

## APPENDICES

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**APPENDIX A HERITAGE LISTINGS**


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**STATE HERITAGE REGISTER LISTING**

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Graythwaite

Item

Name of Item:

Graythwaite

Other Name/s:

Graythwaite Nursing Home

Type of Item:

Built

Group/Collection:

Health Services

Category:

Nursing Home

Location:

Lat: 151.20300929 Long: -33.84073295

Primary Address:

20 Edward Street, North Sydney, NSW 2060

Local Govt. Area:

North Sydney

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	2	-	DP	539853

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
20 Edward Street	North Sydney	North Sydney	Willoughby	Cumberland	Primary

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
NSW Department of Health	State Government	

Statement of Significance

Graythwaite is an early example of a prominent North Shore residence which has been altered extensively over its life to reflect the social standing and status of its changing ownership. The early development of the property is associated with Thomas Walker, Deputy Commissary General. His substantial two storey residence 'Euroka' built in the mid 1830's is encapsulated within 'Graythwaite' and together with the detached stables are arguably the earliest remaining fabric of the early settlement of North Sydney.

The sandstone stables are the oldest examples of stables outbuilding in North Sydney and provides evidence of the importance of the horse for transport. The property also has strong associations with the Dibbs family and particularly Thomas Allwright Dibbs, manager of the Commercial Banking Company of Sydney, who was also ex-officio appointee to the Royal Commission on the Public Service of 1887-90.

Its present use as a convalescent home reflects the compassion and generosity of Thomas Allwright Dibbs to provide a caring place for Australian soldiers on their return from the Great War. The grounds on which 'Graythwaite' is located retains intact its size and configuration of the 1873 subdivision. It retains remnants of the extensive garden curtilage developed from that period and during Dibbs' ownership and retains those magnificent harbour views and vistas to the south and west.

This 2.7 hectare property is an unusually large land parcel considering its close proximity to the CBD of North Sydney which retains substantial land terracing reinforced with mature landscaping. The buildings grand Victorian Italianate architectural form located on the highest part of the property reflects a major renovation, within the Victorian period 1880-

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1885 during Thomas Allwright Dibbs' ownership, to capture outstanding views and vistas of Sydney Harbour and beyond. The landmark qualities of this building is no longer apparent when viewed from its main street frontage, but the outward views and vistas from the building to the south and west are unparalleled and extensive. Building alterations and additions that have occurred since 1936 and 1952 for use as a Red Cross Hospital have compromised historic fabric and the aesthetic significance of the earlier residential building complex.

'Graythwaite' is valued by the surrounding community for its historical significance as an example of North Shore residential for the wealthy. Its significance has also been established socially through its use as a convalescent home, a hostel for long term disablement and then a geriatric hospital. The main building (although altered for hospital use since 1916) retains detailed finishes, fireplaces and hardware from the Victorian period usually lost in buildings of this type in private ownership. It also contains timber floor and ceiling framing of pit sawn origins with ceilings framing connections using timber pegged tenons, further establishing its early origins and importance of 'Euroka' as one of the earliest surviving structures in the North Sydney area.

The former stables outbuilding with loft is a remnant of early vernacular form and formed part of the original building group on land granted to Thomas Walker in 1832. The residence and stables buildings contain remnants of all phases of the property's development and this is reflected in its high archaeological, educational and research potential. The property has been recognised by others to contain one of the largest and most significant collections of late 19th century cultural plantings in the North Sydney area.

**Date Significance Updated:** 13 Mar 01

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

## Description

**Designer/Maker:** Goold and Hilling; Edmund Blacket

**Builder/Maker:** Aaron Loveridge

**Construction Years:** 1858 - 1885

**Physical Description:** SITE & LANDSCAPE

The site is situated with dual frontages to Union and Edward Streets, generally rectangular in shape with a finger of land making an 'L' to Union Street. The terrace embankments and driveway north from Union street are tree and shrub vegetated and flatter areas grassed.

Vehicular and pedestrian access is obtained from both Union and Edward Streets, however the preferred and most used is Edward Street directly behind the buildings to a small visitor car park. (The buildings' street address is Edward Street).

Entry from Union Street is through a recessed entrance gateway via a formalised driveway to the front of the historic building. A carriage driveway (date?) from Union Street is lined on the west with brush box (*Lophostemon confertus*) and on the east by camphor laurels (*Cinnamomum camphora*), which appear to be at least pre 1950s, possibly 1930s. (Recent (late 1990s) plantings of *Populus simonii* have been put in east of the drive to replace rust-affected Lombardy poplars (*P.nigra* 'Italica').

To some extent 20th century building development near the historic building group has severed and/or changed the immediate landscaped gardens but remnants of the earlier plantings still remain close to the building. Views and vistas from the building group remain substantially unaltered from site development since the late 19th century. The semi detached villas and other subdivision developments to the south and west are screened by vegetation even though they remain close by in distance terms. The land slope and terraced vegetation to the south and west substantially screen nearby urban development from view. Views and vistas of suburban Sydney, the Harbour, Parramatta River and mountains to the west are visible above the tree line.

### BUILDINGS

The building group known as Graythwaite Nursing Home is positioned on an elevated part of the site at the north eastern corner is ringed by security fencing to prevent patients straying. The remainder of land steps down to the south and west with graded embankments and flatter areas to provide a terraced effect.



The three storey substantial building with associated single storey masonry buildings is the historic building known as Graythwaite. From on site inspections it was established that the periphery of mainly single storey buildings relates to the property's use since 1916 as a convalescent and nursing hospital. Physical evaluation of the perceived historical hub buildings was carried out during the study period and reinforces the notion that the three storey sandstone building has grown from smaller building complex, possibly dating to the 1830s.

