁶.

The survey shows what was a sketch of a proposed and subsequently constructed addition to this building. A long narrow wing, more than doubling the capacity of the original building was built over and beyond the site of the original out-house and nearly up to the small building on Chapman Lane¹⁶⁷.

The earliest likely use of these premises was as a house and shop. A rate assessment of what is likely to be this site in 1867 described it as occupied by a two-storey brick and slate roofed shop owned by Abraham Chapman¹⁶⁸. There is a similar description in 1871¹⁶⁹. By 1877 it was described as a brick, stone and slate shop¹⁷⁰. By 1880 a similarly described building had become the Green Park Hotel.¹⁷¹

This building, including yet another addition behind replacing the old building on Chapman Lane, was shown on an 1884 survey where the entire patchwork of buildings is called the Green Park Hotel¹⁷². In 1891 it was described as a three-storey brick and slate roofed hotel with a street address of 403 Liverpool Street¹⁷³. It was owned by Gus Waugenheim. The building appears to have been remodelled in 1893 at which time 360 Victoria Street was incorporated into the hotel site. By 1899 360 Victoria Street had become the principal address of the hotel replacing its earlier Liverpool Street address¹⁷⁴.

The building is still in use as a hotel.

¹⁶⁴ Sydney Water, Trigonometrical Survey of Sydney Sheet K1 1865

¹⁶⁵ NSW Department of Lands, Metropolitan Detail Series Sheet K1 1885

¹⁶⁶ Sydney Water, Trigonometrical Survey of Sydney Sheet K1 1865

¹⁶⁷ Ibid.

¹⁶⁸ Sydney City Council, Rate Assessment 395 Liverpool Street: 1867

¹⁶⁹ Ibid: 1871

¹⁷⁰ Ibid: 1877

¹⁷¹ Ibid: 1880

¹⁷² Sydney Water, Plan PWD 99/1544: 1884

¹⁷³ Sydney City Council, Rate Assessment 1893

¹⁷⁴ Sydney City Council, Rate Assessment 360 Victoria Street: 1899

3.10.2 360-362 Victoria Street

The original 360 Victoria Street encompassed what is now the southern portion of the Green Park Hotel on Victoria Street. In 1865 a pair of terraces occupied this and the adjoining allotment at 362 Victoria Street. The buildings were set slightly back from the street frontage with verandahs flush to the pavement. Both terraces had a long service wings behind and out-houses set in the centre of the back yards.

The 1865 survey indicates that one half of the pair was or had been renovated in 1865. The second half of this pair at 362 Victoria Street remained in its original condition. The earliest rate assessments describe these buildings as two-storey brick and slate-roofed houses. In 1877 362 Victoria Street was described as having a "large yard and shed"¹⁷⁵

By 1884 the yard space behind 360 Victoria Street was almost completely built over with sheds and other buildings as was that at 362 Victoria Street¹⁷⁶. In 1891 360 Victoria Street, still described as a two-storey brick and slate-roofed house, was owned by the same man who had the Green Park Hotel, Gus Waugenheim. 362 Victoria Street was owned by Phillip Ronan¹⁷⁷. When 360 Victoria Street was taken over by the extension of the Green Park Hotel in 1893 362 Victoria Street remained in use as a shop owned, in 1899, by Phillip Ronan¹⁷⁸.

The structural evidence suggests that the set-back front façade of 362 Victoria Street was extended in the 1930s. Several new out-buildings have been added to the back yard. The property now serves a commercial purpose.

3.10.3 364 Victoria Street

This building was constructed as a terrace separate from but having a common wall with the pair of terraces adjoining at 362-360 Victoria Street. It was set back even further from the Victoria Street footpath than those terraces. It had a small verandah on this façade. There was an out-house at the end of the back yard close to Chapman Lane¹⁷⁹. It was present in 1865 and in 1867 it was described as a two-storey brick and shingled house owned by John Walker¹⁸⁰. The only difference to this description in 1880 was that it was then roofed with slates. It was still owned by John Walker¹⁸¹.

By 1884 an extension had been placed across the front of the building between the verandah and the Victoria Street pavement. A number of additions had been made as well to the back of the building¹⁸². In 1891 it was still described as a two-storey brick and slate-roofed house owned by John Walker¹⁸³ and it remained in his possession in 1899¹⁸⁴. There are a number of twentieth century additions to the back yard. The building is used for commercial purposes.

