

CARDINAL FREEMAN VILLAGE

Supporting Documentation

Appendix G

Heritage Management Strategy

Prepared by **Graham Brooks & Associates**

Aevum Limited



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Cardinal Freeman Village
137 Victoria Street, Ashfield

Heritage Management Strategy



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Executive Summary

Graham Brooks & Associates has been engaged to prepare a Heritage Management Strategy in relation to a Concept Plan prepared by Greengate Property Group on behalf of Aevum for the proposed long term upgrading and development of the Cardinal Freeman Retirement Village, Ashfield, Sydney.

The proposed development constitutes a major project within the meaning of Schedule 1 of State Environmental Planning Policy (Major Projects) 2005.

The Concept Plan proposes the following:

- The renewal, refurbishment and expansion of the existing aged care facility known as Cardinal Freeman Village
- Re-design of the village layout including internal road re-alignment
- The adaptation of identified heritage buildings for continuing use within the retirement village
- The demolition of identified, non-heritage villa buildings dating from post-1970 and reinstatement of the Victoria Street garden frontage to Glentworth House
- Formation of village green space that unifies the retirement village with the heritage buildings on site and provides a curtilage for the Chapel
- The construction of new multi-storey buildings for a residential aged care facility
- The upgrading and refurbishment of existing serviced apartments
- Construction of 225 new self care units, replacing some of the existing and taking the total number to 389
- The consolidation of 5,000 sqm into public/private open space

This Heritage Management Strategy has examined the historical and evolutionary development of the site and used this information to formulate an established significance for the property. The findings arising from this study of its cultural heritage value have been used to shape recommendations governing the long term staged redevelopment of the Cardinal Freeman Retirement Village, with an emphasis on re-establishing the heritage items' relationships with their immediate settings, and with the broader local vicinity. This will allow greater logic and clarity in the re-organisation of the overall Cardinal Freeman site.

It is intended that the reinstatement of a Victoria Street garden setting for Glentworth House and establishment of open communal space to the north of the Chapel will restore these buildings to a more appropriate presentation and curtilage within the overall site, and the public domain.

1.0

1.2 Report Objectives

- (i) The identified heritage items to be re-established within an appropriate curtilage and setting;
- (ii) The incorporation and continued integration of the site's heritage buildings (*Glentworth House* and its extensions, together with the adjoining Chapel) into the Retirement Village's aims and purposes, so that they remain properly and fully integrated as conserved heritage items within the full retirement village
- (ii) To establish recommendations governing the staged redevelopment of the Cardinal Freeman Village, in a way that provides maximum amenity for residents without detrimentally affecting the heritage items

This *HMS* also follows guidelines set out in the *NSW Heritage Manual*. The aim of these documents is to assist with the identification of items of heritage significance. This assessment assists in providing



Figure 1.1
Location map showing the Cardinal Freeman
Village as defined by the green square.
Source: street-directory.com

guidance on substance, structure and methodology for the writing of effective conservation management plans.

This *HMS* is divided into sections, dealing with the history of the key buildings on the property and their immediate area, the physical description of these buildings, and assessments of the buildings' significance. This material is then used to guide recommendations for development strategies for the overall Cardinal Freeman site within the context of a staged long term plan of redevelopment.

1.4 Heritage Status and Controls

The Cardinal Freeman Village, as one discrete entity, is not listed on the New South Wales State Heritage Register or on the *Ashfield Local Environmental Plan 1985*. However, the *Ashfield LEP* Schedule 7 (Heritage Items) lists *Glentworth House* and its adjoining Chapel building as items of heritage significance with a combined heritage footprint. This heritage footprint also includes two sets of rear additions (west) to *Glentworth House*, being the 1935 reception parlours and the 1941 Convent extension. The Council listing further includes a description of the boundary fencing, main entrance gates and the streetscape contribution of the arboreal features of the site. The area occupied by the collection of single storey villas (c.1970s) in the Victoria Street frontage is excluded from the listing.

The Cardinal Freeman Village is in the vicinity of other individually listed heritage items, as well as the nearby Victoria Square Conservation Area. The consent authority must take into consideration any potential impact of proposed works on the heritage significance of the listed heritage item itself (being the total heritage footprint and ancillary items), and upon the nearby individually listed heritage items.

1.5 Site Identification

The whole of the Cardinal Freeman Village site is bounded by Victoria, Clissold, Queen and Seaview Streets, with the formal street address listed as 137 Victoria Street, Ashfield. The site has a Real Property Description of:

- Lot 4 DP 717062
- Lot 101 DP 702245
- Lot 1 DP 1126717
- Lots 6 and 7, DP 717644.

Within the larger property, the two heritage items present with frontages towards Victoria Street, and they are sited towards the south east corner of the property. The 1935 additions to *Glentworth House* are also deemed to be part of the heritage footprint of these two items, but with an aspect towards Seaview Street.



Figure 1.2
Aerial view of Cardinal Freeman Retirement Village from the northeast.
Source: Sky Shots Aerial Photography, 2009



Figure 1.3
Aerial view of the property from the south showing *Glentworth House*, its original west wing, the 1935 Parlours Annex extension (left) and the 1941 Chapel (right) east with the built upon garden spaces in the foreground
Source: Sky Shots Aerial Photography, 2009

The 'Heritage Precinct' is located in the south east quadrant of the site. It contains the two heritage listed items, Glentworth House and the Chapel, as well as a number of post 1970 residential buildings constructed as part of the initial development of the Cardinal Freeman Retirement Village.

The Heritage Precinct generally includes: Glentworth House; its adjoining large chapel; the 1935 and 1941 additions to Glentworth House, the Victoria Street entrance gates and palisade fencing and the area excluded from the LEP listing in the former front gardens adjacent to Victoria Street. Glentworth House and the Chapel are entirely contained within Lot 1 DP 1126717.

1.6 Authorship

This Heritage Management Plan has been prepared by *Graham Brooks and Associates Pty Ltd* and has been reviewed by the Director, Graham Brooks. Unless otherwise noted all of the photographs and drawings in this report are by *Graham Brooks and Associates Pty Ltd*.

1.7 Report Limitations

This Report is limited to the investigation of the European history of the site. Recommendations have been made on the basis of archival plans viewed and inspection of the existing fabric. Archaeological assessment of the subject site is outside the scope of this *HMS*. This Strategy did not conduct an examination of the movable heritage or such provenance of items associated with the operations of the Chapel.

1.8 Documentary and Photographic Sources

The historical information has been compiled from a range of primary and secondary sources. In the course of preparation, the New South Wales Lands Title Office, Sydney Water Board, the State Library of New South Wales, and Ashfield Council Archives and Local Studies Library have been consulted. Additional material has been supplied by the Good Shepherd Sisters, Melbourne; the Archives of the Catholic Archdiocese of Sydney; and Aevum Limited.

Information relating to site fabric was obtained during inspections carried out by Graham Brooks & Associates in 2008-2009 in preparation of this report and for the Conservation Management Plan for Glentworth House and Chapel that provides more detailed data for the historic buildings.

All contemporary photographs were taken between 2007 and 2009 by *Graham Brooks and Associates*.

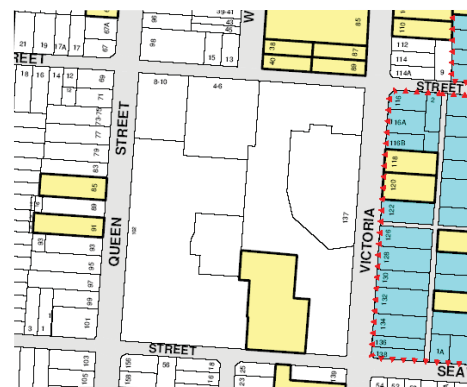


Figure 1.4
The site of Cardinal Freeman Village showing the heritage listed items, *Glentworth House* and the adjoining Chapel. This heritage footprint, in the south-eastern corner of the total land parcel also relates to other nearby heritage items and to a conservation area.
(Source: Ashfield LEP Heritage Map 1998)



Figure 1.5
Aerial view of Cardinal Freeman Village, bounded by Clissold, Queen, Seaview and Victoria Streets.
(NSW Department of Lands 2009)

Historical Summary

2.0

2.1 Brief History of the Locality

2.1.1 Introduction

The following historical outline provides an analysis of the development of the subject site within the overall framework of its context and associations. In particular, the evolution of the site will be considered within the broader context of the development of the surrounding precinct. An analysis of the development of the site's associated structures will also be provided.

The following historical outline has relied primarily on research undertaken during 2007-2009 by *Graham Brooks and Associates*. Documentary material for this Report has been sourced from the NSW Department of Land and Property Information; the State Library of NSW (Mitchell Library), Ashfield Municipal Council Archives, and the Archives of the Sisters of the Good Shepherd. Secondary sources include: S and R Coupe's *Speed The Plough: Ashfield 1788 – 1988* (1988), Sheena and Robert Coupe; and C. Kovesi's 2006 publication *Pitch Your Tents on Distant Shores: a history of the Sisters of the Good Shepherd in Australia, Aetearoa/ New Zealand and Tahiti*. Other sources include various publications as acknowledged in referenced footnotes.

2.1.2 Historical Overview of Ashfield

The following brief summary, compiled largely by Chris Pratten¹ from the records held by the Ashfield and District Historical Society, gives a succinct picture of Ashfield's early development.

By 1791 a track to Rose Hill (now Parramatta) had been formed more or less along the alignment of present-day Parramatta Road, and in 1793 the first local land was 'granted' to a European settler – the Chaplain of the Colony, the Reverend Richard Johnson. Johnson's grant ran from what we now know as Yeo Park down to Canterbury Racecourse, and he named it Canterbury Park. Johnson was one of the colony's most successful early farmers, and some of his letters survive telling of the wheat and other produce that he grew on his property.

By the 1820s, all the original land grants had been amalgamated into four big estates – Ashfield Park (most of the land between the Grout South [now Liverpool] and Parramatta Roads), Dobroyde Farm (Haberfield and Dobroyd Point), Kables Farm (north Summer Hill and south across the line to present day Smith Street), and Canterbury Estate (south Summer Hill and south Ashfield).

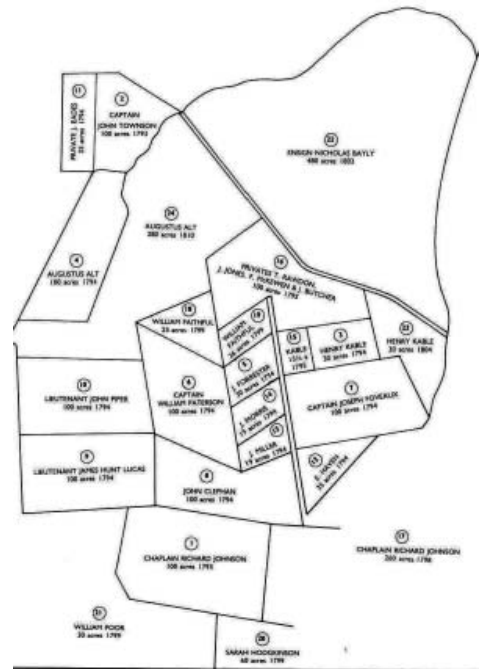


Figure 2.1.1
Map showing the approximate location, size and year of land grants made in the area between 1793 and 1810. The circled numbers indicate the order in which they were issued (Source: *Speed the Plough* p23)



Figure 2.1.2
The James Willis 'Map of Port Jackson and City of Sydney' of 1868 shows the emerging suburb of Ashfield (indicated by the red arrow), within the Parish of Concord (Source: *Sydney Takes Shape: a History in Maps*)

¹ Pratten, Chris, *A Short Walk Through Ashfield's Past*, (undated), Ashfield and District Historical Society, pp. 1 -2.

A big boost to residential development came in 1838, when the owner of Ashfield Park, Elizabeth Underwood, subdivided lots along the north side of Liverpool Road, which became known as the Village of Ashfield. Mrs Underwood gave the land on which St John's Church was erected. Elizabeth's village was matched on the south side of the Liverpool Road by a subdivision created in 1841 from the Canterbury Estate by Robert Campbell. But it was the opening of the railway from Redfern to Granville in 1855 that really gave the impetus for the development of Ashfield, with the local station being only one of four intermediate stops along the line.

Further subdivision and urban development was facilitated with the opening of new railway stations at Croydon in 1875 and Summer Hill in 1879. Many of the fine buildings that we can still see in Ashfield today date from the boom years which followed: Carleton (Grosvenor Hospital) in Liverpool Road, Summer Hill (1884); St Andrew's Church, Summer Hill (1885-1905); Glentworth, the centrepiece of Cardinal Freeman Village (1886); Amesbury in Alt Street (1887). But equally important to heritage considerations today are the rows of smaller Victorian and two-storey villas which still line many of the older streets.

2.1.3 Original Land Grants

The first land grant in the area was to Reverend Richard Johnson in May 1793 of 100 acres, and this was subsequently increased in 1798 by another 260 acres in the wake of Johnson's remarkable success at farming. The second grant, made just a few days after Johnson's, was to Captain John Townson of the New South Wales Corps. With Townson serving military duty on Norfolk Island, this land remained substantially uncultivated until its sale to Samuel Terry who in turn sold it to Robert Campbell in 1813. Henry Kable was the third recipient of a grant (30 acres) in the area, effected in January 1794. Kable had risen from convict status to Chief Constable of the colony in the six years since 1788, and was to have another 45 acres added from then up till 1804 by land grants and then another 100 acres by acquisition. Other grants were made in the same area to Thomas Rowdon, John Jones, Francis McKewen and John Butcher (of 25 acres each) in September 1795.

In February 1794 a land grant of 100 acres was made to Governor Philip's Surveyor General, the distinguished Augustus Alt. This was significant in that Alt, at least as records show, was the first colonist to live in the area and his substantial house was probably the first white dwelling in the area. In 1801 he acquired a further 250 acres, an area that covered most of present-day Ashfield, and in 1810 he was given a further grant of 280 acres in the area.