The Graythwaite property comprises:

1. A substantial sandstone Victorian Villa with attached kitchen wings (generally 2 and 3 storeys respectively.) Single storey sandstone outbuilding with loft (former 1830s stables) Single storey masonry outbuilding (ashlar finish) (former secretaries office and staff dining room)
2. Single storey brick building (former recreation room)
3. Single storey brick outbuilding with attic (former 1880s stables)
4. Single storey hospital ward building and service additions and service addition c1918. Alterations to hospital ward (infill of veranda) c1936.
5. Service yard and car park.
6. Associated terraced and landscaped grounds.
7. Recent linking building.

1. Graythwaite is a former c.1823 residence which has been altered and has grown through the 19th century from a less prominent building to a grand villa c1882 and then undergone adaptation to a convalescent hospital and nursing home after 1916. Owing to the building's development over considerable time there remains recognisable features from all stages of its development. The building can be described as having three (3) main areas, a) the substantial sandstone Victorian Villa with attached Kitchen Wing, b) a single storey sandstone outbuilding with loft, c) and a single storey masonry outbuilding (ashlar finish).

For further analysis of the physical evidence on site, refer to the Conservation Management Plan prepared by Graham Edds and Associates for the NSW Department of Health dated February 2000 and endorsed by the Heritage Council of NSW in August 2000.

(Site notes from a visit 12/1/03, Stuart Read, landscape specialist, Heritage Office)

Shore School owns land immediately east and north of Graythwaite, and further west. This land all formed part of the GT estate under earlier owners, and comprises a range of buildings including houses built for Dibb's children, c.1880s, and later school development, c1900 and later.

Immediately west of the property (and under it) dives a railway line tunnel (half way along the western boundary) being the main northern line to Waverton/Hornsby. This runs directly west/east under the property.

The Terracing on the property is thought to have been made initially for grape/vine planting, although this was abandoned at some point as unsuccessful, much of the terraces facing south, an orientation not suited to ripening fruit. 3 or 4 major terraces face south, and an unknown number (vegetation is too dense to see as yet) to the west of the site, which is steeper. Ground levels appear to have been modified in terms of slope, as well as terracing.

Much deliberate and accidental tree planting has followed on these terraces, making the site rather secluded now, with the exception of long views from the main house south/south-sou-east to the city/Pyrmont, and west/west-sou-west to Balmain/Leichhardt and the river.

Mature specimen trees remaining include perimeter plantings of Moreton Bay figs (*Ficus macrophylla*) lining boundaries to adjacent housing on Union Street (south) and Bank Street (west). These are at least 100 years old, some of them magnificent specimens, others planted closely (as windbreaks?).

Mature tree specimens across the site comprise mainly figs (about 40 large specimens) being a large number of Moreton Bay figs, also Port Jackson figs (*F.rubiginosa*), giant bamboo to the west of the main house, and to the south-east of the main building group, firewheel tree (*Stenocarpus sinuatus*), pepperberry tree (Nth NSW rainforest species), Cook's pine (*Araucaria columnaris*) - a very tall specimen visible across (south of) the Harbour Bridge) on this ridge, Monterey pine (*Pinus radiata*), 4 Florida palms (*Washingtonia robusta*) and Norfolk Island hibiscus (*Lagunaria patersonae*) line a carriage loop immediately south of the main house, and large numbers of white/grey poplar, *Populus*

alba, some of which are suckers of older trees/regrowth clumps, spreading (but which probably represent earlier shelter belt or ornamental plantings of this species).

A number of fruit trees remain/have been planted in the last 10/20 years in some cases on the banks immediately west and south of the main house. These may reflect replanting of earlier orchard areas. These include citrus (oranges, lemon, mandarin), fig, loquat, pomegranate, carob, peach, banana (extensive clumps of these), a quince tree, pawpaw, white mulberry (over 40 years old) etc.

Weed species/naturalising plants

A number of "weedy" species trees, sh, although volunteers are clearing the worst of these and replanting locally native and NSW rainforest species to replace them. "Weeds" may of course represent earlier deliberate plantings, which have reproduced themselves on site, or wild seedlings introduced by visiting birds dropping seeds or regenerating naturally with relatively little disturbance/changing light conditions as mature trees fall or are removed. Species include: white poplars (as above), long leaved privet (*Ligustrum ovalifolium*), small leaved privet (*L.sinense*), nettle tree (*Celtis australis*), camphor laurels (as above), sweet pittosporum (*Pittosporum undulatum*) (probably wildlings ex bird-dropped seed), brush box (as above), night cestrum (*C.parqui*), coral tree (*Erythrina x sykesii*), smooth leaved rambutan/native quince, *Alectryon* species (local native, some bird-seed dropped, some natural regeneration), bleeding heart tree (*Omolanthus populnifolius*), African olive (*Olea africana*), lantana (*L.camara*)- much of which has been removed since 2000 by volunteers, asthma plant (*Parietaria sp.*), Madiera vine, butterfly bush (*Cassia tomentosa*), fennel, moth plant (*Araujia sp.*).

Archaeology

Two brick/stone lined cisterns were discovered to the west of the main house, and recently studied by Goddon Mackay Logan. One appears to be double brick lined, the other sandstone.

Physical Condition and/or Archaeological Potential:

The structural condition of all buildings on the property appear to be well founded and in a structurally stable condition. The site and buildings are occupied on a day to day basis. The site & landscaped grounds are maintained regularly. A volunteer group is weeding the "bush" areas of the garden, and planting locally native and rainforest species to replace weeds such as nettle trees, privet, white/grey poplars, sweet pittosporum (native but weedy).(Read, S., pers.comm., 13/1/03) **Date Condition Updated:** 29 Oct 01

Modifications and Dates:

The Graythwaite group has evolved through three (3) main phases of development: Phase I 1830s residence and outbuildings; c1855 terracing created, planted an orchard on the lower grassed area on Union St. Most of the current garden dates from Dibbs c1875 Phase II 1880s major renovation; Phase III alterations and additions since 1916 for use as a convalescent hospital and nursing home.