3.10.4 366-368 Victoria Street

The earliest development, by 1865, of this double block occupied the back of the allotment. The buildings faced Chapman Lane having their front verandahs to it. Behind were small yards and out-houses. The other half of the block facing Victoria Street was vacant¹⁸⁵. They had a street address of 1 and 3 Chapman Lane and later evidence shows that they were single-storey wooden and shingled houses¹⁸⁶. These buildings were still present in 1899¹⁸⁷.

¹⁷⁵ Sydney City Council, Rate Assessment 322 Victoria Street: 1877

¹⁷⁶ Sydney Water, Plan PWD 99/1544: 1884

¹⁷⁷ Sydney City Council Rate Assessment 338-340 Victoria Street: 1891

¹⁷⁸ Sydney City Council, Rate Assessment 360 Victoria Street: 1899

¹⁷⁹ Sydney Water, Trigonometrical Survey of Sydney Sheet K1 1865

¹⁸⁰ Sydney City Council, Rate Assessment 326 Victoria Street: 1867

¹⁸¹ Sydney City Council, Rate Assessment 342 Victoria Street: 1880

¹⁸² Sydney Water, Plan PWD 99/1544: 1884

¹⁸³ Sydney City Council, Rate Assessment 342 Liverpool Street: 1891

¹⁸⁴ Sydney City Council, Rate Assessment 364 Liverpool Street: 1899

¹⁸⁵ Sydney Water, Trigonometrical Survey of Sydney Sheet K1 1865

¹⁸⁶ Sydney City Council, Rate Assessment Chapman Lane 1891

¹⁸⁷ Sydney City Council, Rate Assessment 1-3 Chapman Lane 1899

Between 1867 and 1877 two terraces had been built flush to the Victoria Street pavement. Both had service wings and out-buildings in the yards behind¹⁸⁸. In 1880 they were described as two-storey brick and slate-roofed houses owned by John Walshman¹⁸⁹. In 1891 they were still the property of Mr Walshman and were described as three-storey brick and slate-roofed houses¹⁹⁰. He still owned them in 1899¹⁹¹ as did he the wooden houses on Chapman Lane.

The building now occupying the Victoria Street frontage was built in the later 1930s as a block of residential flats.

3.10.5 370 Victoria Street

This narrow block was developed by 1865 with a small domestic building set well back from the Victoria Street frontage, a second smaller building set a short distance behind it and an out-house located some distance behind in the yard¹⁹². The same building occupied the site in 1884 but the two larger buildings had by that stage been joined to form one¹⁹³. In 1891 it was the property of J. McEvoy and was described as a single storey brick and shingled house¹⁹⁴.

Unusually, in 1899, it was described as a single storey wood and iron house. The discrepancy might be explained by suggesting that a timber addition had been made to the front of the house to bring it to street level¹⁹⁵. However, much earlier assessments, at least in the 1860s, describe the building as single storey, built of wood and shingled. The old timber building appears to have been replaced in the early twentieth century. This has been obscured by the addition in the c. 1970s of a cream brick room added to what had been the front yard of this building.

3.10.6 372 – 374 Victoria Street

Two three-storey double-fronted terraces were recorded on the 1865 survey. They were shown here set back from the pavement with a small verandah. An access passage ran between them and 370 Victoria Street. Behind were sheds, several substantial buildings in the case of 374 Victoria Street, and out-houses backing onto Chapman Lane¹⁹⁶.

These buildings appear to have been demolished; the 1880 Rate Assessment described this land as "two allotments". However, the 1867 Rate Assessment also records these as "vacant space". They were also not recorded in the 1877 assessment.

By 1884 two identical buildings to those shown on the 1865 survey were recorded set back from the street with a basement access from Victoria Street. They were called "Pomona" (372) and "Balham" (374)¹⁹⁷. It can only be concluded that the 1865 survey was still being upgraded into the 1880s and that these two buildings shown on it were in fact not built until c. 1880. In 1891 they were owned separately and were described as four-storey brick and slate-roofed houses¹⁹⁸. The fourth storey was the basement. There is little change in the descriptions provided in the 1899 Rate Assessment.

The buildings have undergone several periods of refurbishment. They are now used for commercial purposes.