Almost from the turn of the nineteenth century the original land grants began to change ownership due to departures (such as Rev Richard Johnson's return to England) and also to speculative difficulties. This began the acquisition of large tracts of land in the area by Robert Campbell (1789-1851) who was the nephew of



Figure 2.1.3
Portrait image of Mrs Elizabeth Underwood, who was responsible for much of the subdivision.
(Source: *Speed the Plough* p42)



Figure 2.1.4
The blue circle indicates the approximate location of the subject property, at the intersection of three earlier land titles. A consolidation of various properties was commenced by Robert Campbell after 1910
(Source: NSW Department of Lands, parish maps, Parish of Petersham County Cumberland)

the Sydney merchant of the same name (Campbell's Cove, The Rocks) and who had arrived as representative of the family firm 'Campbell & Co'.² Campbell's nephew was left in charge of family interests in New South Wales for some years after 1811 and with a certain entrepreneurial spirit, purchased and consolidated several other farms in the area, including Alt's 250 acres to make a very large estate of 480 acres. Campbell's father, William Campbell, was known as the 'Laird of Ashfield' in Scotland and Robert is described on his tombstone as "the last of the lairds of Ashfield in Argyllshire. It would appear therefore that this is the derivation of the name 'Ashfield'.³ Campbell the Younger however, perhaps given more to land speculation rather than development, held the land for less than two years. It was sold to John Laurie in 1815, and he in turn sold it to Joseph Underwood in 1817, who by coincidence had come from the parish of Ashfield in Suffolk. By the time that Underwood purchased the property the name 'Ashfield' appeared in the Deed of Indenture.⁴

Underwood consolidated surrounding properties, adding more land to estate over the next two years to make a total of over 605 acres. Then, in the 1820s, Ashfield Park was constructed by Underwood who continued to live in the area until his death in 1833. As mentioned above, the estate was subsequently subdivided by his widow, Elizabeth Underwood, when allotments for the Village of Ashfield were laid out. The roads through the area, and even the main road to Parramatta had been very difficult to establish owing to undulations, waterways and dense scrub, as well as the fear of general insecurity. Most transport to the west was by water, and this remained the case even up to the 1830s. Nevertheless the area progressively became known for gardens and orchards as more farms were established. With the coming of the railway in 1855, when the district was more rapidly subdivided to provide retreats for wealthy Sydney businessmen.

2.2 Brief History of the Development of the Site

2.2.1 Early Ownership of the Site

The subject site comprised portions of three early crown grants: part of the 100 acre land grant to William Patterson on 3rd October 1794; part of the 100 acres granted to John Clepham on the 11th November 1794, and part of nineteen acres granted to John Miller on 9th December 1794.⁵ These eventually become assimilated into the Canterbury Estate, held by the Campbell family. A total of 673 acres, held by Miss Sophia Campbell, was subdivided as Section 8 of the Canterbury Estate.⁶



Figure 2.1.5
Ashfield Park, from a drawing in the 1820s
(Source: PICMAN Mitchell Library Database)



Figure 2.2.1
The Gibbs Shallard 'Map of the City of Sydney and Suburbs' shows the suburb of Ashfield now relatively established after 'the decade of subdivisions' (1870) and into 'the decade of the builder' (1880s). *Glentworth House* was constructed in 1886
(Source: *Sydney Takes Shape: a History in Maps*)

² *Australian Dictionary of Biography, Vol.1., 1966, pp.206-207.*

³ Pollon F. and Healy G., *The Book of Sydney Suburbs*, Sydney, Angus & Robertson 1988, p.8, Ashfield

⁴ Coupe, S & R *Speed the Plough: Ashfield 1788-1988*, Council of Municipality of Ashfield, 1988, p.29

⁵ Primary Application No.4353, Land Titles Office.

⁶ INHERITage, Heritage Advisors & Consultants, *Heritage Assessment and Heritage Impact Statement* (2005), pages 4 and 5.

Ten acres were purchased informally by gardener William Pendall, but this transaction appeared subject to renegotiation, despite Pendall apparently occupying the land. This ten-acre property was then acquired from Sophia Campbell and William Pendall by Thomas Dick, Esquire, in 1866, with a mortgage through the Trustees of the Savings Bank of New South Wales.⁷ The purchase price was five hundred and fifty pounds, paid to Pendall, but with a two-hundred pound share of the sum paid to Sophia Campbell.⁸ A decade later, in 1876, the acreage was sold to Frederick Clissold and George Hill the Younger as tenants in common,⁹ with Hill the Younger rapidly selling his share to Clissold that same year.¹⁰ The Primary Application shows that the property was valued at £3,200 in 1876.

Half of this ten acre property (5 acres 0 roods 3 and one-quarter perches) and facing onto Queen Street, was transferred on 11th November 1881 to William Seaward,¹¹ with Clissold retaining the other half facing onto Victoria Street.¹² Until 1892, Seaward contracted and discharged mortgages with Clissold, then in 1892 contracted a new mortgage with Robert Maddrell of Braidwood. Seaward died in 1894,¹³ and his half of the subject property was subsequently transferred in 1900 to William Trotman Seaward, Ann Eliza Seaward (spinster) and John Archibold Atkin, and again in 1901 to Kate Margaret Wynter.¹⁴



Figure 2.2.2
Detail of parish map showing the site. The property comprises the juncture of three separate crown grants. (Source: NSW Department of Lands, parish maps, Parish of Petersham, County Cumberland, early 20th Century)

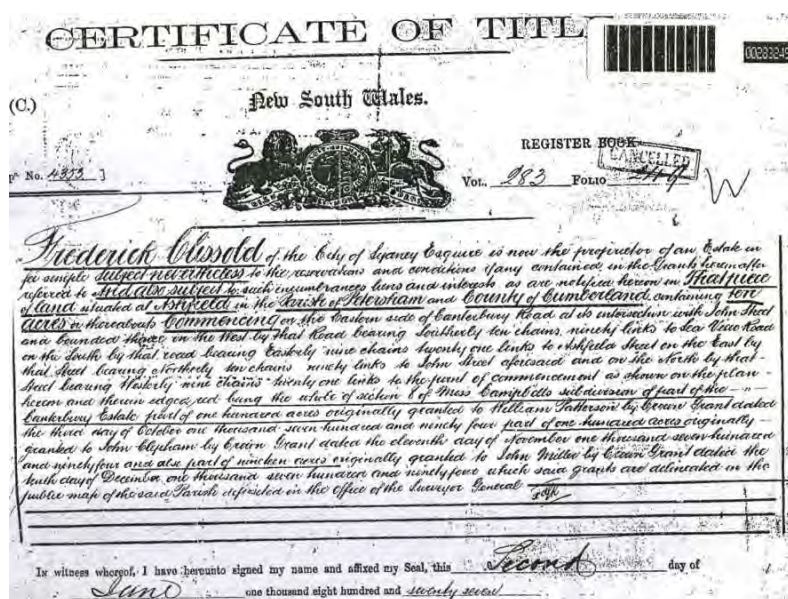


Figure 2.2.3
Image of part of the certificate of title from 1877, showing the transfer of the land bought jointly with George Hill in 1876 to Clissold as sole owner (Source: NSW Department of Lands)

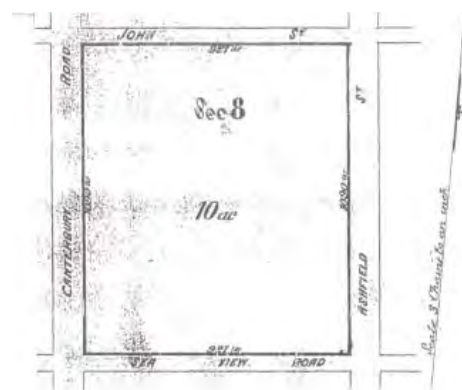


Figure 2.2.4
The ten acres acquired by Clissold and Hill in 1876 (Source: NSW Department of Lands Vol 283 Folio 249 LTO)

7 Conveyance No.208, Bk102; Mortgage No.463 Bk110, Land Titles Office (LTO).
8 Ashfield and District Historical Society records, 1988
9 No.94 Bk162, LTO.
10 No.827 Bk.164, LTO
11 Vol.564 F.18, LTO.
12 Vol.558 F.227, LTO.
13 2214/1894, Registry of Births, Deaths and Marriages.
14 Transfer No.333818, V564 F.18.

2.2.2 Initial Construction of Glentworth House

The owners of the two adjacent five acre sites, namely Frederick Clissold and William Seaward, both constructed magnificent homes on their properties. The first constructed was Seaward's *Bellevue* (circa 1885), with its entry addressing Seaview Street, but also with a fine northern aspect to capture the views north across the landscaped, park-like vista to the north.

The first building on Clissold's property was the extant *Glentworth House* (Designed in 1886 by Morrell and Kemp, Architects, and built by John Jones). There is no record to indicate the presence of any previous buildings on the site prior to the construction of *Glentworth House*. This residence was designed in 1886 by Morrell and Kemp, Architects, and was built by John Jones as a family home for the Clissolds. Although this grand residence was also constructed adjacent to Seaview Street, it was deliberately sited with its formal entry addressing Victoria Street. Like *Bellevue*, the northern elevation of *Glentworth House* included gracious architectural detailing calculated to take advantage of the views north along a similarly landscaped outlook.

Both properties were positioned to take advantage of the views to the east. The high point of Victoria and Seaview Streets is 90 feet above sea level, so that, from the upper storeys, it was possible to see across to Botany Bay in the east and Manly to the north. Two 1886 plans from Sydney Water archival holdings, indicate the siting of both structures, each positioned on the southern, elevated section of the site to gain the maximum benefits from the outstanding outlooks.



Figure 2.2.5
Plan of the subdivision of the 10 acres, with the 5 acres purchased by William Seaward shown adjacent to Queen Street. F Clissold's name is noted on the remaining 5 acres.
(Source: NSW Department of Lands Vol 564, Folio 18, LTO)

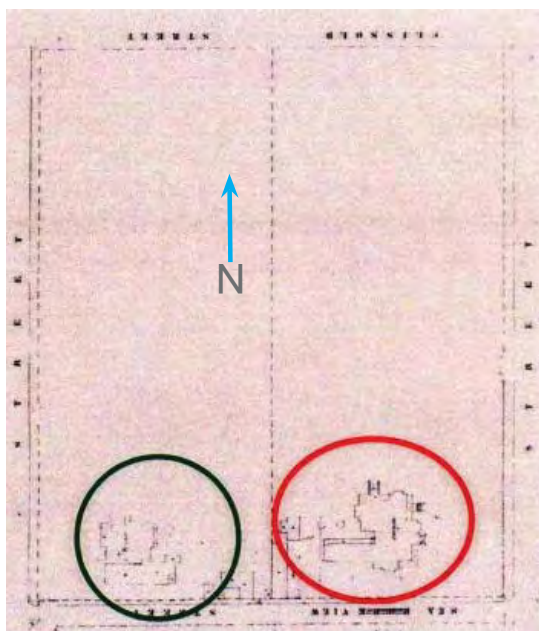


Figure 2.2.6
Footprints of *Glentworth House* (circled red) and *Bellevue* (circled green) in the context of the overall divided land parcel, with both at the highest topographic point
Source: Sydney Water Archives, PWD 851, Catalogue 1544, 27th March 1886)

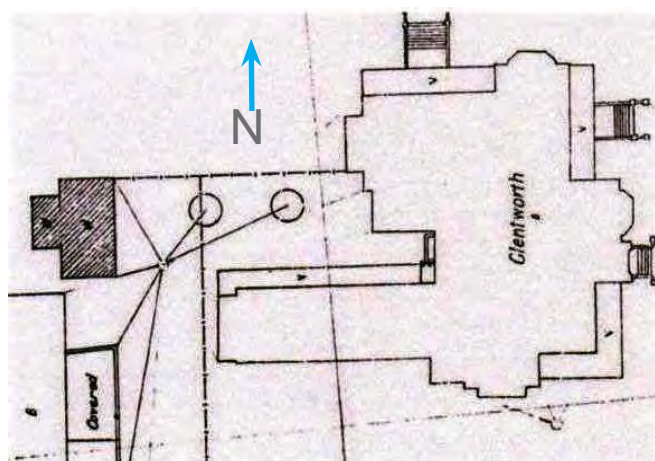


Figure 2.2.7
Detail of Sydney Water Archives 1886 survey, showing footprint of *Glentworth House*
(Sydney Water Archives, PWD 851, Catalogue 1544, 27th March 1886)



Figure 2.3.1
Photograph of *Glentworth House*, c.1905,
with well manicured lawns and approach. The
emphasis on this approach was subsequently
eroded by the construction of the Chapel

(Source: *Our Beautiful Homes*)

2.3 The Frederick Clissold Family and *Glentworth House*

Frederick Clissold was born in Gloucestershire, England in 1831 and came to Australia with his parents as a seven year old in 1838 on the ship "Layton". He married Caroline Elizabeth Stephen (or Stephinson) on 20th October 1856. Caroline died in 1869 and Frederick then married Annie Broomfield in 1870. The couple lived in the mansion, Mountjoy, in Victoria Street Ashfield between 1871 and 1885. They had a large family of three boys; Frederick, Harold and Harry, and five girls; Annie, Laura, Violet, Jessie and Edith.

The Borough of Ashfield was proclaimed in 1871 and Clissold was one of the first six Aldermen. Clissold was reputed to be a man of great energy and was involved with businesses such as fell-mongering and wool-stapling variously spread between Newtown and Canterbury. He also engaged in numerous sporting enterprises including horse racing and hunting expeditions, undertook large scale land speculation dealing and was a large land holder himself.

Having amassed a considerable fortune Clissold built the commodious *Glentworth House* in 1886/87 as a home for his large family. The residence was of such quality as to warrant mention in *Building and Contractor News* of 24th June 1887.

Externally the mansion presented as an exceptionally fine example of *Italianate* architecture. There was a slate roof with numerous hipped bay extensions; a tower with lace guards and the spire at the top; well profiled chimney stands and pots; verandahs characterised by restrained lace friezes and columns-work; ample but restrained stucco mouldings were variously featured, and especially on the portico under the tower; and there were massive capitals above the double pilaster columns leading to the dentils of the entablature. There was a fine classical entrance with a Georgian circular fanlight



Figure 2.3.2
 Photograph of Glentworth House hall
 (Source: *Our Beautiful Homes*)



Figure 2.3.3
 Photograph of *Glentworth House* front drawing room
 (Source: Aevum archival historic photographic material)



Figure 2.3.4
 Photograph of Glentworth Ballroom. Note high ceiling and bay window.
 (Source: Aevum archival historic photographic material)

and the name 'Glentworth' was etched in the glass. The side-lights were also glass etched. The house contained about 30 rooms, as well as cellar/kitchen areas beneath, all with many quality features such as: timber panelling; marble fireplaces; inlaid wood floors; and ornate ceilings. The carpenter George Smith who built the magnificent return staircase inscribed the construction date on a piece of timber still in possession of the property owners.¹⁵

Frederick Clissold died in 1892, but his widow and family continued to live at *Glentworth House* for another twenty years. After his death ownership of the property was registered to accountant James Little; widow Annie Clissold; and two of Clissold's daughters: Annie Eliza Watkins, wife of John Watkins, architect; and Jessie Jones, wife of Alfred Tillotson Jones, Jeweller. Sons Frederick William Clissold and Harold Sydney Clissold were later registered on the title deeds.¹⁶

2.4 Property Sale

In 1911, Annie Clissold moved to Wollstonecraft, and advertising the Glentworth property as available for purchase through Richardson and Wrench, estate agents. An auction note appeared in the *Sydney Morning Herald* in late 1912 for the disposal of the property and the advertisement provides a good property description immediately prior to sale.

