

3 ANALYSIS OF PHYSICAL EVIDENCE

3.1 Introduction

This section of the CMP describes the surrounding context and cultural landscape of Graythwaite. The analysis of the cultural landscape and key elements is based on surveys undertaken in April-June 2010. An inventory for each of the key built elements has been included at Appendix D of this CMP.

3.2 The Surrounding Context

Graythwaite is located above the peninsula separating Lavender Bay from Berry's Bay. It is to the west of the North Sydney CBD and on the north-west slope of a ridge that extends down to Sydney Harbour at Blue's Point (see Figure 1.1)

The immediate area is a mixture of residential, small-scale commercial, and educational development, the latter being the Shore School. The existing building stock dates from the mid-nineteenth century through to the present. The residential building stock is a mixture of freestanding and attached dwellings and flats. The street pattern essentially reflects the subdivision dates with a semi-regular grid pattern to the north of Union Street while the area to south of Union Street more closely follows the contours of the natural topography. Union Street is the principal thoroughfare.

The elevation of the area offers views to Sydney Harbour, the Harbour Bridge, and Sydney CBD. Conversely, development along the ridge is visible from Walsh Bay and Millers Point. The Shore School is visible from the Harbour Bridge but not Graythwaite aside from the landmark tree plantings.

The ridge is dissected by the North Shore Railway by tunnel. The eastern entry to the tunnel is North Sydney railway station and the western entry is below the Bank Street boundary of Graythwaite. The tunnel is located below the garden fronting Graythwaite but not below a standing structure.

Graythwaite represents an important area of open space within the locality. The area of the site is large and the built structures few and confined to the north-east corner, which is accessible from Edward Street. The site of the neighbouring Shore School is larger, but more intensely developed. Graythwaite, the Shore School and Shore Preparatory School are under the one ownership but held in separate freehold titles. This wider Shore School nexus is broadly defined by William Street on the east, Mount and Lord Streets on the north, Bank Street on the west, and Union Street on the south.

3.3 The Cultural Landscape

3.3.1 Introduction

The Graythwaite site has undergone several significant periods in its evolution as a cultural landscape. It has evolved from a relatively long period of occupation by Aboriginal culture, as a residential setting for a Colonial period use through to the Federation period when it was adapted for Institutional use. In all of these uses the pattern of occupation has been informed by the influence of natural forces, particularly the underlying geological formation and climate together with its visual and spatial structure as a conspicuous landscape. A short history of the property area's evolution as a landscape is included in Section 2 of this CMP.

The site is broadly rectangular in shape and with a projection to Union Street. The real property description is Lot 2 in Deposited Plan 539853 comprising a land area of 2.678 hectares. This legal boundary is approximately the same as that of the property when in Thomas Dibbs' ownership except for a small area on Union Street excised for the Energy Australia electricity substation. However, this legal boundary was established in 1974 and does not reflect the area gifted by Dibbs to the State in 1915, which included the Bishopsgate and Ellesmere right of way.



Figure 3.1 Looking west along Union Street. The entry to Graythwaite is at right.
Source: Tanner Architects 2010.



Figure 3.2 Looking south along Edward Street. The entrance to Graythwaite is at centre.
Source: Tanner Architects 2010.

The key built elements are located in the northeast corner of the site and available documentary evidence indicates that historically development has always been located in this area. The greater part of the land holding is not developed and comprises the garden setting to the existing house. This area steps down to the south and west by embankments with intermittent terraces of level ground.

Graythwaite is accessed from the south by the former carriage drive with an entry from Union Street at the south-east corner of the site. This entry provides the visitor with a view of the garden setting and of the House as you progress up the drive. The second entry is off Edward Street at the north-east corner of the site. This entry provides the visitor with a view of the rear of the house and ancillary buildings. Aside from these entries, Graythwaite remains very much the private domain it was in Dibbs' day for it is enclosed by multiple private residences along the western (Bank Street) and southern (Union Street) boundaries, and the large holdings of the Shore School to the east (formerly Bernard Holtermann's estate) and north (formerly William Wardell's Upton Grange).

The key elements:

- buildings and structures including:
 - the House Complex—Graythwaite House, Kitchen Wing, c1833 Stables Building, former Massage Room/Doctor's Room, 1916 Lavatory/Bathroom Block Addition and associated enclosed links, courtyard and garden/yard walls;
 - the c1882 Coach House;
 - the former Tom O'Neill Centre; and
 - the Ward Building, recreation room and lavatory/bathroom block and link to the House.
- site features including landscape areas;
- the potential historical archaeological resource; and
- potential moveable items and/or salvaged materials.

3.3.2 Natural Environment

The Graythwaite site is a remnant area of land following subdivision of a much larger parcel of land. The site is located on the southwest slopes of the main North Sydney ridgeline, which is orientated in a north-south direction linking the elevated plateau lands of Crows Nest with the post-glacial waters of Sydney Harbour at Blue's Point (Warrungarea).

The site is within the freshwater catchment of Berry's Bay with the weathered landforms created by the erosion of the dominant geological formation, Hawkesbury Sandstone. The upper levels of the site share a high point on the ridge with the adjacent properties in the form of a mount which has been modified to accommodate both residential and institutional uses. This mount area has been influenced by the presence of another overlying geological formation of Ashfield Shale as part of the Wianamatta Group of sediments. This formation erodes to form clay soils and generally the junction of the two geological formations can provide opportunities for freshwater springs.