¹⁸⁸ Sydney Water, PWD Plan 99/1544: 1884

¹⁸⁹ Sydney City Council, Rate Assessment 344-346 Victoria Street: 1880

¹⁹⁰ Sydney City Council, Rate Assessment 344-346 Liverpool Street: 1891

¹⁹¹ Sydney City Council, Rate Assessment 366-368 Liverpool Street: 1899

¹⁹² Sydney Water, Trigonometrical Survey of Sydney Sheet K1, 1865

¹⁹³ Sydney Water, PWD Plan 99/1544: 1884

¹⁹⁴ Sydney City Council, Rate Assessment 348 Liverpool Street: 1891

¹⁹⁵ Sydney City Council, Rate Assessment 370 Liverpool Street: 1899

¹⁹⁶ Sydney Water, Trigonometrical Survey of Sydney Sheet K1, 1865

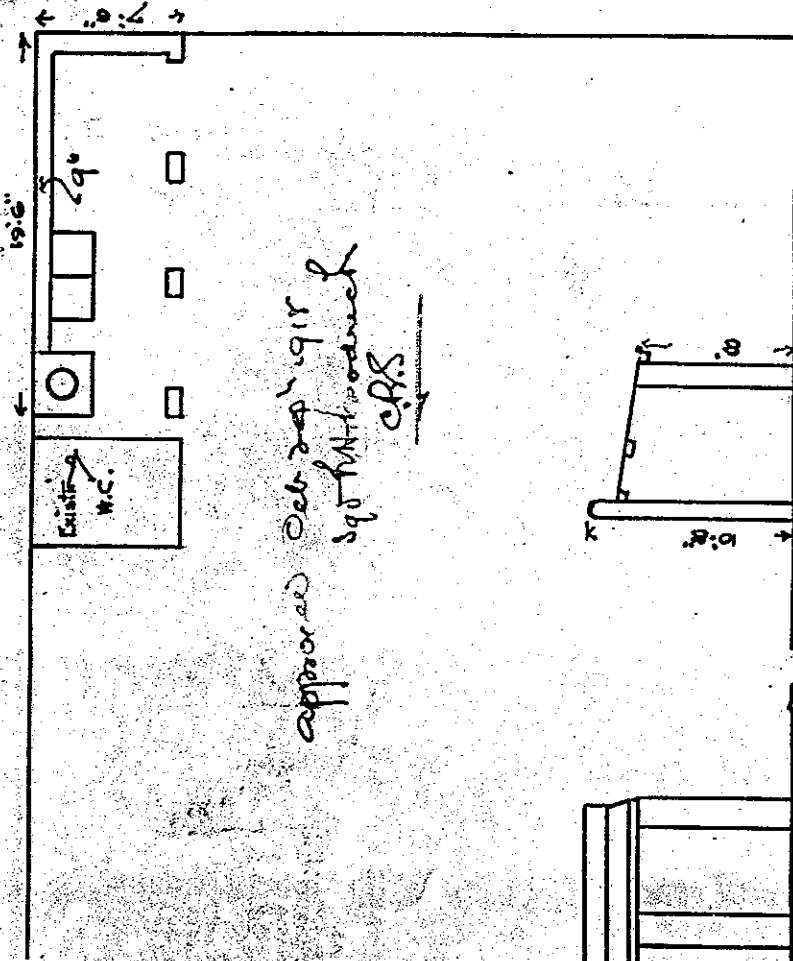
¹⁹⁷ Sydney Water, Plan PWD 99/1544: 1884

¹⁹⁸ Sydney City Council, Rate Assessment 344-346 Liverpool Street: 1891

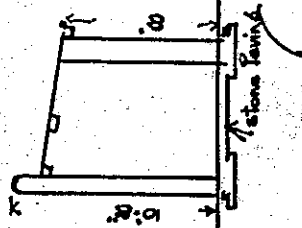
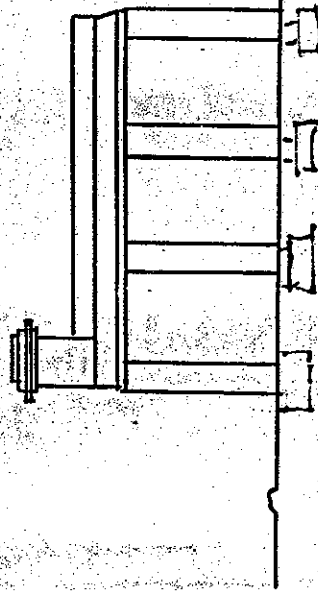
ADDITIONS 372 VICTORIA STREET

1/8" Scale

95/15 (1/1)



Approved Dec 2nd 1915
J. H. Woodcock
C.R.S.