'MANSION AND BEAUTIFUL GROUNDS

The Gem of the western suburbs. Grounds which comprise, well kept lawns, flower garden, shrubbery and hedges. "GLENTWORTH", a modern mansion standing in the centre of highly improved grounds, in area five acres, . . . of best workmanship ...

GROUND FLOOR: noble hall, vestibule, drawing room, dining room, library, billiard room, lavatory, ballroom, 3 pantries, large kitchen, school room, laundry and mangle room.

FIRST FLOOR: halls sitting/ boudoir; 7 bedrooms, 8 bathrooms, (handsomely fitted and finished) linen room, servants quarters. The rooms are remarkably large and well proportioned.

AT REAR is superior stabling of brick, slate roof two stalls and harness room, (loft over), room for four vehicles gas engine room, fuel house 2 cow bails.

*No better or more highly finished residence is to be discovered around our city.'*¹⁷

In 1912, with both *Bellevue* and *Glentworth House* on the market, negotiations were set in train by the Catholic Archbishop of Sydney, Michael Kelly, for the purchase of both properties. The Archbishop, following the designs of his predecessor, Cardinal Moran, was most enthusiastic for the foundation of a similar Sydney home, for the protection and rehabilitation of delinquent girls. He wrote, in the following terms, to the Mother Superior of the Sisters of the Good Shepherd in Adelaide:

¹⁵ See Ashfield Scrapbook No. 3 Victoria Street, Ashfield & District Historical Society 1978

¹⁶ Vol.558 F.227, LTO.

¹⁷ *Sydney Morning Herald* 9 October 1912.



Figure 2.4.1
Early 20th century photographic image of *Glentworth House* showing fine gravelled driveway situated in well manicured grounds. The Mansion presents proud of its site, on earth mounds with gracious external stairways. The red arrow indicates the very large stable building with gabled roof. The stable is reported in a 1912 SMH advertisement to house four vehicles and with loft overhead
(Source: *Speed the Plough* p104)

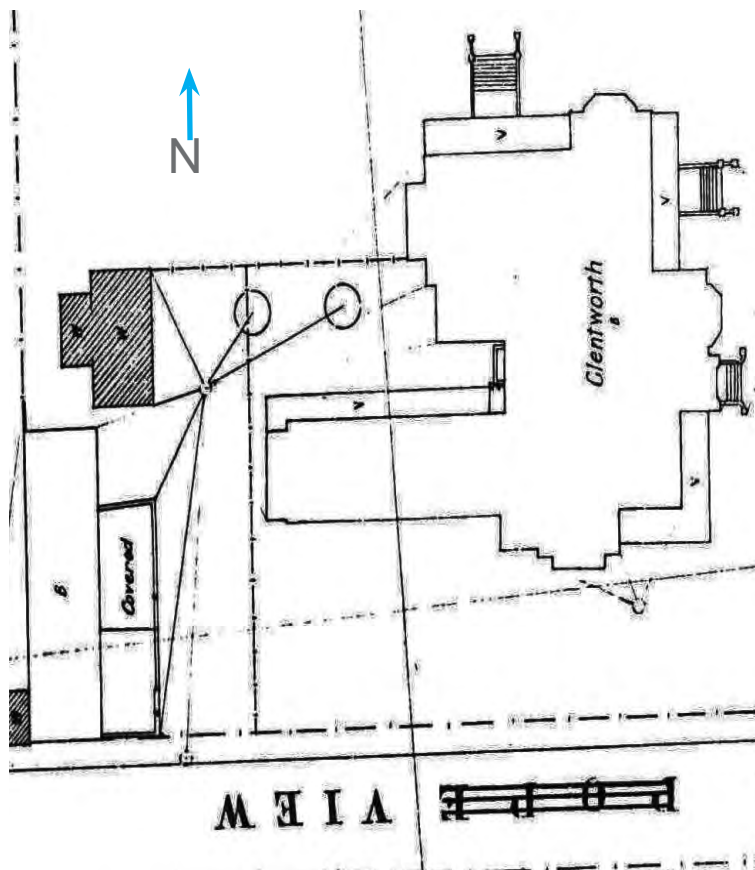


Figure 2.4.2
Plan showing the most likely footprint of the property that was purchased by the Sisters in 1913. At the west (rear) of the property there are substantial outbuildings, with the rear stables sufficient to accommodate four vehicles and had an overhead loft. It presents with a covered area towards the residence.

(Source: *Sydney Water Archives, PWD 851, Catalogue 1544, 27th March 1886*)

Our City, the chief sea port of the Continent, has 600,000 inhabitants of whom about one fourth are Catholics. Two Refuges have long been carried on by the Sisters of the Good Samaritan; but the number of inmates does not correspond to our need. They will welcome the advent of your Sisters to our city in a quarter remote from their own establishments. A good site is now available and Mother Provincial of Melbourne has seen it. It will be necessary to borrow a part of the price, but this is customary in all our Foundation and our good people in short time will help us to pay off all liabilities. Therefore, dear Mother General, I trust you will recognise that the hour of Divine Providence has come and that you will authorise good Mother Provincial of Melbourne to settle a fine Community among us.

The two properties, with their extensive grounds, impressive internal facilities and beautiful gardens, were ideally suited for the setting up of such a refuge. The Archbishop's invitation was accepted, the properties purchased, for the combined sum of £13,000 from Percival Winter (or Wynter), Auctioneer, who owned *Bellevue*, and from Frederick Clissold's widow, the owner of *Glentworth House*.

The foundation Sisters travelled from Adelaide aboard the *S. S. Bombala*. Archbishop Kelly officially opened the Ashfield convent on 31 July 1913. It was nicknamed the "Jubilee Foundation", for it was established in the year of the golden jubilee of *Abbotsford*.¹⁸



Figure 2.4.3
Photograph of a group of Good Shepherd Sisters, taken in front of *Bellevue*, once located next door to *Glentworth House*. This building was subsequently demolished in about 1935, to make way for a new sewing and infirmary building.
(Source: *Pitch Your Tents on Distant Shores* p214)

¹⁸ Kovesi, pp. 214-225.

2.5 The Sisters of the Good Shepherd and the Work of the Good Shepherd Home, Ashfield

2.5.1 Background

The Sisters of the Good Shepherd were a semi-contemplative (enclosed) Catholic Institute of Religious Life that had been founded in Angers, France in the mid 1820s and by Rose Pelletier (Mother Mary St Euphrasia), and based on the work of an earlier religious order for sisters (Our Lady of the Charity of the Refuge) established by John Eudes in the 17th century.

In June 1863 the first four Good Shepherd Sisters landed in Melbourne, having been invited by the then Catholic bishop of Melbourne James Goold. The purpose of their coming was to assist women in distressed circumstances in the social upheavals associated with the rapid growth of the gold mining and pastoral industries. The Sisters established a Convent and self-supporting farm of seven acres at Abbotsford, near Melbourne. Within one year of their arrival the Sisters were caring for 32 young women and girls and within three years had 163 in their charge. Their work became quickly renowned and by the early twentieth century there were various foundations in Victoria, Tasmania, West Australia, New South Wales, New Zealand and later South Australia.

The work of the Sisters revolved around the care of young women and girls, deemed to be in the rather wide category of 'wayward'. These youth may for instance be young women who had been through the courts for moral misdemeanours and were termed by society as 'delinquent' (a term that appears frequently in the Ashfield Council Records), or may be young unmarried expectant mothers, placed in the care of the Sisters by families. Alternately they may be young women who found themselves drifting into lifestyles from which they wished some opportunity of reform. By extension, the work was also involved in some neo-natal and child care, education of young children and the work also had alignment with adoption services. Though Roman Catholic in origin and general operation, the Good Shepherd Homes accepted girls from various faith backgrounds.

The press of the era generally touted the work of the sisters as being for the rescue and refuge of young women and girls. Often these girls were referred through the courts. Sometimes they came from broken homes, and sometimes it was a matter of 'out of wedlock' pregnancy. The Sisters had also been in receipt of 'basket babies' left on the doorstep.¹⁹ Various articles in the Catholic Press in particular detail the lifestyle of the Good Shepherd institutions as being highly structured but also sympathetic, and as being conducted in grounds and facilities with a fine state of presentation and good health care. What is readily apparent is that the work had a keen resonance with the faith communities of the era and as a consequence was clearly well supported.

¹⁹ *Catholic Weekly* July 19, 1981



Figure 2.5.1
Etching entitled 'Taking the Veil, Abbotsford Convent' late 19th century
(Source: *Picture Australia*, National Library of Australia online)



Figure 2.5.2
Young children at the Good Shepherd Institute, Victoria circa 1900
(Source: *Pitch Your Tents on Distant Shores* p183)



Figure 2.5.3
Girls practising sports at the Ashfield Good Shepherd Home, probably late 1960s
(Source: *Picture Australia*, National Library of Australia nla.pic.au 24473603)

The very rapid growth of the Ashfield facilities serves as a good case in point where sizable purchase debts were paid quickly and substantial new facilities constructed, even during difficult economic and social times. Normally, as soon as one project was completed, another was begun.

Chief activities carried out at Good Shepherd sites in selected Australian cities included establishment of laundries, which provided employment and generated revenue. Following the pattern of the Melbourne operations, a laundry service was begun in Ashfield for the purpose of occupational therapy and for providing maintenance towards the upkeep of the place and its people.

The early Sisters also brought to Australia the art of fine lace-making and this skill was extended to the production of wedding dresses. These were often lent out, along with other fine specific occasions clothing.

From the earliest days of operation of the Good Shepherd homes, the girls were encouraged to attend home training courses. Thus Dressmaking and Domestic Science were included in the curriculum along with Arts and Crafts. The standard of schooling was reportedly high. There was a school set up on each site (including the site at Ashfield) and these schools normally provided education up to School Certificate standard. Their general educational standard was reportedly high. Following upon some of the Victorian initiatives, Ashfield also ran an agricultural facility and a long term resident outlined that there were cow bales, vegetable gardens and an orchard on the Ashfield property. As an extension of the Ashfield work, a farm was later established at Toongabbie, in the outer western suburbs, and a small community of Sisters set up an open house there for schoolgirls, with their own school attached. While it was a successful venture, it lacked funding and the farmland was of poor quality. The Ashfield facility also included a pottery kiln and a bakery.

These institutions were also renowned for their concert performances with the arts and musical shows seen as a valuable part of the lifestyle and education that was being offered, and the Ashfield operation was similarly renowned. For 27 years the Directress of the Ashfield institution was Mother Clothilde, a well regarded psychologist and woman of many talents, whose job it was to progressively de-institutionalise the facility, in line with trends towards individualised rehabilitation into society.

From the mid 1950's this represented a new trend that had been commenced in France by the Superior General of the Order Mother Ursula Jung, who was specially noted for her group work with teenagers in that country, and was in fact awarded the *Legion d'Honneur* for her work with youth. At that time there were over 200 girls in the care of the sisters and steps were made first to smaller groups of about 20, with a Sister in charge and then out of the institutional environment altogether into group homes.²⁰

²⁰ *Catholic Weekly* 30.12.79



Figure 2.5.4
Photographic image taken in 1918 of girls working in what was known as the machine room
(Source: *Pitch Your Tents on Distant Shores* p.215)



Figure 2.5.5
Photographic image of residents in the gardens of the Good Shepherd Home Ashfield taken in about the same era
(Source: *Pitch Your Tents on Distant Shores* p215)



Figure 2.5.6
In its final years of operation the home developed a range of cultural and craft skills
(Source: *Picture Australia, National Library of Australia nla.pc-an24095488*)



Figure 2.5.7
The Sisters at prayer in the nuns portion of the Good Shepherd Chapel (circa 1960s)
(Source: Archives of Good Shepherd Sisters)



Figure 2.5.8
The large Congregational staff of the Sisters of the Good Shepherd (circa 1960s)
(Source: Archives of Good Shepherd Sisters)

2.5.2 Acquisition of the Ashfield site by the Good Shepherd Sisters

Both the Clissold and Seaward properties, comprising the two components of Section 8 of the Canterbury Estate, were purchased by the Good Shepherd Sisters from Clissold's wife in 1913. The Sisters were represented by Bridget O'Rourke, Mary Ann Lowry, Elizabeth Curtain, Jane Brazil and Catherine Kennedy (probably the Sister Trustees of the Order). A mortgage was contracted on 5th April to the trustees of the Clissold property.²¹ William Seaward's five acres containing the *Bellevue* residence was purchased at the same time from auctioneer Percival Wynter. The *Bellevue* residence was demolished in about 1935/36 to make way for a new 'Infirmarium and Sewing Centre' that was constructed in 1937.

From 1913 until 1978 the whole of the property, bounded by its four streets was owned and operated by The Good Shepherd Sisters. *Glentworth House* itself was used primarily as their convent, while its grounds and various associated buildings were used for the social work of the Sisters.

Subsequent to its purchase in 1913 by the Sisters, *Glentworth House* was extensively altered to accommodate both the needs of the Sisters as well as the needs of their early "wayward" charges and foundling babies; initially few in number.

2.6 Good Shepherd Development of the Site

Following the purchase of the two Ashfield properties, the general arrangement was structured, in the usual pattern of the operations of the Sisters, to accommodate a convent, a separate dormitory wing, classrooms, an infirmary and health-care facilities, sewing and craft rooms, music and recreational rooms, a commercial laundry and external sporting facilities. The property had already had an agricultural component for some years, and as mentioned above, this was continued by the Sisters.

2.6.1 Initial Alterations and Additions

Upon purchase by the Good Shepherd order in 1913 the *Glentworth House* and *Bellevue* properties took on one identity, becoming known as *The Good Shepherd Home*, and the properties were rapidly transformed for the work of the order. From that time they became non-rateable; being for religious and charitable works. Therefore a number of the records regarding alterations and additions remain unclear. Some however are extant in the Ashfield local studies library, the Sisters archives, and in the Catholic press of the day.

²¹ V.558, F.227; V.564, F.18, LTO.

The main residence, *Glentworth House*, was adapted for use as a convent, however it seems that the changes made to the dwelling were not substantial. The ballroom became the chapel; the billiard room was adapted for use as a refectory, and the former dining room served as the Sisters' community room. The upstairs rooms were the Sisters' cells, with the girls in care occupying the neighbouring house, *Bellevue*.²² It is likely that the original laundry was situated between *Glentworth House* and *Bellevue*. The ancillary buildings at the rear (west) of *Glentworth House* were demolished prior to the large scale 1935 laundry renewal, though the date of their demolition is uncertain.

An article in the Catholic Press of the day, *The Freeman's Journal* outlined the arrival of the Sisters in Ashfield and detailed part of their work and also their future plans.²³ A follow-up article from the same publication noted the opening of new laundry extensions by the Catholic Archbishop of Sydney.²⁴ This indicates not only the first major building work undertaken on site by the Sisters but perhaps also the political kudos of the then-new Good Shepherd venture.