Further Information:

Zoning - site zoned special uses. Adjoining land to south and west (Union and Bank Streets) zoned 2(b), permitting two storey development, residential mainly. Commercial use site immediately south-west of GT - which has adaptively reused a former GT/Shore School building, c.1870s.

Current Use:

hospital

Former Use:

private home

History

Historical Notes:

In September 1832, Thomas Walker, public official paid 60 pounds 9 shillings for a 39 acre land grant. On the 25 October 1833, Thomas Walker conveyed 13 acres of his grant, to the north and east of where Graythwaite was later built, to William Miller, for 20 pounds thirteen shillings. At the time of the purchase of 39 acres, Walker's address was 41 Pitt Street Sydney. When the land was surveyed in 1832, there were no buildings on the land. By 1837, Walker had built himself a residence on his grant almost adjacent to Miller's newly built house. An 1837 plan of the Government Reserve on North Shore shows Walker's and Miller's houses. In January 1845 Walker drew up his will bequeathing his house 'Euroka' and 16 acres to his wife and he died in 1850.

Three years after his death, the house and remaining land was sold to George Tuting, a mercer of Pitt St, Sydney for 1500 pounds. In that conveyance, the grounds are described as 113 acres. Tuting held the land only briefly, possibly for the purposes of speculation at a time when land and house prices boomed in the early 1850s after the discovery of gold. He sold the house and land in 1853, for more than double what he had bought it for.

The new owner, Edwin Sayers, was a shipowner who had arrived in Sydney from Melbourne

about 1850. He was mainly interested in the coastal shipping trade. Sayers occupied Euroka and remained there until 1868. Sayers added a large new two storey sandstone wing circa 1855, created the terracing and planted an orchard on the lower grassed area on Union St. As a merchant seeking to utilise all of his available capital and with the problems of unexpected calls being made upon his resources, from unexpected financial crises or due to the vagaries of shipping weather, Sayers needed to use his substantial house as security for loans at times. Hence, on the 23 July 1855, Tuting conveyed the house and land to Edwin Sayers, Sydney for \$3900 pounds. Sayers' financial affairs became embarrassed and he mortgaged his home.

On 16 April 1860 Sayers conveyed the title to Clark Irving and others as trustees for the benefit of Sayers' creditors. On 20 April 1860 further conveyance of all of Sayers' property to trustees was signed. Sayers' financial difficulties continued until 1867 when the property was offered at auction by Richardson & Wrench, on behalf of the mortgagee, on 8 July 1867. There were no buyers.

The property was next purchased by Thomas Allwright Dibbs, the manager of the Commercial Banking Company of Sydney. He had been buying up many parcels of land on the North Shore. By 1882 Graythwaite was the family home of Thomas Dibbs and in 1888 the mortgage of 1882 was discharged.

Dibbs circa 1875 demolished Walker's house and added to the Sayers sandstone building to complete Euroka/Graythwaite as it remains today. Dibbs was a huge landowner on the lower north shore and bought the adjoining Holtermann property when Holtermann died and later sold it to the church for Shore School. Apparently Holtermann closely guarded access to his tower and so many of the early photographic panoramas of Sydney were taken from Graythwaite instead. Most of the current garden dates from Dibbs circa 1875 (the fig trees can be seen as little trees protected by wooden frames from wandering stock in the 1875 photos).

Dibbs' prestige as well as his reputation as an astute and skilful manager of the Bank underlay his renown. His management of the Bank was generally credited with saving it from the fate of other less fortunate banks in the 1890s Depression. From his interest in philanthropy, sprang the gesture which converted his family residence into a convalescent home. Like many Australians, Dibbs was apparently shocked at the carnage taking place overseas during World War I. In April 1915, Australian troops first saw action when they landed at Gallipoli. Dibbs donated his home, Graythwaite, to the state as a convalescent home for soldiers returning from the front.

On 1 October 1915 the property was formally transferred by Dibbs to the Crown, in consideration of 'my admiration of and sincere sympathy for those brave men who have so unselfishly given their services and their lives fighting for the Empire in the cause of Justice and liberty.' as a 'Convalescent Home for our Sick and Wounded Soldiers and Sailors and when not required for that purpose as a Convalescent Home in perpetuity for distressed subjects of the British Empire regardless of Sect or Creed.'

An official opening of Graythwaite was held on 1 March 1916. Dibbs presented the deeds of Graythwaite to the Premier who handed the property on to the NSW branch of the Red Cross.

Graythwaite was altered to fit it out as a convalescent home and was at first used for less severely ill convalescents. In 1918, the Red Cross decided that Graythwaite should be converted into a Hostel for long term cases of disablement. A change in emphasis required substantial changes to the building.

Graythwaite was used as a convalescent home to 1977, when civil cases were referred by the Health Commission. The Red Cross then decided to relinquish the Hospital to enable it to be used as geriatric hospital by the Home of Peace Hospitals, under the supervision of the Health Commission. The buildings were officially handed over in December 1980.


Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
3. Economy - Developing local, regional and national economies	Health - Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans	Operating convalescent and rehabilitation hospitals -

4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing the prosperous - mansions in town and country -
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Decentralising metropolitan activities to provincial cities -
7. Governing - Governing	Defence - Activities associated with defending places from hostile takeover and occupation	Repatriating returned service personnel -
7. Governing - Governing	Defence - Activities associated with defending places from hostile takeover and occupation	Involvement with the First (Great) World War -
7. Governing - Governing	Defence - Activities associated with defending places from hostile takeover and occupation	Involvement with the Second World War -
7. Governing - Governing	Welfare - Activities and process associated with the provision of social services by the state or philanthropic organisations	Hospital/nursing home phase -
8. Culture - Developing cultural institutions and ways of life	Leisure - Activities associated with recreation and relaxation	Enjoying public parks and gardens -