These drawings are submitted for approval to comply with regulations of the City of Sydney and to show the proposed additions to the existing building. The proposed additions are shown in red ink. The existing building is shown in black ink. The plan shows a rectangular structure with a 'Existing W.C.' (Water Closet) at the top left. To its right is a row of three small rectangular rooms, each with a door. Further right is a larger room with a door. The plan is labeled with dimensions: '19'6"' for the width of the main section and '10'0"' for the depth of the main section. A north arrow is located at the top right of the plan.

2/2
10/10/15

Architects, Builders and Owners are urgently requested that after plans have been approved of by the City Building Surveyor, and before building operations have commenced, to submit such plans to the Metropolitan Board of Water Supply & Sewerage for approval also, in order that a sufficiency of open area space be left outside the building for draining requisites, etc., and thus avoid later trouble and expense.

Premises must be made rat proof to comply with regulations.

Subject to all lettering on Buildings being strictly in conformity with City By-laws on Signs.

Subject to correct alignment of all Streets, Lanes, etc., converging on this site being obtained before any work whatsoever is commenced.

All Trenches for Foundations to be approved of by the Building Inspectors before any building work is commenced.

Slabs over covered horizontal ramp courses to be laid for full width of walls in all walls below Ground Floor.

Clear air space of at least 6 in. to be left below under side of ground floor joists, such space to be thoroughly ventilated.

Efficient permanent ventilation direct to the outer air to be provided to all rooms, bathrooms and W.C's.

All Car Drives must be of the dimensions required by the Traffic Branch of the Police Department.

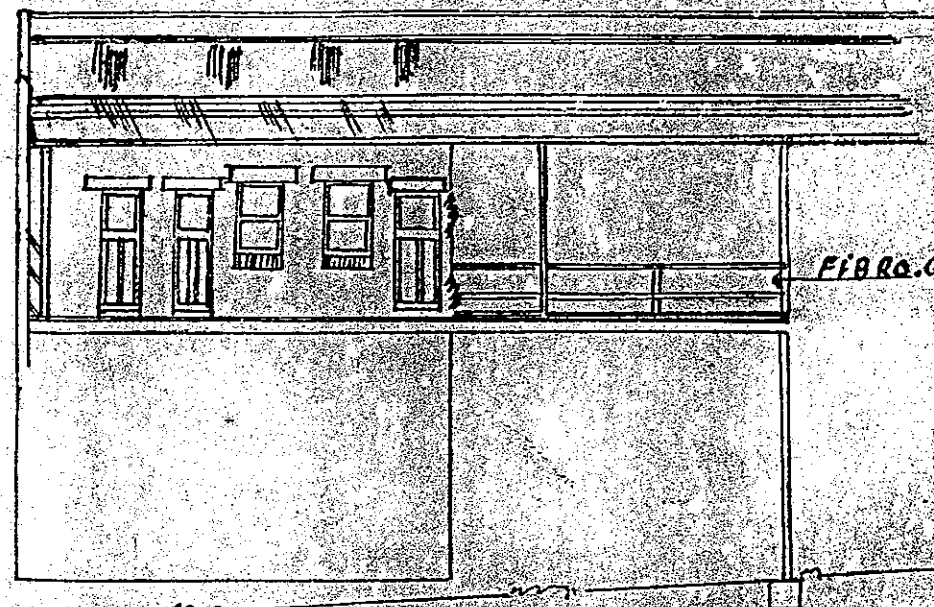
All Awnings to be to Corporation Design.

Permission for Awnings is granted on Sufferance and may be determined at any time by Council.

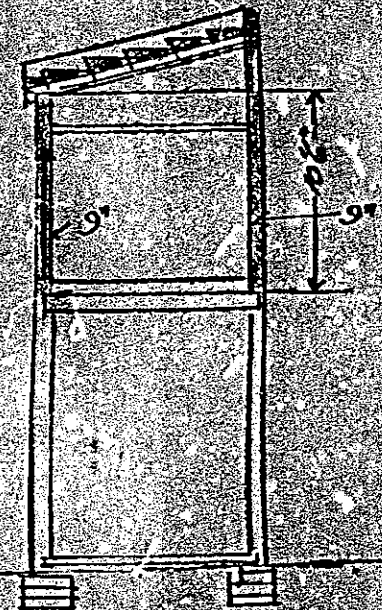
Council Reserve the Right to attach Public Notice to any Awning.