2.6.2 1919 chapel

After acquisition of the property by the Sisters in 1913, a temporary chapel was established in the former spacious Ballroom of *Glentworth House*. This chapel was contained within the original residence and was probably the only Chapel on site between 1913 and 1919.

Records held in the local studies library at Ashfield note that on 5 September 1919, a building application was made to Ashfield Municipal Council for the construction of a Chapel, to be housed in a building adjoining *Glentworth House*.²⁵ The new building was to be of wood and fibro, set on brick pier foundations and with a painted iron roof.

Given the estimated cost of the building, at £1,400, it was likely that this was a substantial structure, that would serve the general religious needs of the residents until the eventual construction of the existing Chapel in 1941. This 1919 chapel building measured about 28ft wide by 54ft long and the width corresponds to the width of the Ballroom. It abutted the former Ballroom through what had previously been the large west bay window.²⁶

Between 1919 and 1942 the ballroom of the old home continued to be used as the nuns portion of the chapel complex, while the 1919 section, the fibro cement building, measuring was for the resident 'inmates', who at that time numbered 220.²⁷



Figure 2.6.1
1930 aerial image showing *Glentworth House* as circled in blue, a smaller laundry operation as indicated by the red arrow, the 'L' shaped boarding school as shaded, and the complex arrangement that was *Bellevue* at bottom left, as indicated by the green arrow
(Source: 1930 aerals, NSW Department of Lands)

²² Kovesi, pp. 214-225.

²³ *The Freeman's Journal*, 26 March 1914.

²⁴ *The Freeman's Journal*, 20 April 1914.

²⁵ BA No.04028, 5 September 1919, Ashfield Municipal Council.

²⁶ 'Building' 1942

²⁷ *Building*, 1942.

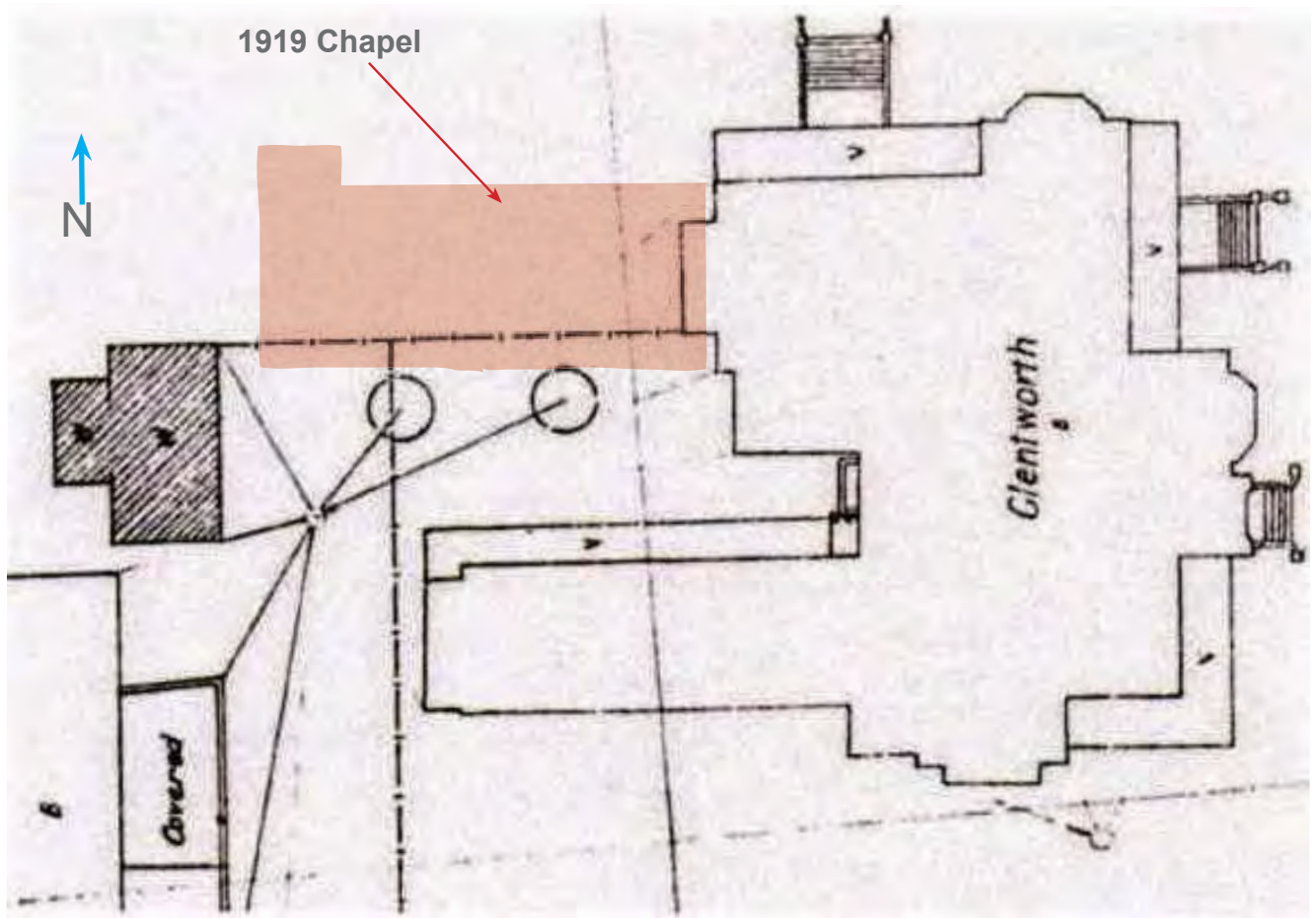


Figure 2.6.2
The 1886 footprint of *Glentworth House*, and showing, as indicated by the red arrow, the shaded outline of the Chapel building which was added in 1919. The Ballroom within *Glentworth House* continued to be used as the nun's section of the chapel. The section of the chapel for the girls, began beyond the former bay window and extended to the west. The sanctuary area was at the west end. It is likely that the small nibbed section at the west indicates the priest's sacristy. It is understood that the chapel was entered from one side (probably the north, according to pathways in old aerials) and as reported by a long-time resident, it had confessionals on the south side

(Source: Overlay 1886 Water board Plan)

The sanctuary area was at its west end, forward of the girl's section.²⁸ It is understood that the Chapel entry was at the north side, and this seems to be indicated by the pathways shown in the 1930 aerial. Confessionals were placed along the south side of the structure.

The 1940 Glancey blueprint plans specify the demolition of this 1919 chapel. This demolition took place during 1941, with the footprint of the chapel being absorbed into the 1941 convent additions.

2.6.3 The 1920 'L Shaped College'

Another building application on 29 January 1920 from Mother Borgia of the Good Shepherd Convent and Home, to Ashfield Municipal Council proposed the construction of a three storey College (Application No. 4264).²⁹

The address is listed as Lot 3 Canterbury estate. This coincides with a land parcel immediately to the north of the *Bellevue* residence. The old *Bellevue* house was to remain for about another 15 years, and it is still evident in the 1930 aerial.

An article in *The Freeman's Journal* recorded that :

*At a meeting of the Committee . . . it was reported that all the preliminary work in connection with the erection of the new building had been completed. The contractors were now making satisfactory progress in preparation for the laying of the foundation-stone, which it was hope would be done in the very near future. Owing to the large in crease in the cost of materials and wages, it is feared that the good Sisters will incur a tremendous debt, and the committee regret very much the poor response to the appeal made by the Rev. Mothers for subscriptions. It is causing serious thought to all concerned, for the protection tendered to the children under the care of the Sisters is very necessary for religion and society.*³⁰



Figure 2.6.3
1943 aerial image showing the 'L' shaped school and boarding facility that was constructed in 1920 - as shaded. The old Bellevue mansion was demolished some time between 1935 and 1937. Its demolition was recounted by a long-time resident who began residence at the Good Shepherd Home in 1935
(Source: NSW Dept Lands/RTA 1943 aerial)

²⁸ Interview with former long term resident, March 2009.

²⁹ An article in the *Freeman's Journal* 2 March 1939 speaks of this dormitory wing as being an 'L' shaped building, and the Glancey Plans for the Sewing and Infirmary Building show it as adjoining this dormitory wing

³⁰ *Freeman's Journal* April 1, 1920



Figure 2.6.4
Photographic image from the mid 1970's of the then-closed boarding and schooling component
(Source: Aevum archival historic photographic material)



Figure 2.6.5
Image probably circa 1940 looking towards the east facade of the 1920's 'L' shaped boarding School, known as 'Rosemount' with the north facade of the laundry building to the left and the line of the brick wall indicated by the red arrow.
(Source: Aevum archival historic photographic material)

2.6.4 The Ashfield Convent Laundries

An article in the Catholic Press of the day, *The Freeman's Journal* (26 March 1914), outlines the arrival of the Sisters in Ashfield and details part of their work and also their future plans.³¹ It seems that a laundry operation was soon established after the arrival of the Sisters and a follow-up article on 20 April 1914 notes the opening of new laundry extensions by the Catholic Archbishop of Sydney. It is likely that the first laundry, which was established in 1913, and then extended in 1914 was situated between *Glentworth House* and the former *Bellevue*. It could be speculated that the first laundry may have begun in the then existing outbuildings, since they already had some power arrangements available. Moreover, the 1930 aerial seems to indicate this location.

A *Freeman's Journal* article of 16 October, 1919, applauds a recent decision of the Industrial Court which facilitated the continued operations of such a facility and show how precariously poised was the industrial future of such operations. It is headlined:

OUR CONVENT LAUNDRIES - The Industrial Court's Sane Decision.

*The decision of the Industrial Full Court that the women employed in laundry work at the Good Samaritan institutions at Tempe and Buckingham Street are not "employees" within the meaning of the Arbitration Industrial Acts is not only good law, but sound common sense. It may be true that the institutions do washing and ironing for private customers, hotels and boarding-houses at the ruling prices, and in this way earn money for the support of the inmates who have been rescued from want and worse, and are endeavouring to make a new and happier start in life; and it may be equally true that to some extent the institutions are in competition with the ordinary laundries, which must pay full rates. But it is absurd to argue that the convent laundry inflicts a hardship on other laundries and is advantageous in its business because it is not bound to pay the trade wage. In all probability it costs the Sisters considerably more . . ."*³²

In 1935 a large and imposing new laundry was constructed which replaced the early laundry operation. It was a very substantial commercial laundry. The reasonably aesthetic principal facade faced the north and the construction featured an industrial saw-tooth roofing arrangement of considerable height. In subsequent documentation, including the Glancey Plans it is referred to as the *Employments Building*. This new building which became the largest single structure on site also represented the major industry of the site. Its operations had far reach into the hospitality industry in Sydney and then soon into the washing arrangements for the Second World War. During that War a very large component of the Khaki uniforms (some thousands per week) were washed and pressed in this laundry operation.



Figure 2.6.6
1930 aerial image showing the original laundry operation as circled. The pathway at its north side cuts across towards the old chapel at an angle and a little further down the hill from the later position. Its later position became established by the construction (probably in the 1930's) of the brick wall, as indicated below.
(Source: NSW Dept. Lands/RTA 1930 aerial)



Figure 2.6.7
1943 aerial image showing the laundry as shaded, centre of the complex. The red arrow indicates a substantial brick wall, still present
(Source: NSW Dept Lands/RTA 1943 aerial)

³¹ *The Freeman's Journal*, 26 March 1914.

³² *The Freeman's Journal* 16 October, 1919

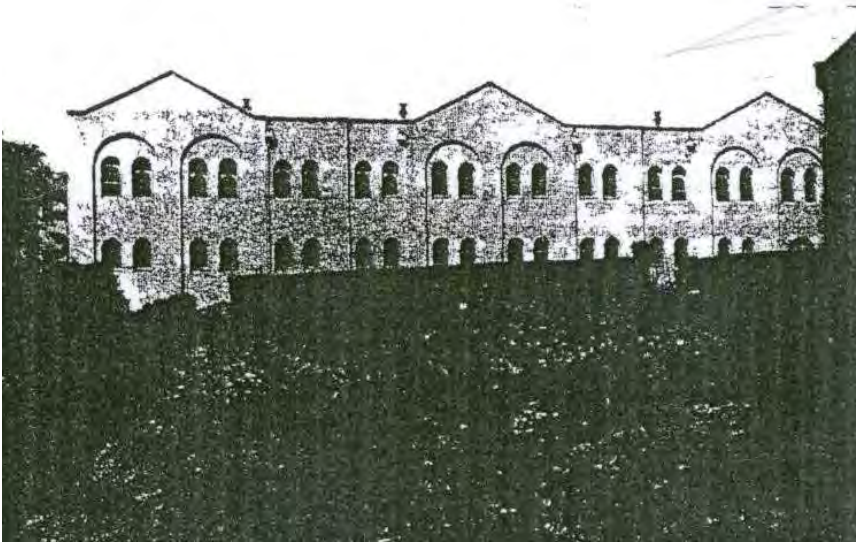


Figure 2.6.8
North elevation of the Good Shepherd laundry, Ashfield, from a photograph taken in 1935 immediately after construction of the laundry
(Source *Freeman's Journal* 17 October 1935)



Figure 2.6.9
1970's photograph showing the north facade of the 1935 laundry. The photograph is interesting in being one of the few images obtained to date that shows the north facade of the large industrial laundry. The fenestration elements and wall finish appear to blend with the large Chapel.
(Source: *Archives of the Sisters of the Good Shepherd*)

It would seem that when this 1935 laundry was constructed, many aspects of the whole site were delineated more clearly for future development and this has had an impact upon the built arrangements on site since that time. The then-new 1935 laundry was situated quite proud, on an embankment which it seems was excavated and terraced with a substantial retaining wall and some fencing. This defined traffic. Then the development of the other buildings, which will be outlined in the following pages, followed quite quickly over the next five years or so.

This substantial and high wall, of quality face brick, seems to have been constructed about this time. It remains a significant defining feature of the site, both for traffic movement and for building. The traffic movement is further instituted by fencing and paving. The general effect is to separate the property into higher and lower sections, and at that time to clearly define the laundry precinct within the property.

Council's building records for 17 November 1953 indicate an application by solicitors for Sisters of the Good Shepherd applying for existing use rights of the buildings on the land: "*These consist of Institution for delinquent girls in which is carried on the business of a laundry, and a convent building which is residence for 22 Sisters of the Good Shepherd.*"

The records note that while the Continued use of land and retention of convent is approved, Council rejected the proposed continued use of the laundry facility. It was deemed to no longer conform with the requirements of the *Local Government Act* 1951. It may be presumed however that the laundry operated after that time, either by virtue of agreed modifications or an established time frame for closure. Council records from 1956 and 1957 for instance indicate applications and approvals (1981/56 and 2108/57) for an Engineer's workshop in laundry, as well as for a Boiler room building for laundry.