## Assessment of Significance

<b>SHR Criteria a)</b> [Historical Significance]	Graythwaite has historical significance as an early example of a prominent North Shore residence which has been altered extensively over its life to reflect the social standing and status of its changing ownership.
<b>SHR Criteria b)</b> [Associative Significance]	The property has strong associations with the Dibbs family and particularly Thomas Allwright Dibbs, Manager of the Commercial Banking Company of Sydney, who was also ex-officio appointee to the Royal Commission on the Public Service of 1887 - 90. Its present use as a convalescent home reflects the compassion and generosity of Thomas Allwright Dibbs to provide a caring place for Australian soldiers on their return from the Great War. The grounds on which Graythwaite is located remains intact in size and configuration of the 1873 subdivision. It retains remnants of the extensive garden curtilage developed from that period and during Dibbs' ownership and retains those magnificent harbour views and vistas to the south and west.
<b>SHR Criteria c)</b> [Aesthetic Significance]	<p>Graythwaite has aesthetic significance because this 2.7 hectare property is an unusually large land parcel considering its close proximity to the CBD of North Sydney which retains substantial land terracing reinforced with mature landscaping. The buildings grand Victorian Italianate architectural form located on the highest part of the property reflects a major renovation, within the Victorian period 1880 - 1885 during Thomas Allwright Dibbs' ownership, to capture outstanding views and vistas of Sydney Harbour and beyond.</p> <p>The landmark qualities of this building is no longer apparent when viewed from its main street frontage, but the outward views and vistas from the building to the south and west are unparalleled and extensive. Remnant landscape elements and plantings are evident over the entire site area. These remnants are in the form of mature isolated and group plantings nearby the building group but extend to the terraced forecourt in rows and clusters on the terrace embankments. Other mature plantings line the driveway entrance from Union Street and extend to the main building then to the west and links up with the car parking areas at the 1880s coach house and Edward Street public car park. To the south and west, remnant landscape plantings provide a dense barrier to the immediate suburban development. Distant views and vistas over the top of the landscape provide a pleasant outlook. Formalised garden plots and pathways are located between several of the buildings.</p>
<b>SHR Criteria d)</b> [Social Significance]	Graythwaite is socially significant to the surrounding community for its historical significance as an example of North Shore residence for the wealthy. Its significance has also been established socially through its use as a convalescent home, a hostel for long term disablement and then a geriatric hospital.
<b>SHR Criteria e)</b> [Research Potential]	<p>Graythwaite has technical/research significance because the main building (although altered for hospital use since 1916) retains detailed finishes, fireplaces and hardware from the Victorian period usually lost in buildings of this type in private ownership. It also contains timber floor and ceiling framing of pit sawn origins with ceiling framing connections using timber pegged tenons, further establishing its early origins and importance as one of the earliest surviving structures in the North Sydney area.</p> <p>The former stables building with loft is a remnant of early vernacular form and formed part of the original building group on land granted to Thomas Walker in 1832.</p>

	<p>The buildings contain remnants from all phases of the property's development and this is reflected in its high archaeological, educational and research potential.</p> <p>The property has been recognised to contain one of the largest and most significant collections of late 19th century cultural plantings in the North Sydney area.</p> <p>The highest levels of significance of Graythwaite then relates to its associations with the early development of North Sydney and not necessarily its Convalescent Hospital use. With regard to its historic, aesthetic and technological/research criterion, Graythwaite retains remnants both in its building fabric and its landscape from the earliest development of the North Shore and is considered rare and of state significance.</p>
<b>SHR Criteria f)</b> [Rarity]	
<b>SHR Criteria g)</b> [Representativeness]	<p>The social criterion is assessed as representative, reflecting the choice of the North Shore, particularly North Sydney, for development of substantial residences and its later association with health care since 1916.</p>
<b>Assessment Criteria</b>	<p>Items are assessed against the  <b>State Heritage Register (SHR) Criteria</b> to determine the level of significance. Refer to the Listings below for the level of statutory protection.</p>

## Recommended Management

CMP recommends that immediate action proposed in Clause 5.4 of the 1993 Conservation Plan (and attached at Appendix 3 of the Conservation Plan Review dated 2000) would hold the buildings' condition for 12 months and with regular maintenance for a longer period of time. Longer term action requiring substantial conservation works to all roof areas was recommended to be contemplated within a time period of two years by the original Conservation Plan. This work should now be regarded as immediate action required. A detailed Schedule of Perceived works was included in Appendix 3 of the original Conservation Plan. The content of the long term Schedule of Works provides a basis for this work and, the dollar value put to these works has now been updated to represent present day costs. (October 1998)

## Recommendations

Management Category	Description	Date Updated
Recommended Management	Carry out interpretation, promotion and/or education	

## Procedures /Exemptions

Section of Act	Description	Title	Comments	Action Date
21(1)(b)	Conservation Plan submitted for endorsement	Graythwaite Hospital CMP, prepared by Graham Edds & Associates for NSW Health Department, dated February 2000	CMP endorsed by Heritage Council 15 August 2000 for a period of five years, expires 15 August 2005.	Aug 15 2000
57(2)	Exemption to allow work	Standard Exemptions	<p>SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977</p> <p>I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order:</p> <p>1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and</p> <p>2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached.</p> <p>FRANK SARTOR Minister for Planning Sydney, 11 July 2008</p> <p>To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link</p>	Sep 5 2008



## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Heritage Act - State Heritage Register</i>		01617	01 Nov 02	201	9415
<i>Register of the National Estate</i>			21 Mar 78		

## References, Internet links & Images

Type	Author	Year	Title	Internet Links
Tourism		2007	Post Office to Waverton Heritage Walk	<a href="#">Click here</a>
Tourism	Attraction Homepage	2007	Post Office to Waverton Heritage Walk	<a href="#">Click here</a>
Written	Graham Edds & Associates	2000	Conservation Plan Review 2000 for Graythwaite Nursing Home	
Written	Graythwaite 20 Edward Street, North Sydney : conservation plan review		Graham Edds & Associates (prepared and reviewed by)	

Note: Internet links may be to web pages, documents or images.