All Fire Escapes to be so constructed as to meet the requirements of the Labor and Industry Department and the Metropolitan Fire Brigades Dept.

All Regulations under the Pure Food Act must be referred out to the City Health Officer's sanction.



ELEVATION

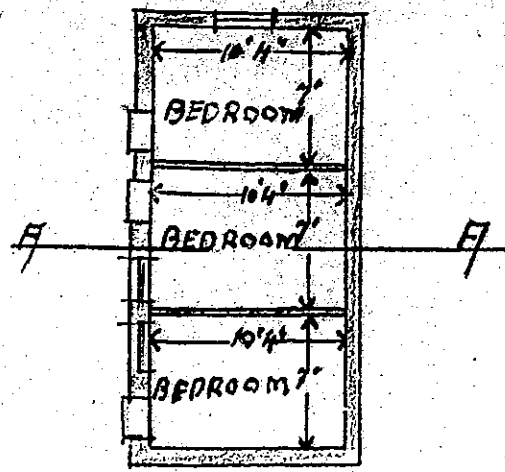


SECTION H-F

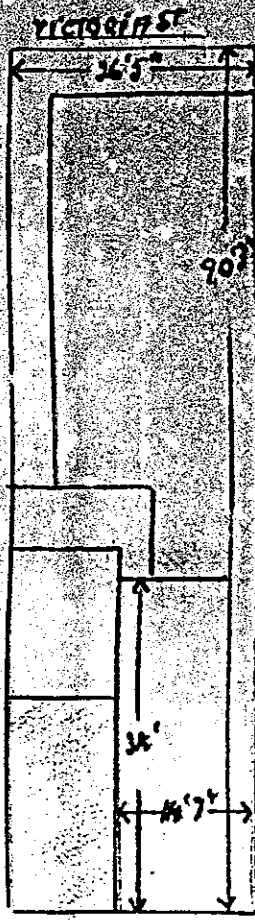
PROPOSED ADDITIONAL
STORY. HT REAR
OF 374 VICTORIA STREET
DARLINGHURST
FOR NURSE DENNEY

1/8" SCALE

Approved Nov 17 1926
S. G. H. H. H. H.
City Building Surveyor
in conjunction with plan
approved 8th October 1926



PLAN



1/8" SCALE

125
955/26



The study area in 1948

(Source: Sydney City Archives, City Engineer's Department Civic Survey)

SECTION 4.0

THE ARCHAEOLOGICAL RESOURCE

4.1 Topography

The study area comprises an irregularly shaped block encompassing approximately 3708m². It 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.

The site is bound on the north by the original alignment of Liverpool Street and to the east by that of West Street. Chapman Lane is preserved as an access lane. Wethered Street has been removed; a new access lane from Chapman Lane to West Street was built in 1956.

4.2 Structures and Surface Evidence

As discussed in preceding sections the car park is bound to the south by the mid-twentieth century buildings of the Garvan Institute and to the west, across Chapman Lane, by the back yards of the remnant nineteenth century buildings of Victoria Street. There is a single later-nineteenth century building at the junction of Liverpool and West Streets. Adjoining this on West Street is the mid-twentieth century building of the doctors' residence.

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 graded flat and covered with bitumen. The back yards of the Victoria Street buildings reflect the latest twentieth century additions made to them as well as the extant nineteenth century buildings.

4.3 Services

There has been some evidence recovered on sites in east and south Sydney that, as part of the initial mid-nineteenth century development, some efforts were made in areas prone to water run-off on slopes or ponding on low-lying areas to manage the problem through drainage systems. Little or no archival evidence of these works survives, the evidence being the recovery of the brick barrel drains during excavation. This site has no evidence that water-run off on the slope might have been managed in this manner but some consideration should be given to the possibility of evidence of this type.

There is evidence that town water was laid to the area by 1865¹⁹⁹. However, the survey shows mains only laid down the centre of the streets and lanes with a single connection made from Wethered Street through the study area at 423-425 Liverpool Street to the pipe in Liverpool Street. There is no evidence to suggest that any individual connections were made from the properties to the mains, at least during the early years of occupation; residents probably used stand-pipes. There is no evidence for wells but the possibility should be considered for some of the larger, affluent properties on West Street.

¹⁹⁹ Sydney Water, Trigonometrical Survey of Sydney 1865 Sheet K1