The laundry, which was closed by the mid-1960s, had been a principal source of revenue for the operations for the Sisters, apart from charitable donations and bequests to their work. During the life of the operation it was not government funded, even though it ostensibly did much of the government social work of the era, especially by way of referrals from the Courts.

2.6.5 The 1937 Infirmary and Sewing Wing

The records of Ashfield Municipal Council no. 9249/37 note an approval for the construction of a 'New Infirmary and Sewing Building for Sisters of the Good Shepherd, Victoria Street, Ashfield'. The building was constructed 1937/38. As shown in the highly detailed plans it involved the demolition of the old *Bellevue* house, located towards the corner of Seaview and Queen Streets and this 1937 building was substantially constructed on the footprint of the old residence. The two storey building was designed by Clement Glancey as an imposing and dignified structure. It was of two storeys, with hip roof formations and bay windows. The building is shown to adjoin the existing large 'Employments Building' (ie the laundry) at its east side and the existing 'Dormitory Block' at its south-west corner. The building faced inwards to the complex with its rear towards Seaview Street, which was by that time, or soon thereafter to be bounded by the high stone walls.

For the twelve months between demolition of the 1919 chapel and completion of the new chapel, the ground floor of the 1937 Infirmary building was used as a temporary chapel as well as sewing and lace-making room.

A long time resident of the Good Shepherd complex has recounted that the old *Bellevue* mansion was demolished soon after she arrived. (that is, within a year or two of 1935). She remembers that part of the property was surrounded by a high iron fence for some time during the demolition of the old house and the construction of the new sewing and infirmary building.



Figure 2.6.10
The 1943 aerial, showing, as shaded the 1937 infirmary and sewing centre, adjoining both the laundry and the 'L' shaped boarding school
(Source: NSW Dept of Lands / RTA 1943 aerial)

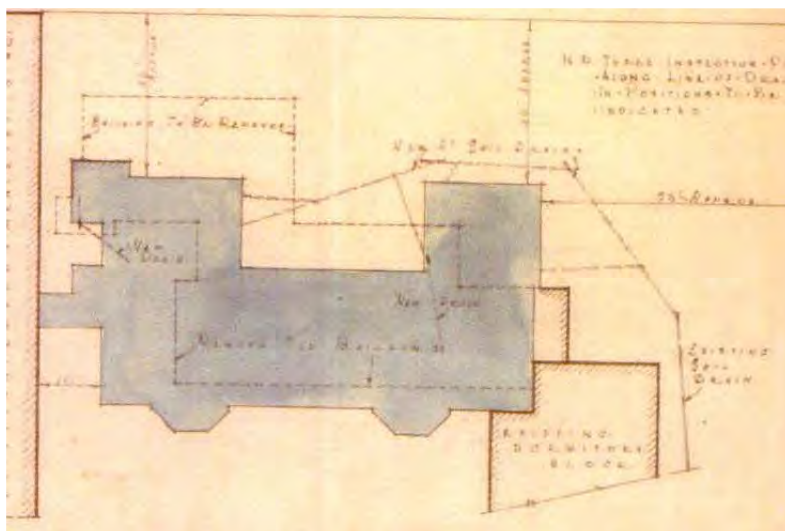


Figure 2.6.11
Plan of the footprint for the new Infirmary and sewing Building, and showing by dotted lines the footprint of the older *Bellevue* Residence which the plans schedule for removal. Note that at the east side, the newer building abuts the 'Employments Building' which is the large laundry, constructed in 1935
(Source: Ashfield Council Archives)



Figure 2.6.12
Photographic image taken in 1941 of Good Shepherd girls engaged at sewing in the Infirmary Building.

(Source: *Pitch Your Tents on Distant Shores* p216)

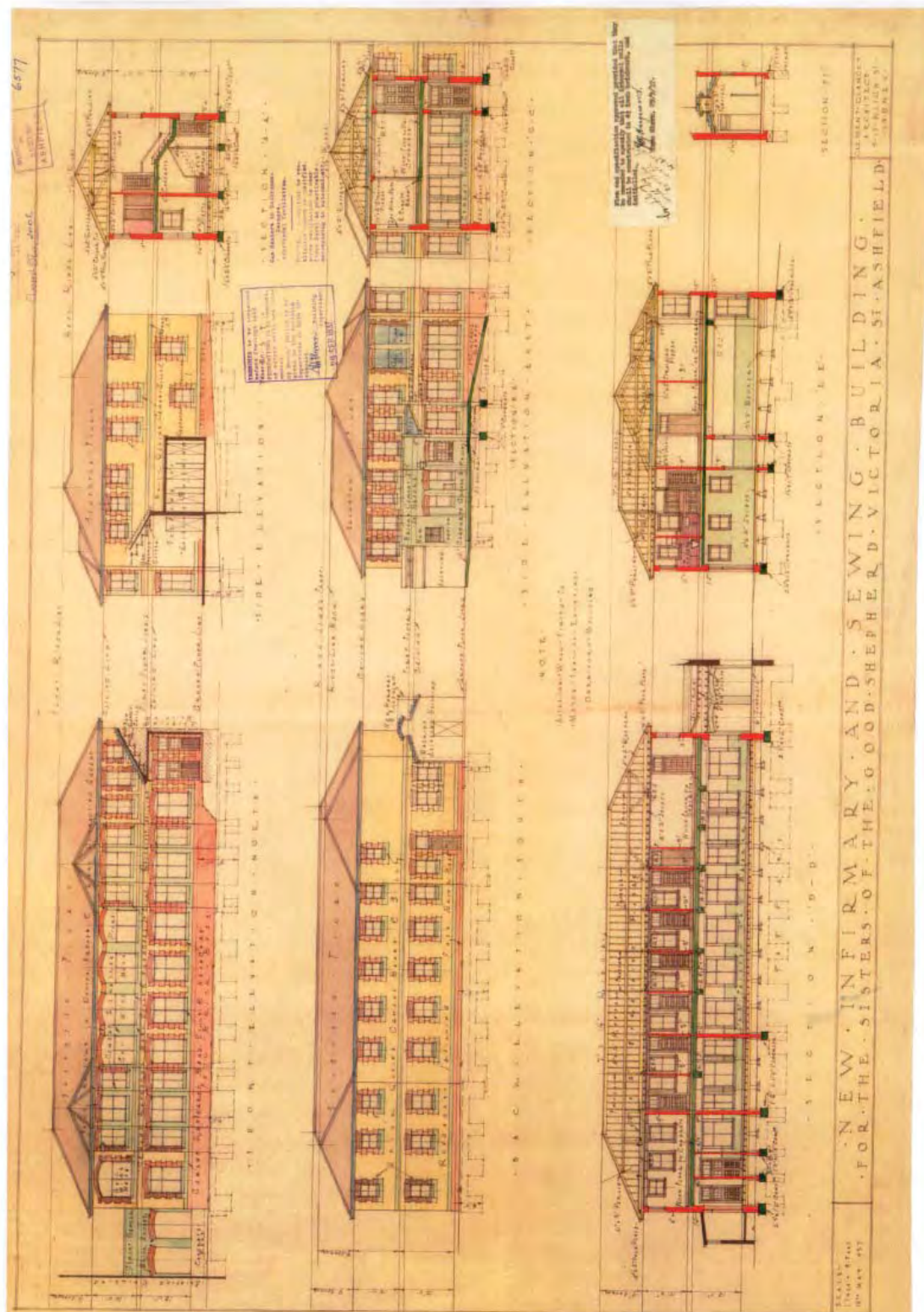


Figure 2.6.13
 Plan for New Infirmary and Sewing Building, by Clement Glancey Architects, 1939.
 (Source: Ashfield Council Archives)

2.6.6 The 1935 Reception Parlours Annex

Soon after the construction of the large 1935 laundry, another building was constructed at its east side. At the time of construction it was separate by about a metre from the west wing of the old *Glentworth House*. It was later joined to the rear of the west wing (probably by 1940). This building is still present and it now appears to be part of the residence. It has been variously known as the 'annex', the 'parlours', and also the 'packers dormitory'.

An article in the *Freeman's Journal* which described the newly completed laundry building, proceeded to outline anticipated construction work at the Good Shepherd Home. These were to consist essentially of a series of "reception parlours - six or seven of them, in which young inmates may meet their friends".³³ It was likely that this building also served as a reception centre for the work of the Sisters, with a processing office that was discrete from both the larger convent building and also from the employment and schooling arrangements. It seems that this building had its own entrance from Seaview Street.

The ground floor of the building largely comprised a number of small parlours, which may still be read in the ceiling detail. The first floor of the building contained what was known as the 'Packers Dormitory'. This was a separate sleeping quarters for older girls who were engaged in the folding, packing and despatch of the finished laundry products. The quarters was located immediately adjacent to the despatch section of the laundry and to its main driveway.

As noted above, this building was originally separated from the main old *Glentworth House* building by approximately 1 metre. A long term, former convent resident has recounted that for some years it was possible to walk between the two buildings. A stairway was later constructed as a connector to the rear of the Convent. The windows at the point of contact for both buildings were filled in.

Returns in the verandah joinery and indents in the original plans also indicate a likelihood that the west end (rear) of the west wing of *Glentworth House* was originally of one story. This was probably a laundry section. When the connections were put in place, a second floor was added at this point with a nibbed extension to the south, and then the whole of this west wing was re-slatted.



Figure 2.6.14

The 1943 aerial shows the two storey 1935 reception parlours complex (as shaded). It evidenced a paved area or portico at its southeast entrance (off Seaview Street) and appeared to be attached to *Glentworth House* (see blue oval). The small built nib addition was also present by 1943

(Source: NSW Dept of Lands / RTA 1943 aerial)

³³ *The Freeman's Journal*, 17 October 1935.

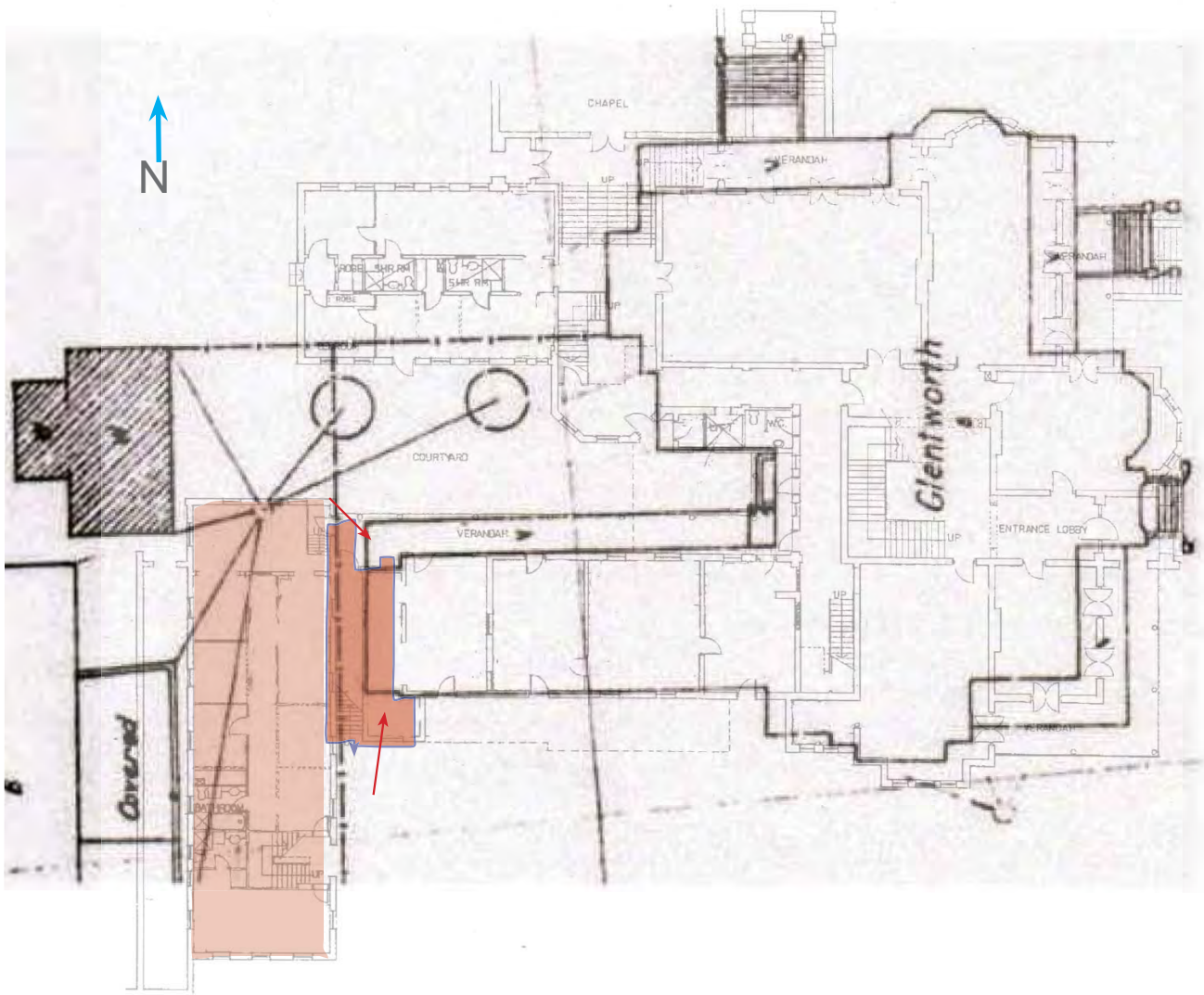


Figure 2.6.15

The footprint and plan of the 1935 reception parlours building rear addition (north/south) superimposed on the 1886 *Glentworth House* footprint. It is likely that the indented wall sections at the west end (rear, and as indicated by the red arrows) indicate a single storey section, most likely a laundry. There were windows at ground floor level in both buildings and we understand that there was a pedestrian walkway between the buildings. Prior to the 1943 aerials the west wing of *Glentworth House* was altered at this point to provide access to the 1935 building addition to the old building and an external stairways. The whole of the roof appears to have been re-slatted at this time

(Source: Sydney Water Archives, PWD 851, Catalogue 1544, 27th March 1886 with overlay of Aevum Plans)