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**NORTH SYDNEY LOCAL ENVIRONMENTAL PLAN LISTING**

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Graythwaite and Outbuildings and Grounds

Item

Name of Item:

Graythwaite and Outbuildings and Grounds

Other Name/s:

Formerly 'Euroka Villa'

Type of Item:

Landscape

Group/Collection:

Parks, Gardens and Trees

Category:

Trees of social, historic or special significance

Primary Address:

20 Edward Street, North Sydney, NSW 2060

Local Govt. Area:

North Sydney

Property Description:

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number

All Addresses

Street Address	Suburb/Town	LGA	Parish	County	Type
20 Edward Street	North Sydney	North Sydney			Primary

Statement of Significance

Fine example of a Victorian Italianate mansion. Strongly associated with prominent colonial family, the Dibbs, as well as the Sayers, and later as a respected convalescent hospital. Graythwaite is a former c. 1823 residence which has been altered and has grown during the 19th century to a grand villa c. 1882, and then undergone adaptation to a convalescent hospital and nursing home after 1916. Relic of the period of mansion development on the North Shore. Part of an area rich in nineteenth century buildings. Associated with 'Kailoa' nearby. Original outbuildings of interest. Graythwaite's grounds contain one of the largest and most significant collections of late 19th century and early 20th century cultural plantings in North Sydney. Moreton Bay and Port Jackson figs dominate an eclectic mix of exotic and Australian rainforest plantings including rare historic and botanic examples.

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Physical Description:

The property contains a two storey, with attics, asymmetric house of smooth-cut ashlar sandstone with hipped roof of slate, formed around a central roof top pavilion, or widow's walk, which is surrounded by an elaborate cast-iron lace balustrade. Faceted projecting window bay, bracketed eaves, open-work cast-iron verandah columns and returning verandah are features. Outbuildings include a single storey sandstone building with loft (former 1830s stables); a single storey masonry building, imitation ashlar finished (former secretaries office and staff dining room); a single storey brick building (former recreation room); a single storey brick building with attic (former 1880s stables and coach house); a single storey hospital ward building and service additions (built 1918, altered in 1952). This building is designed in the Victorian Italianate style.

History

Historical Notes:

A fine house surviving as an example of the 19th Century residential architecture of this area. The site is unusual in that it retains its original large tract of land with garden layout and historic

http://www.heritage.nsw.gov.au/07\_subnav\_01\_2.cfm?itemid=2180830[21/05/2010 12:12:25 PM]

plantings. Land originally purchased by Thomas Walker in 1832, by 1833 13 acres were sold to William Miller; by 1837 Walker and Miller were noted as having built "substantial dwellings" on the land. In 1845 Thomas Walker's will noted the address as "formerly of "Euroka" on 16 acres of land on the North Shore". The property was subsequently conveyed to various persons until purchased by Thomas Allwright Dibbs in 1873. In 1883 the house's name was changed to "Graythwaite". In 1915 Dibbs donated the property to the Crown for use as a Red Cross convalescent home for returned soldiers, and it has since been used as a hospital.

## Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
3. Economy - Developing local, regional and national economies	Health - Activities associated with preparing and providing medical assistance and/or promoting or maintaining the well being of humans	(none) -
4. Settlement - Building settlements, towns and cities	Accommodation - Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none) -

## Assessment of Significance

**SHR Criteria g)** [Representativeness] This item is assessed as historically representative regionally. This item is assessed as aesthetically representative statewide. This item is assessed as socially representative regionally.

**Integrity/Intactness:** \_

**Assessment Criteria** Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Local Environmental Plan</i>					
<i>National Trust of Australia register</i>					
<i>Register of the National Estate</i>					

## Study Details

Title	Year Number		Author	Inspected by	Guidelines Used
North Sydney Heritage Study Review	1993	0830	Tony Brassil, Robert Irving, Chris Pratten, Conybeare Morrison	TB May 1992	Yes
Heritage and Cultural Resources Study	1998		Paul Davies		Yes

## References, Internet links & Images

None

Note: Internet links may be to web pages, documents or images.

## Data Source

The information for this entry comes from the following source:

**Name:** Local Government

**Database Number:** 2180830

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**NATIONAL HERITAGE LIST NOMINATION**

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## Place Details

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### Graythwaite, 20 Edward St, North Sydney, NSW, Australia

<b>Photographs:</b>	None
<b>List:</b>	National Heritage List
<b>Class:</b>	Historic
<b>Legal Status:</b>	<a href="#">Place not included in NHL</a>
<b>Place ID:</b>	105826
<b>Place File No:</b>	1/13/027/0025

#### Summary Statement of Significance:

Graythwaite has local and State significance as an early example of a nineteenth century North Shore residence developed beside Sydney Harbour and planned to take advantage of water views.

Graythwaite is associated with a number of important people including Thomas Walker the Deputy Commissary General and Thomas and George Dibbs. Thomas Dibbs was a prominent public figure who made important contributions in New South Wales in the area of banking and finance. His brother Sir George Dibbs was a significant public figure who made important contributions in the area of Government. He was appointed to the position of Colonial Treasurer and was a Premier of NSW. He was also a delegate to the 1891 Federation Convention.

Graythwaite has some local and potentially wider regional social value as a place which was used as a convalescent home for the care of returned soldiers from both the First and Second World Wars.

These values while of some importance at the State level are not outstanding in comparison to other similar places across Australia. Graythwaite's associations with prominent public figures were also found to be important at the local and regional level only.

Consequently Graythwaite is not considered to be of outstanding heritage value to the nation.

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#### Official Values: Not Available

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#### Description:

The nominated place consists of an unusually large residential property within the suburb of North Sydney located within one kilometre of the shores of Sydney Harbour. The site now includes a group of buildings located on the highest ground with the remaining area currently laid out as open space with some cultural planting. Graythwaite is the name given to the property.