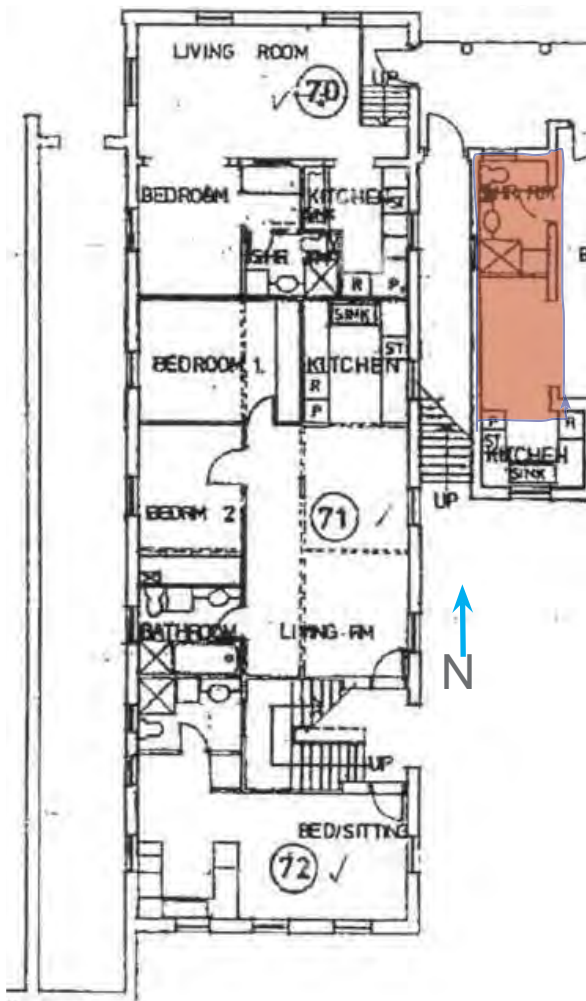


Figure 2.6.16

The ground floor and first floor plans of the 1935 north/south additions at the rear of the original residence: the reception parlours annex. The ground floor was a series of small reception room/parlours, and perhaps offices, which are still indicated by ceiling patterns. It is unlikely that it had a direct access through to the Convent cloister. Hence the later external stairway addition. The shaded section is likely to have originally been a single storey end to the *Glentworth House* west wing (Source: *Plans Aevum Archives*)

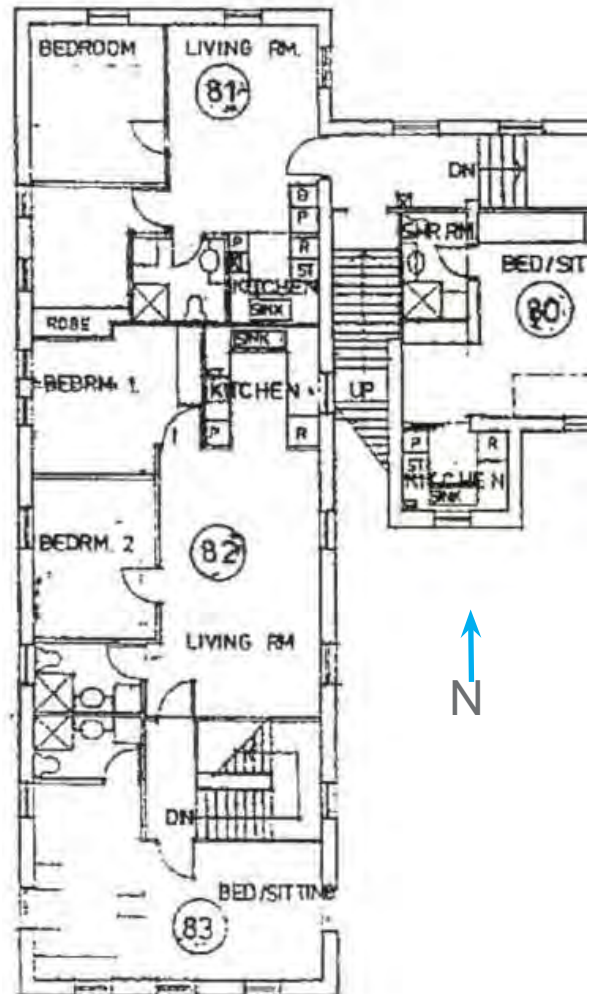


Figure 2.6.17

The first floor plan of the 1935 reception parlours additions (also known as the annex) at the rear of the original residence. The main volume of the upper level was used as the 'packers dormitory'. It is unlikely that it had a direct access through to the Convent cloister. The through connection would have been much later, but likely before 1940, since the roof was re-slatted while slate was still available. Bangor slate (Pennsylvania) was specified by Glancey for the Chapel but was unavailable by 1941

(Source: *Plans Aevum Archives*)

2.6.7 The 1941 two story 'connector' additions (northwest)

The 1940 plans for the 1941 alterations and extensions include a two storey 'connector' building between *Glentworth House* and the new Chapel. The construction of this component necessitated the demolition of the 1919 Chapel structure, and that footprint was subsumed into the new structure. This superseding footprint is detailed on the blueprint plans. The Journal '*Building*' in its May 25, 1942 edition includes the following description:

Until completion of the new Chapel the ballroom 39 feet by 26 feet in the old home had been used as the Nun's Chapel and the inmates of the institution numbering some 220 occupied a fibro cement building 26 ft by 54 ft. This structure, which was not part of the original home, has been demolished and an addition to the Convent measuring 40 ft by 28 ft consisting of two storeys and containing five bedrooms and bathroom accommodation on the first floor and offices and surgery on the ground floor has taken its place.

This component of the 1941 additions is situated at an intersecting point between major buildings, with level changes between the new Chapel, the ballroom, the external spaces and the new upper level. It thus presents with various sets of stairs. It necessitated the incorporation of a large lobby 'connector' 'space, that was characterised by an imposing and substantial main stairway and various ancillary stairs that connected the new Chapel and the external verandah space.

This was further complicated at its upper level by the additional ceiling height of the ballroom below, still visible in the extant building. At this time some changes, as detailed in the drawings and comment below, were also made to the rooms above the Ballroom with doorway entrances and wall divisions being modified for sister's accommodation cells. The former old bay window section at the Ballroom was sealed in by a new double doorway arrangement.

Changes were also made to the north facade of *Glentworth House* at this time with the visual effect of the more delicate Victorian verandah space, with its iron roofing and columns being converted into a more classically *Romanesque* masonry presentation. The balance of the fenestration arrangements on the first floor was also changed.

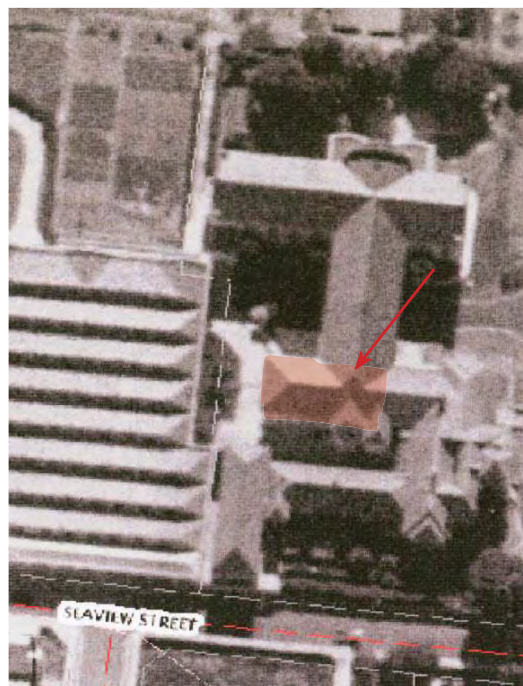


Figure 2.6.18
1943 aerials image showing the 1941 'connector'
addition, (as shaded and indicated by the red arrow)
which had been built over the footprint of the 1919
chapel
(Source: NSW Dept Lands/RTA 1943 aerial)

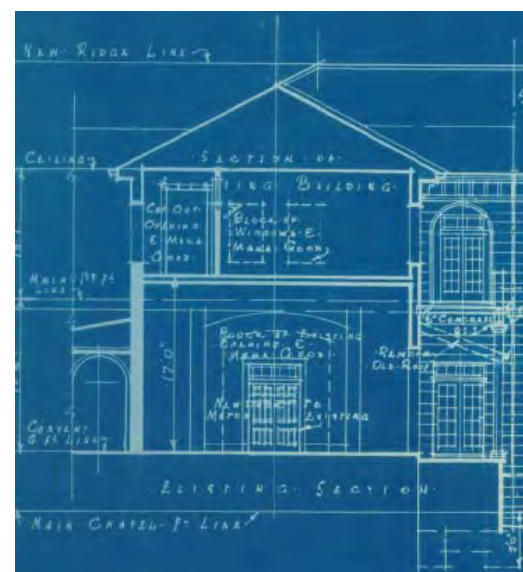


Figure 2.6.19
Through section, showing the relationship of ceiling and floor heights in respect to the ballroom. The original rooms above the ballroom comprised three bedrooms, with wall partitions situated immediately above the clearspan joists. These rooms were accessed from a short flight of stairs raising the floor level above the exaggerated ceiling height of the Ballroom beneath
(Source: Glancev plans. Ashfield Council archives)

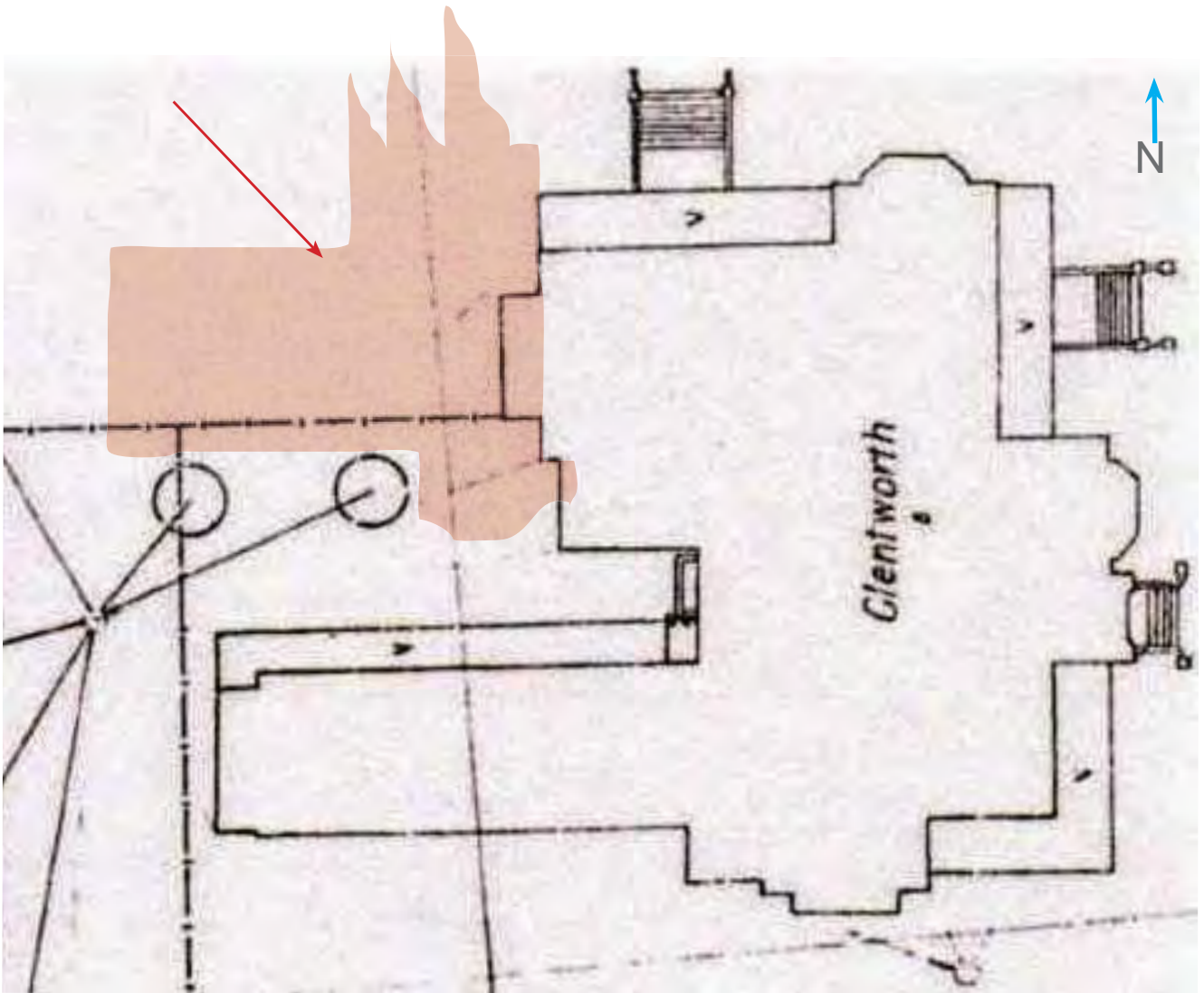


Figure 2.6.20

The 1886 footprint of *Glentworth House*, and showing, as indicated by the red arrow, the shaded outline of the Convent extensions that were added in 1941. These were constructed in the space previously occupied by the 1919 Chapel. The intersection necessitated the incorporation of a large lobby connector space, to link the main Convent building with the new Chapel and the additional rooms, both upstairs and downstairs. These various spaces met here at an intersection between several levels
(Source: *Overlay 1886 Water board Plan*)