#### Building group

The cluster of buildings in the north east corner of the property is made up of the :

- Graythwaite mansion including modifications and additions made by Sayers (1853-1873) and Dibbs (1873-1915). Since 1916 the mansion has undergone adaption as a hospital and nursing home.
- Former stables c1830s;
- Outbuildings including later stables c 1880s;
- Recreation Room c1918 and
- Hospital ward c1918.

#### Garden area.

The area adjacent to the Graythwaite mansion slopes down towards the harbour (Union Street) and has been terraced. Some terracing may be related to early (c1830s) vinery planting. The landscape and grounds of Graythwaite have been described (NSW Heritage Register Place Report) as being mainly made up of remnant tree plantings and other remnant plantings thought to relate to former garden areas or are weeds which have become established over a long period of seclusion. Early photos of the site c1890s show plantings (including mature tree plantings) associated with the long driveway and in areas along terrace edges. Clusters of tree planting can also be seen loosely scattered on the mid terrace area.

Of particular note are the mature tree specimens (mainly figs) along the Union Street and Bank Street site boundaries and in other areas across the site. Other trees scattered across the site include giant bamboo, firewheel tree, pepperberry tree, Cook's pine, Monterey pine and some palms. Some fruit tree plantings (including citrus, fig, loquat, pomegranate, carob, peach, banana, quince tree, pawpaw and white mulberry) remain and these may reflect replanting of earlier orchard areas. Some further planting is associated with the carriage loop immediately south of the main house and some poplars may be remnant early shelter belts or ornamental plantings. A number of other weed species have also become established on site some of which may have been deliberately planted in the past. For example white poplars, privet, nettle tree, camphor laurels, sweet pittosporum, brush box, night cestrum, coral tree, native quince, African olive, lantana, fennel, Madiera vine, butterfly bush, asthma plant, Alectryon species and bleeding heart tree.

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### History:

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#### *Course and pattern of settlement in North Sydney*

After the establishment of Sydney in 1788, settlement of the north shore of the harbour was quite limited. By the 1790s small isolated settlements began in areas such as Hunters Hill and Field of Mars. However these settlements were often not occupied at this time because the 1790s was a period of economic depression. The north shore was also considered to be of limited agricultural potential compared with good arable land found in areas like Parramatta. (Russel E. 1990 p30).

By 1853 "increases of population began to change the character of the North Shore from a lonely district partly uninhabited and partly rural (to a place which had) a number of scattered villages. The Census of 1846 counted 412 persons in the Town and District of St Leonard's now called North Sydney" (Russel E. 1990 p65). By 1881 the population had risen to 11,010. (Russel E. 1990 p114). This rise in population is attributed to the economic growth connected with gold mining and the demand for wool. (Parker B. & Parker J. 1993. p129).

Prior to 1932 access to the North Shore from the southern side of the harbour was limited to ferry transport only. By the late 1870s efforts were being made, by the local north shore community, to establish a bridge crossing. Transport from ferry terminals to other areas in the north shore was by horse drawn vehicles. (Russel E. 1990 p128). Rail construction proposals also started to emerge in 1881. By 1893 a north shore railway line was established. (Russel E. 1990 p 154). Access to the north shore was improved by the completion of the Sydney Harbour Bridge in 1932. This facilitated the further development and expansion of suburbs from 1932.

The existing Graythwaite property was part of an early grant (by purchase) to Thomas Walker in 1832. By 1837 Walker had constructed a residence on the property. There is conflicting information as to whether this residence was demolished (SHR 01617 and Graythwaite Website History). Later the site was sold to Edwin Sayers in 1853 who by 1867 had built a substantial residence which is now known as Graythwaite. In 1873 the property was sold to Thomas Dibbs who made substantial improvements (c1875 and c1881-2) to the property including extensive renovations and additions to the existing Sayers mansion. These renovations took full advantage of its harbour side position and access to harbour views.

The Graythwaite estate has a number of remnant features which are associated with the site's nineteenth century history. The mansion (Sayers and Dibbs period), the cultural planting, the 1873 lot boundary, the c1830s stables, the c1880s outbuildings and the remnant cistern are all testimony to the residential use of the site during the nineteenth century. The long (1832-1915) continuous use of the site as a residential



property has value in demonstrating the living conditions of some of Sydney's more wealthy citizens in the early, mid and late nineteenth century.

Preliminary research has not identified any substantial collection of associated documentary material such as photos, oral history, plans or other documentary evidence. Some photos of the site taken during the nineteenth century have been cited. The nomination does not provide any information about the condition of the interiors however the SHR Place Report indicates that there are some fittings, fixtures and other built fabric which is of interest because of its rarity and reflection of nineteenth century building and interior design practice. Rarity values will be dealt with under Criterion (b).

#### *Convalescent home history*

Thomas Dibbs gifted the Graythwaite property to the Crown in 1915 for the purposes of a convalescent home for returned servicemen. It is claimed that Dibbs's gift was made in response to the "shock at the carnage resulting from the First World War". (Nomination report. p15). Dibbs had pledged, in the Sydney Morning Herald his home for use as a convalescent home for returned soldiers in June 1915, two months after Australian troops landed at Gallipoli. ( Nomination report p19). Following his donation the British Red Cross Society (Australian Branch-New South Wales Division) administered Graythwaite as a convalescent hospital from 1916-1977.

At its establishment as a convalescent hospital it had nine wards able to accommodate 49 men. Between 1917 and 1918 some 217 men passed through Graythwaite. The hospital was then focused on long term cases of disablement. Further alterations to the building to meet this purpose enabled the hospital to accommodate 75 patients with a new ward to handle spinal cases. In late 1920 the hospital cared for an average of 30 patients increasing to 50 the following year. In the 1920s the adjacent property Upton Grange was purchased by the Commonwealth Repatriation Department to house trained nurses and resident Voluntary Aides (VADs) working at Graythwaite.

Graythwaite continued to operate as a hospital for the care of injured or disabled veterans up until 1977 when in response to the falling number of servicemen the hospital opened its doors to civil patients. In 1980 the hospital serviced the needs of geriatric patients. Graythwaite is now being used in a minor way for medical purposes. It continues to provide nursing home services however the suitability of the building for this purpose is declining with the changes in contemporary health care services and standards.

Graythwaite's historical associations with its use as a convalescent home for returned soldiers is testimony to the *homefront* experience (part of) in Australia during the First and Second World Wars. It also speaks of the experiences of injured and permanently disabled veterans who returned from war to face often difficult lives adjusting to civilian life and their injuries, which were in some cases, permanent and severe. Graythwaite is also associated with the history of nursing, the work of the Red Cross, the history of philanthropy and volunteerism and the history of the development of repatriation services in Australia.

In the absence of a documented comprehensive contextual history dealing with Graythwaite's historical associations the preliminary research has identified a few historical sources which assist in the assessment of the site. The findings are as follows:

"Nineteenth century military engagements overseas left the Australian colonies largely untouched, with relatively few casualties or long term after effects. Australia's involvement with World War I was a different story. It was not just the number of dead (one in five of all the 300,000 who embarked for service abroad), but with a casualty rate of 64.8 per cent, Australia became a nation of crippled soldiers..... World War II had fewer casualties than the Great War but in many ways the effects of the war (on the homefront ) were more far reaching. For example after the fall of Singapore in 1942, Australia became a forward base for US General Macarthur's Pacific operations, women took "mens jobs for the duration", men were conscripted to fight in New Guinea or were allocated to a essential industry positions. The home front never again played such an important or enthusiastic part in the prosecution of Australia's war effort. Indeed from Vietnam on, civilians at home have been spectators in Australia's wars." (Lyons M. and Russell P. : p141-142.).

By 1917 a number of homes throughout New South Wales were being administered by the Red Cross as convalescent hospitals for the care of returned servicemen (AHDB ID 100595). The du Far family homestead for example was made available to the Red Cross in 1915 in order for it to be set up as a convalescent home. (AHDB Lady Davidson Hospital. Place ID 100595). Other homes converted to convalescent hospitals for returned soldiers during the First World War include : Kamesburgh (1918) in Brighton, Victoria; Booloominbah Homestead (during WW I) in Armidale, NSW; Saumarez Homestead (during WWI) in Armidale, NSW; Hathrop (during WWI) in Glanmire, NSW; Lady Galway Home in Adelaide, South Australia and after WWI the Mill in Moss Vale, NSW.

Other buildings in NSW were converted to military hospitals. The then Asylum for Destitute Children, built in 1856 and opened in 1858 in Randwick Sydney for example was converted by the NSW Government in 1915 in order for it to be used as a military hospital. It was renamed the Fourth Australian Repatriation Hospital. This Hospital is now known as the Prince of Wales Hospital. (Prince of Wales Hospital Website. Timeline: History of the Prince of Wales Hospital).

“The casualties from the First World War created a new and ongoing welfare demand. In April 1918 a Repatriation Department was established to administer the majority of government provided benefits. On disbandment of the AIF in March 1921, it took over the Army general hospitals which then became the basis of the Repatriation General Hospitals located in each state. In 1939 there were still 2,000 servicemen from World War I under treatment in Australian hospitals with nearly 50,000 attending as outpatients.” (Doyle. H. p29).

“In October 1939, a month after World War II was declared, military officials estimated that Australia would need 3,000 additional hospitals by 1940 to care for war casualties. Instead of acquiring properties and converting them to hospitals (as had happened in WWI the Department of Defence planned to develop purpose-built military hospitals one in each of the state capitals. Greenslopes Private Hospital in Brisbane is an example of one of these purpose built military hospitals.” (Greenslopes Private Hospital Website: History of the Greenslopes Private Hospital).

Another example of this development of military hospitals is the hospital now known as the Concord Repatriation General Hospital. During the Second World War the Commonwealth Government purchased part of the Yaralla estate in Sydney and built the 113th Australian General Hospital. This hospital cared for many veterans. In 1948 responsibility for the management of the hospital was transferred from the Australian Military Forces to the Repatriation Commission. Its role was to provide health services to entitled veterans and war widows (Concord Repatriation General Hospital Website).

Large private estate homes continued to be converted to convalescent hospitals for returned soldiers at the beginning of the Second World War. Claremont House in Tasmania (Lady Clark Convalescent Home) is an example of this. It was established in 1941 as a convalescent hospital. (Claremont House and Gardens. AHDB. Place ID 17936). Many more Red Cross convalescent homes were established across the nation during the Second World War. (Nomination report p 21).

The nomination did not indicate whether there was any oral history records related to Graythwaite's history as a convalescent hospital nor of patients stories. The nomination did however indicate that there were “many people” who had memories of the soldiers who were cared for at Graythwaite. The Shore School (located next door) also developed an association with Graythwaite. The School established a visiting program for boys as part of the School's community service program. This program was established as early as the 1920s (Flegg. R. 2005).

The magnitude of the extent and social impact of injured soldiers returning to civilian life in Australia is reflected in George Johnston's book *My Brother Jack* (1964). Some text from the first two pages of the book are an illustration:

“ The hallway itself (childhood home), in fact, was far from undistinguished, because a souvenired German gas-mask hung on the tall hall-stand, looking like the head of a captured Martian, and the whole area of the hall was a clutter of walking sticks that relate to injury rather than to elegance-and sets of crutches-the

French type as well as the conventional shapes of bent wood-and there was always at least one invalid wheel-chair there and some artificial limbs propped in the corners. Our sister Jean, who was the eldest of us four children, eventually married a returned soldier (WWI) who had had his leg amputated, and this seemed to us, at the time, quite normal and expected. Jack and I must have spent a good part of our boyhood in the fixed belief that grown-up men who were complete were pretty rare beings-complete, that is, in that they had their sight or hearing or all their limbs. Well, we knew they existed, but they seldom came our way.” (Johnston G. 1964. *My Brother Jack*. pp7-8.).