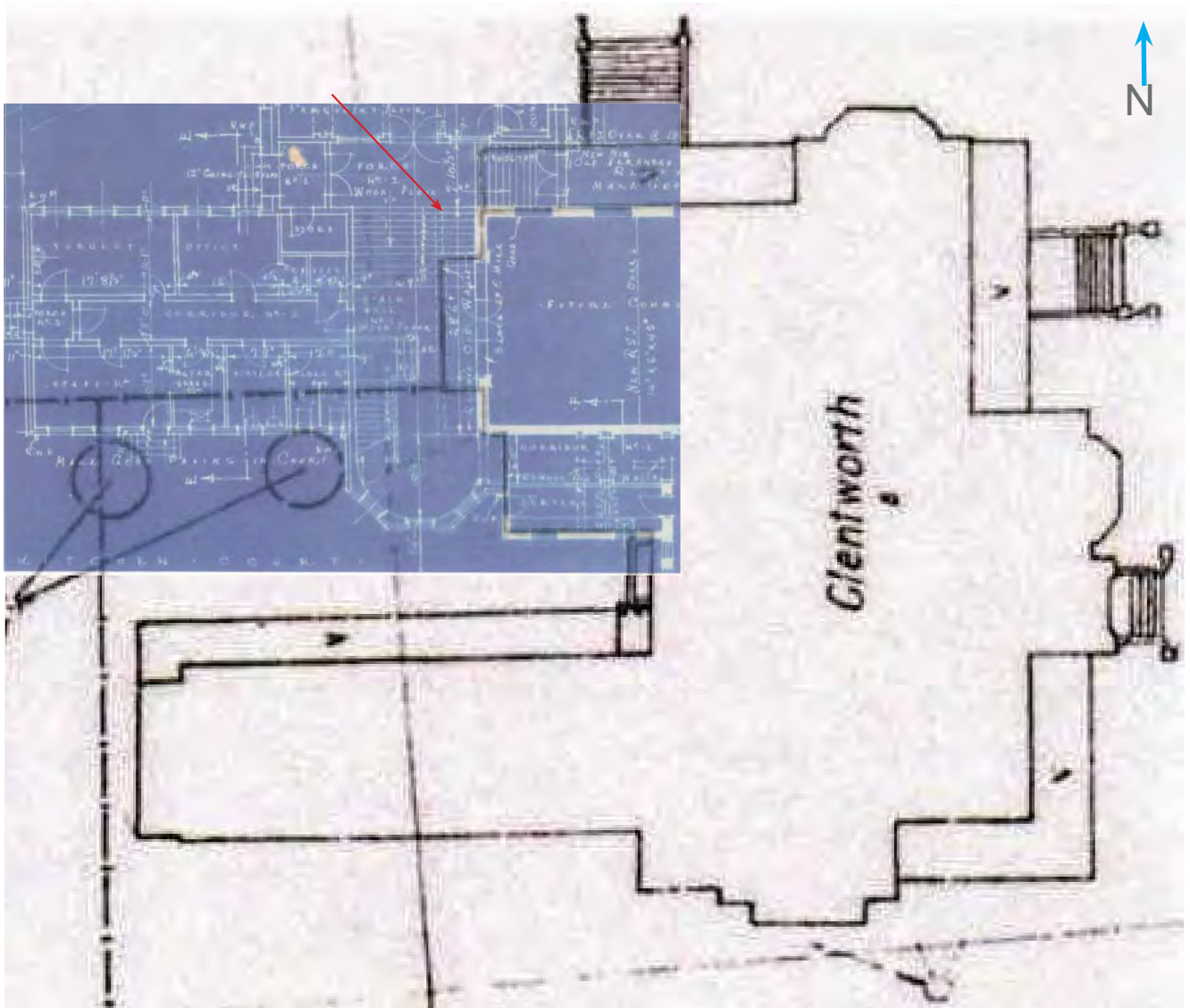


Figure 2.6.21
The original footprint of *Glentworth House* (1886), overlaid with the 1940 blueprint plans for the 'connector building'. This building measuring 40ft by 28ft, was additional to the then convent area. It consisted of two storeys, containing five additional bedrooms and bathroom accommodation on the first floor, as well as and offices and a surgery on the ground floor. It is at this intersection point between the major buildings that there are substantial level changes on each of the floors. Note the position of the original bay window off the ballroom and the new relationship to the upper verandah space
(Source: Overlay 1886 Water board plan overlaid with 1940 Glancey blueprint (Ashfield Council archives))

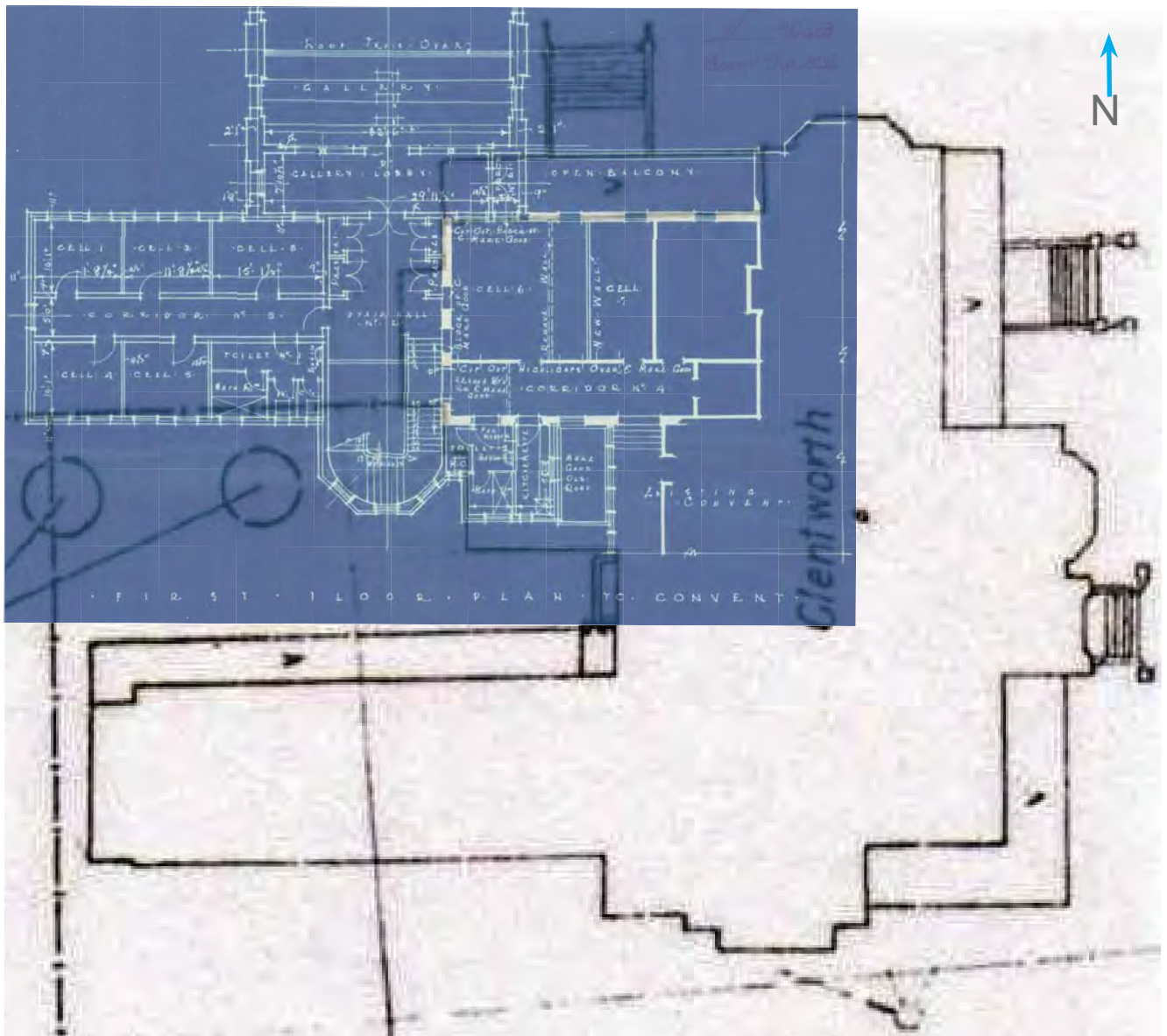


Figure 2.6.22

The original footprint of *Glentworth House* (1886), overlaid with the 1940 blueprint plans for the first floor of the 'connector building'. This building measuring 40ft by 28ft, was additional to the then convent area. It consisted of two storeys, containing five additional bedrooms and bathroom accommodation on the first floor, as well as offices and a surgery on the ground floor. It is at this intersection point between the major buildings that there are substantial level changes on each of the floors. Note that the rooms over the original ballroom have a raised floor height, above the original higher ceiling level in that room. Note also that the new wall divisions for the rooms above the Ballroom correspond to the clearspan joists below

(Source: Overlay 1886 Water board plan overlaid with 1940 Glancey blueprint, Ashfield Council archives)

2.6.8 The 1941 Chapel

A large new Chapel (1941) was designed by prominent Sydney architectural firm, Clement Glancey, with surviving, well detailed blueprint plans dating from November 1940. Though these bear the name of Glancey, the stylistic features of the Chapel bear a resemblance to works that were produced by the noted female architect within his firm, Rosetta Edmunds. Though speculative at the point of this writing, it is reasonable to assume that Edmunds may have been principally responsible for this particular work.

The application to Council for the construction of the Chapel was made in November 1940 and is noted as application 9200/4 ~ Chapel. The plans showed that in order to construct the new chapel, the 1919 'temporary' chapel had to be demolished, and its footprint absorbed into the 1941 convent additions.

During the 1941 construction of the new chapel, the fittings from the previous 1919 Chapel such as statues and Stations of the Cross and so forth were removed to a large open room in the sewing and infirmary building, which became the temporary chapel for that year (as noted earlier in this document).

The 'Blessing and Opening Stone' for the Chapel was solemnly placed by the most Reverend N T Gilroy, Archbishop of Sydney in April 1942. The Chapel was therefore constructed over the 15 months between the end of 1940 and early 1942. The new Chapel portrayed a significant identity with the founder of the religious order, as inscribed throughout, in windows, statuary and the foundation stone. It is notable that there did not seem to be either a foundation stone, or evidence of internal consecration crosses.

An account of the building in a 1942 edition of *Building* revealed the design philosophy of the architect, Clement Glancey, and his response to the specific needs of the Sisters of the Good Shepherd. In essence, they required a chapel to which they, the Sisters, had their own entrance and space; with the "inmates" having a separate area for worship. Sisters who were confined to bed had the ability to look down from their rooms and view both the altar and the celebration of Mass. There was a separate area again for members of the public. These various requirements, and the subsequent design initiatives, were described in the following passages from *Building* entitled : 'Good Shepherd Chapel, Ashfield
A Noble Usage of a Fine Old Home'
Architect: Clement Glancey Builder:H. A. Taylor

The new Chapel is attached to the existing Convent which was the residence of the late F Clissold and erected by him many years ago. It was then a most beautiful home and is still a monument to the superb workmanship of the tradesmen of other days. After all these years the building is in a perfect state of preservation, so good that the Sisters had no hesitation in erecting the beautiful new Chapel so that it would harmonise in every way possible with



Figure 2.6.23
1943 aerials image showing the 1941 Chapel structure, (as shaded and indicated by the red arrow) which was built directly on to the north facade of *Glentworth House* during 1941
(Source: NSW Dept Lands/RTA 1943 aerial)



Figure 2.6.24
The Chapel was built in the highly fashionable Classic Romanesque, with Art Deco detailing
(Source: Aevum historic photographic archival material)

the existing building which is now the Convent. To date no portion of this fine old home has had to be demolished and it still stands as originally built. The beautiful iron entrance gates still bear the initials F. C. as does the brilliant cut embossed plate glass entrance doors. In the preservation of these initials the Sisters are showing their appreciation of the wonderful Convent and property acquired from the late F Clissold Esq.

The 1940 Chapel was impressive in many aspects, being of substantial proportions, and while it was said to stylistically complement the old mansion, its built footprint as well as its architectural fittings, such as the windows, provided an obviously significant visual impress from most angles. It blended such disparate styles as the 1880's *Italianate* with classic ecclesiastical *Romanesque* and the then fashionable *Art Deco*. Throughout, the workmanship was of a very high quality both externally and internally, with much of the inlaid terrazzo being undertaken by *Melocco Bros*, who in that era and beyond undertook such significant public works as the Hyde Park War memorial and the Crypt of St Mary's Cathedral. Thus, the sanctuary fabric was executed in a detailed fashion, evident especially in the large altar and reredos with renaissance detail, the inlaid marble-chip mosaic flooring, and the treads and risers in Wombeyan marble.

There were three entrances for three clearly defined user 'groups': the Sisters chapel; a girls chapel and a public chapel. The blueprint shows the manner in which the then new Chapel building incorporated the extensions to the Convent through the 'connector' section. There were a number of ancillary rooms/ areas such as the confessionals, the infirmary balcony, the choir loft and the sisters entrance foyer. The entrance-way from the Convent lead into an Avant Choir with semi circular ceiling, beautifully modelled pilasters and entablature, and with parquetry flooring.

Overall, the various sections of the Chapel were of generous proportions, beautifully scaled and detailed in footprint as well as its height and interior volumes. The gallery columns were of synthetic stone and the walls solid plastered with coffered ceilings of fibrous plaster. The general form of the whole ceiling was semi circular with beautifully modelled pilasters and entablature.

Internally, the whole was enriched with model mouldings, together with synthetic stone windows, glazing in stained glass and amber coloured leadlights, with the main feature being the rose windows. The interior also featured high quality parquetry flooring in combinations of tallow-wood and jarrah, with the remainder of the joinery in silky oak, including the pews.



Figure 2.6.25
View of the north side of Glentworth House, showing the Chapel extension (circa 1980)
(Source: Aevum archival historic photographic material)



Figure 2.6.26
The main eastern elevation of the Chapel, showing the formal driveway entrance. Note the mature trees to the north, and the open nature of the site, circa 1940s.
(Source: Aevum historic photographic archival material)



Figure 2.6.27

The 1941 Chapel (pictured c.1960s) featured three wings for congregational divisions between the 'Choir' (nuns Chapel), the resident girls, and the public. Each section/division faced towards the sanctuary area, but with replicated features such as the Stations of the cross. Above the Nun's Chapel was an infirmary section (as indicated by the red arrow) for the sick sisters to attend mass.

Source: *Picture Australia, National Library photographic database pic-an 24493578-v*



Figure 2.6.28

View of the Chapel interior, c.1960s, showing the 'public' section of the building (indicated by the red arrow).

Source: *Picture Australia, National Library photographic database pic-an 24493506-v*



Figure 2.6.29

View c.1960s into the nave of the section of the Chapel for the resident girls and showing the confessionals at the rear, ground floor and the choir loft on the gallery level. The choir loft was complete with substantial pipe organ.