The associations of the site with the Red Cross are assessed against criteria (g).

*Red Cross History* ( Australian War Memorial Website Encyclopedia Entry)

“The Australian Red Cross in two world wars

The International Committee of the Red Cross was formed in 1862. Initially its purpose was to try and find ways of overcoming the inadequacy of army medical services so as to alleviate the suffering of those wounded in armed conflict. Over time it has extended its work to include many forms of humanitarian aid in times of peace and war.

The Australian Red Cross Society (ARCS) was formed just after the outbreak of the First World War in August 1914, originally as a branch of the the British Red Cross. It is especially remembered in the provision of "comforts" for soldiers overseas. Enormous sums of money were raised, and thousands of women volunteers contributed their time by making vast quantities of clothing: socks, vests, mittens, mufflers, pyjamas and a variety of linen. Items were sent to headquarters located in the state capitals, often using government houses as depots, where, after being sorted and packed by yet more volunteers, they were sent to Britain or the front. The effect of this work for the recipients was to bring comfort in its truest sense, for a seemingly trivial gift of a bar of chocolate or a pair of dry socks could bring the most profound relief for a soldier on the Western Front. From the date of its inception until the armistice the ARCS dispatched 395,695 food parcels and 36,339 clothing parcels.

Between 1914 and 1918 more than £3,500,00 was collected and spent on Red Cross services to the Australian Forces and Empire Forces. Dame Nellie Melba raised more than £90,000 for the sick, wounded and prisoners of war by her Red Cross charity concerts and grand opera in Melbourne.

Voluntary Aid Detachments (VADs) also provided an important public face for the Australian Red Cross. Young women served in VADs to provide nursing and domestic services in hospitals and convalescent homes. A few served overseas in Britain.

Less well known is the work the Australian Red Cross undertook at an international level by establishing agencies overseas dedicated to supplying families in Australia with information about wounded and missing soldiers, and for providing information about and comfort to soldiers declared prisoners of war.

During the Second World War the Red Cross performed other services as well as the traditional catering, fundraising and medical work. This included welfare work, hospital visiting, vocational training, home help, library services, lorry and ambulance driving. The Red Cross VADs again worked at hospitals and convalescent homes alongside doctors and nurses. Similarly, the Red Cross contributed to the well being of prisoners of war through food parcels and medical attention.

The ARCS has been officially recognised since 1944 as an auxiliary to the medical services of the Defence Forces of the Commonwealth of Australia - Navy, Army and Air Force. The Red Cross still performs humanitarian work in peacetime, including tracing missing persons and prisoners of war.”

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### Condition and Integrity:

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Nominator's condition statement

Whilst largely intact itself, several additions have been made over the years to the buildings and the property, in order to provide necessary medical facilities. Maintenance works to Graythwaite have not kept up with demand, and some restoration works are required.

Although *Graythwaite* is sadly in need of extensive conservation works the integrity of the property from the 1820s, through its various periods of change, is highly intact. The boundary represents the original holding of Thomas Dibbs, including the c.1830s residence and stables of *Euroka* built during Thomas Walker's ownership, and later purchased from Sayer's mortgagees in 1873. The c.1830s residence is incorporated with the expanded c.1880 mansion built by Thomas Dibbs, which together with the c.1880s Kitchen wing, stables and outbuilding remain highly intact despite later additions, alterations and adaption. The house retains its c.1880s form and much of its layout, fabric and detail. The stables from both periods retain their original form, construction materials and some detail. Together with significant cultural plantings and archaeological elements the property overall is a fine and intact example of an early substantial estate.

While the buildings, attachments and alterations to the buildings and grounds relating to the use of the property as a hospital and convalescent home detract from the integrity of the Victorian period property, those elements are important in regards to the transfer of ownership of the property by Dibbs in 1914 and use as a convalescent hospital for sick and injured returned servicemen under the administration of the Red Cross Society.

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**Location:**

About 2.5ha, 20 Edward Street, North Sydney, comprising Lot 2 DP539853, including building and grounds.

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Place Details

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Graythwaite including Gardens and Outbuildings, 10 Edward St, North Sydney, NSW, Australia

Photographs:	
List:	Register of the National Estate
Class:	Historic
Legal Status:	<a href="#">Registered</a> (21/03/1978)
Place ID:	2909
Place File No:	1/13/027/0025

Statement of Significance:
<p>Thomas Walker, Deputy Assistant Commissary General, built Euroka on site c 1835. Edwin Sayers member for St Leonards in first New South Wales (NSW) Parliament rebuilt house. Sold to Sir George Dibbs c 1870 who converted house to present form and renamed it Graythwaite. Dibbs was Colonial treasurer 1883 and Premier 1885-89, 1891-94. Thomas Dibbs presented property to State Government in 1915, '...to be used in perpetually as a soldiers' house'.</p> <p>(The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)</p>
Official Values: Not Available
Description:
<p>A large two storey sandstone villa in several sections having hipped iron roof with tall stuccoed chimneys. Main facade has two storey verandah with bullnosed iron roof, dentilated eaves and cast iron columns and brackets and two storey projecting bay. Later attic storey with dormer windows. French windows and front doors with transom and sidelights. Later brick outbuildings with slate roof. Magnificent with park type surrounding and extensive views of its city and harbour. Early outbuildings of special interest. The adjacent house Kialoa, once part of the property, is an essential element in the group and the local townscape, making a link between the main house and the surrounding terrace houses.</p>
History: Not Available
Condition and Integrity:
<p>The main house is in good condition and the first floor verandah enclosure could be removed without trouble, as could a large hospital building adjacent. There is an entrance hall and staircase but most rooms have been redecorated unsympathetically. The house Kialoa appears to be structurally sound but suffering from neglect and lack of reasonable maintenance.</p>
Location:
<p>About 2.6ha, 20 Edward Street, and Union Street, North Sydney.</p>

**Bibliography: Not Available**

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