Source: *Picture Australia, National Library photographic database pic-an 24493563-v*

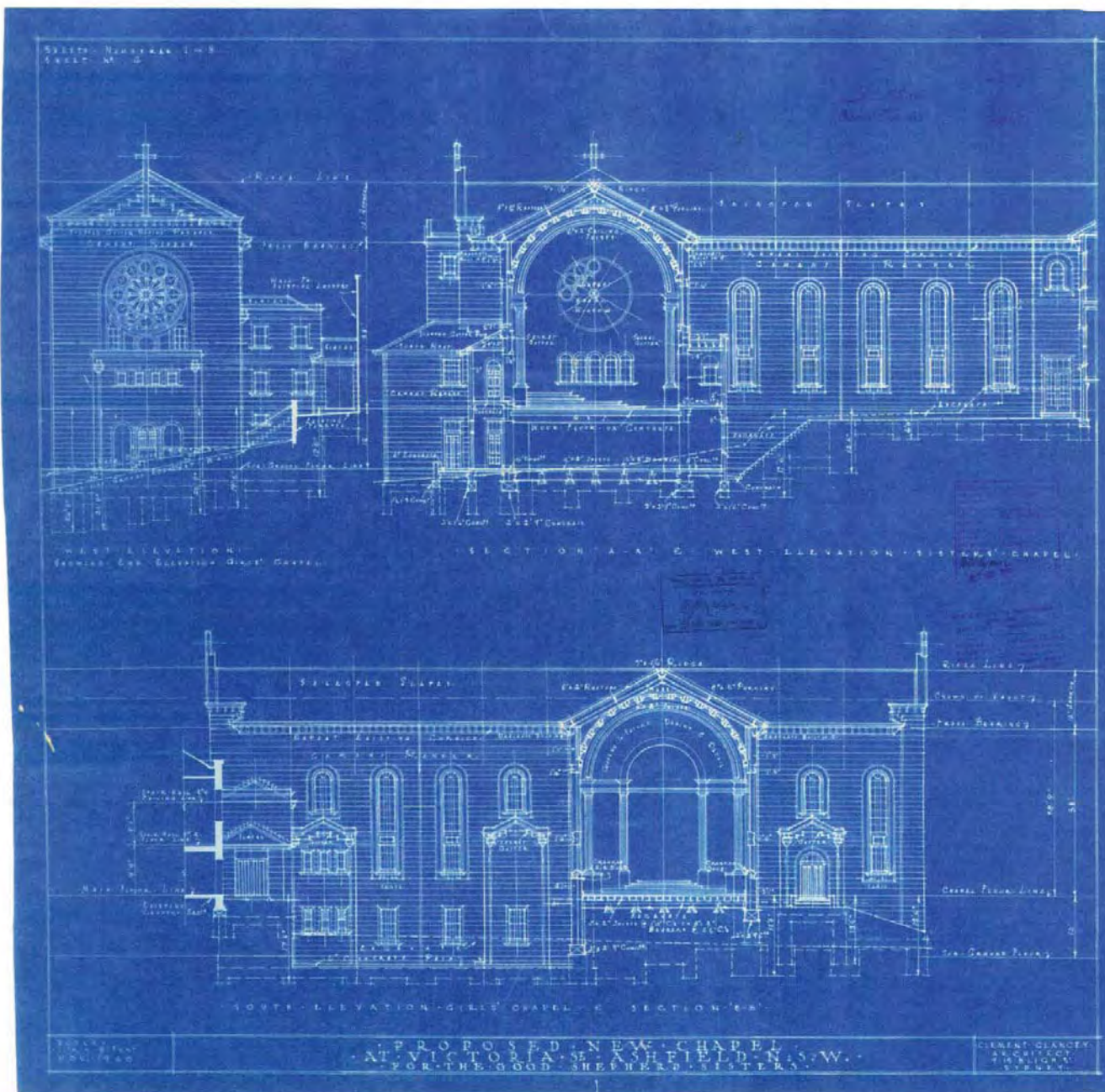


Figure 2.6.30

The south and west elevations and through sections of the Chapel from the original Glancey blueprints, showing its stylistic detailing, the height and volume of the building and its under-croft.

(Source: 1941 Glancey plans, Ashfield Council archives)

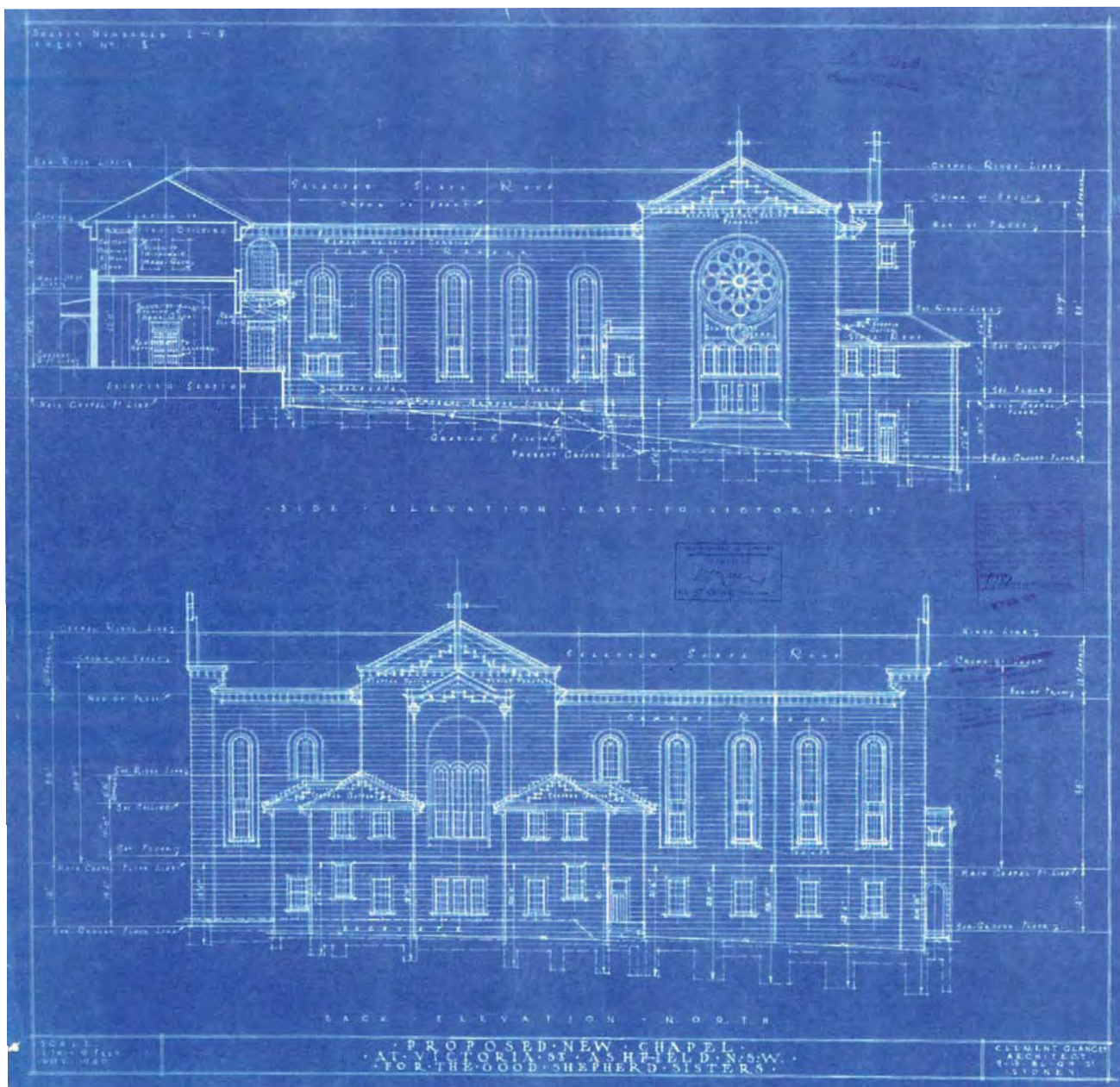


Figure 2.6.31

Elevations from the original Glancey blueprints show the connection with the original *Glentworth House*. Of particular note in the through section above is the relative floor and ceiling heights in the ballroom area. The extra height of the Ballroom ceiling necessitated a raised floor level in the bedrooms above. This accounts for the still current unusual change of a half metre at this section of the building, and the several risers leading into and out of this section

(Source: 1941 Glancey plans, Ashfield Council archives)

2.6.8 (a) The Undercroft

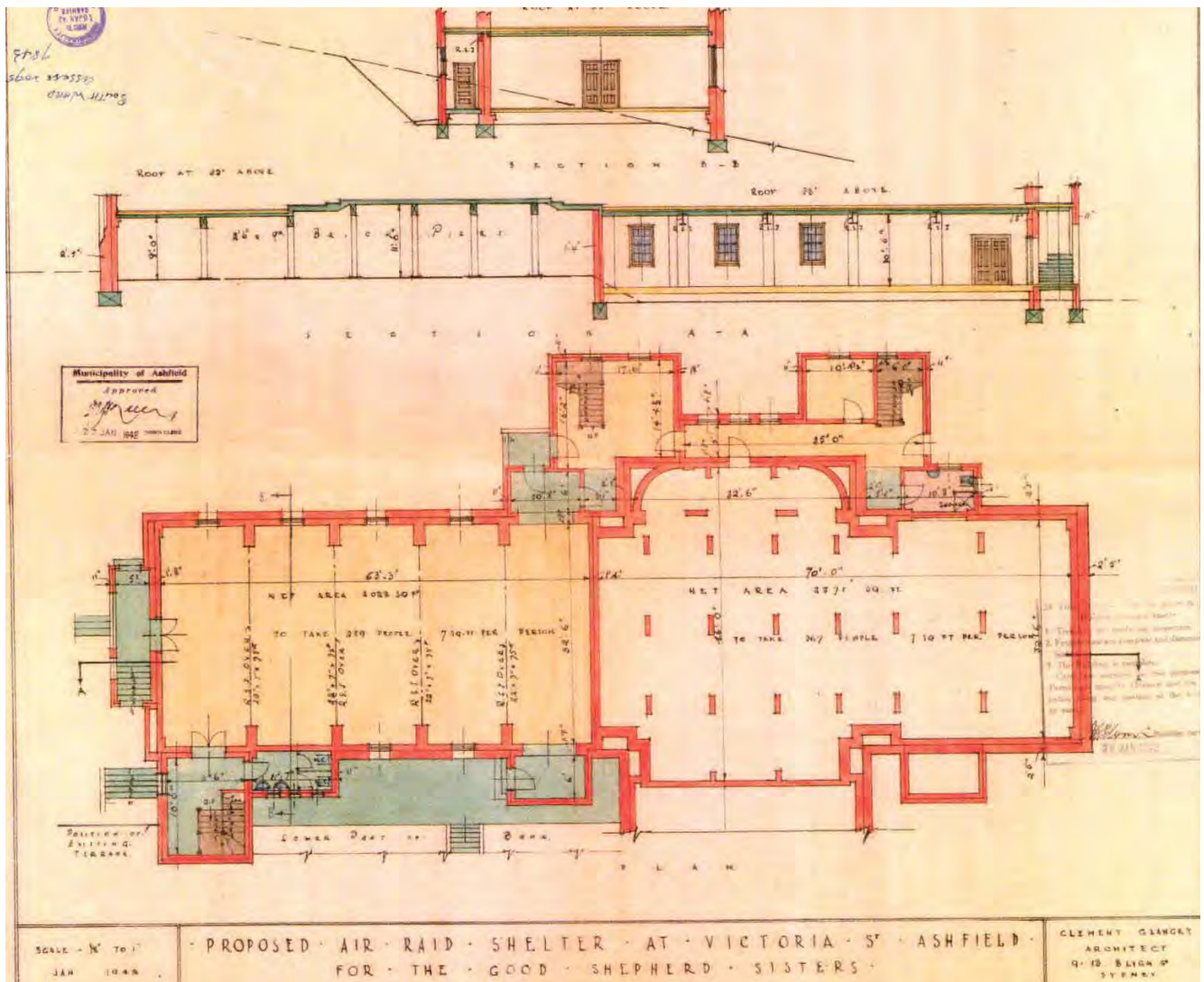


Figure 2.6.32

The under-croft construction as it presented by the early 1940's was the result of a separate Development Application in 1942 for an Air Raid Shelter 9523/42.

(Source: 1941 Glancey plans, Ashfield Council archives)

At about the time of the completion of the Chapel in 1942, there was a further building proposal (9523/42) documenting an 'Air Raid Shelter', to be built in the basement of the new Church building for Sisters of the Good Shepherd. The Chapel was being constructed as the Second World War escalated and as the likelihood of an attack on Sydney increased. A central point of assembly and the provision of safe area was becoming a necessity as this building drew to completion, and the undercroft of the Church was chosen as the best place. Such shelters were common during these years. In the Application, the nature of business conducted by the Sisters is listed as a charitable home for girls and women delinquents, with laundry to assist the home. Listed as residents are eight men in various capacities as drivers, engineer, carpenters and gardeners, and with approximately 235 otherwise residing.

Later changes to this area included the insertion of a chaplain's quarters at the western end and the later office fitout for the Sister's of the Good Shepherd.



Figure 2.6.33

Detail of 1943 aerial photograph, showing the Good Shepherd Convent. This illustrates the extent of development on the site by that date, with the newly completed Chapel and convent additions. Across the northern half of the site, little construction had taken place, as evidenced by the open paddock.

(Source: Department of Lands)

2.7 The Development of the Cardinal Freeman Retirement Village

By the early 1970's, changes in institutional care saw a diminished need for the Convent and its provision of services. The laundry service, in its last decade of operation had become a sheltered workshop, operating under the direction of a manager. It provided work for local boys and girls who were handicapped.³⁴

The main building *Glentworth House*, continued to house some of the Sisters of the Good Shepherd through the 1970s, but by 1978 the property was sold to the *Hibernian Society*. The Society progressed the whole site in the direction of seniors living, with the foundation stone laid by Cardinal James Freeman on 26th May 1979 and the first 'villa' residences occupied in September 1980. It also used some of the spaces as National Offices and meeting rooms. The new retirement village, built to a design by architects Geoffrey Twibill and Associates and built by F.C. Zadro (Constructions) Pty Ltd, was named in honour of Cardinal Freeman, who was elevated to the position of sixth Roman Catholic Archbishop of Sydney in 1971, remaining in that role until his retirement in 1983.

It should be noted that a component of the work of the Sisters of the Good Shepherd over some decades had been the care of older women, *Glentworth House* as well as the rear (west) extension wing had many of its spaces divided up as self care apartments, albeit in a substantially reversible manner, with lighter partitioning and smaller scale minimum impact kitchen and bathroom facilities. Work on Glentworth itself began in August 1980, with renovations and remodelling to result in twenty-three self-care units for seniors, together with three of the original rooms restored.

The 1930s laundry was present until c.1985 when it was demolished to further the current retirement home footprint. Much of the development of the past two decades appears to have occurred in a substantially *ad hoc* manner, without high regard to the architectural sympathies of site or the principal historic and visual axes, and perhaps with a continued 'inward' looking aspect.

The built elements of the site progressed over time into a series of single story villas and larger double story accommodation blocks. Initial development was rapid and by 1981 the Cardinal Freeman Village comprised:

*65 self care units of either one or two bedrooms; 60 motel style rooms in the Government-funded hostel. These have been built in the the grounds around the house, where its original owner kept emus and kangaroos and the convent had a farmlet. Glentworth House itself has 23 units. A 30-bed nursing home is to be added in 1981/82.*³⁵

³⁴ *The Catholic Weekly* 30 December 1979 pp10-11

³⁵ *The Catholic Weekly*, July 19,1981



Figure 2.7.1
Historic photographic late 1970's showing initiation of moves for the retirement complex development
(Source: Aevum Historic Photographic archival)



Figure 2.7.2
Historic photographic late 1970's showing representatives of the Good Shepherd order and the Hibernians with Archbishop James Cardinal Freeman
(Source: Aevum Historic Photographic archival)



Figure 2.7.3
Former convent laundry c.1984, prior to
demolition to make way for retirement village
housing.
(Source: Good Shepherd Sisters, Melbourne)



Figure 2.7.4
Former convent laundry c.1985, during
demolition works.
(Source: Good Shepherd Sisters, Melbourne)



Figure 2.7.5
Demolition works c.1985.
(Source: Good Shepherd Sisters, Melbourne)