3.3.3 Landscape Description

Graythwaite is a cultural landscape which is a composite of made form comprising; terraced landform, buildings, structures, fences, garden areas, driveways, paved areas, grassed open space and mass plantings dominated by treed canopy of figs of various species. It contains evidence of fabric from many periods in its evolution from an indigenous place to its present urban context wedged between the institutional landscape of the Shore School and surrounding largely residential context.

The main landscape character of Graythwaite is that of institutional parkland despite its natural origin and evolution as a residential estate from the nineteenth century. This has been influenced by its most recent use as a hospital with brick buildings, concrete kerbs and bitumen paving—a contrast to the sandstone of the late Victorian period and blond face brickwork of the Federation period.

The presence of Inter-War Period plantings such as palms and poplars also contrast with the more sombre fig and pine plantings of the Victorian and Federation periods (Figs and Brush Box). The mid to late twentieth century is represented by Jacarandas and a range of Australian plants normally associated with rainforest habitats together with mass planting of grasses such as the Lomandra species. Much of the extent of mass planted areas, particularly in shaded areas and aided by a southerly aspect have become invaded by weed species such as Privet and Camphor Laurel.

The upper slope contains the buildings, where most of the spaces between have been paved except for the more formal garden to the northwest of the House. This garden appears to have retained a formal layout from the mid-nineteenth century despite its change in content from period to period.

The mid slopes to the west of the House, contains much disturbed ground through apparent land fill. The fill in the vicinity of the existing Moreton Bay Fig trees on the west and south-west boundaries threaten their long term existence and provides a habitat for extensive weed invasion. The extent of growth of most of trees has reduced the opportunity to maintain views from the site and the House in particular as well as views to the House Complex from Union Street and beyond.

The existing landscape types can be summarised as ‘landform’, ‘vegetation’ and ‘built form’. The location and extent of these landscape types is shown on Figure 3.5.

Landform

The landform at Graythwaite comprises:

Terraces	Terracing has created level areas for buildings, grassed areas for recreation (tennis courts) and horticulture (the orchard and gardens).
Slopes	The slopes have been generally mass planted whilst containing evidence of former driveways and paths/tracks. The lower slope was the site of a vineyard established on narrow stone wall retained terraces.
Fill areas	An area to the west of the House Complex, once part of a cow paddock, appears to have been subject to later fill with building rubble and soil.

Vegetation

The vegetation at Graythwaite comprises:

Grasslands	The grassland areas are confined to the terraced landforms and particularly the remnant areas of the former site of the orchard (lower terrace) and tennis courts (central terrace) as well as within the more formal courtyard garden adjacent to the House Complex.
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Shrub mass planting	The shrub mass plantings are located along the margins of the driveways and to the site of the former terraced vineyard. These are associated with the use of Graythwaite as a hospital.
Shrub row planting	The shrub row planting is a row of <i>Prunus</i> shrubs running parallel to the eastern boundary of Kailoa.
Mass tree plantings	<p>Tree mass planting areas are associated with the slopes landform and the margin of the terrace and are dominated by a mix of <i>Ficus</i> species and Brush Box with a proportion of self seeded species such as Privet and Camphor Laurel. The mature umbrageous tree canopy is associated with the range of plantings undertaken during the Dibbs' Family occupation of Graythwaite.</p> <p>White poplars and a bamboo thicket on the upper slope, former tennis court terrace margins and along the main entrance drive appear to date from the Inter-War years of the hospital period.</p> <p>A diversity of younger Australian plant species has been added in the late-Twentieth century within all the areas of tree mass planting.</p>
Individual tree plantings	<p>Individual tree planting is evidenced on the upper terrace adjacent to the house complex, the Union Street frontage and the landmark <i>Araucaria columnaris</i> tree located just within the eastern boundary on the upper slopes. This tree may date from the 1860s and may have originally been located within Millers property.</p> <p>The conspicuous individual trees on the upper terrace area are; <i>Ficus rubiginosa</i>, <i>Jacaranda mimosifolia</i> and <i>Washingtonia robusta</i> whilst on the Union Street frontage and within the former orchard paddock are: <i>Ulmus parvifolia</i>, <i>Eucalyptus nicholii</i> and <i>Lophostemon confertus</i>.</p>
Garden areas	Garden areas within courtyards to the east and west of the House complex.

The Built Form

The built form at Graythwaite comprises:

Buildings	Sandstone buildings represent the nineteenth century whilst the brick buildings generally represent the twentieth century. The Ward Building and associated recreation room and lavatory is of timber framing and weatherboards.
Fences	Fences are a combination of timber paling, chain wire, timber rail, painted timber picket and metal palisade types.
Gates	The entrance gates at Union Street and at Edward Street are tubular steel metal-framed structures.
Walls	Walls are dwarf wall height brick acting as a retaining wall along the Union Street boundary and integrated with brick gate piers at the main entrance drive.
Driveways	The driveways are paved in bitumen with concrete kerbing generally associated with the twentieth century whilst sections of brick drain edges are remnants of the Federation period during the Dibbs family occupation.
Paved areas	Paving around the House Complex is generally bitumen with concrete or brick edging.

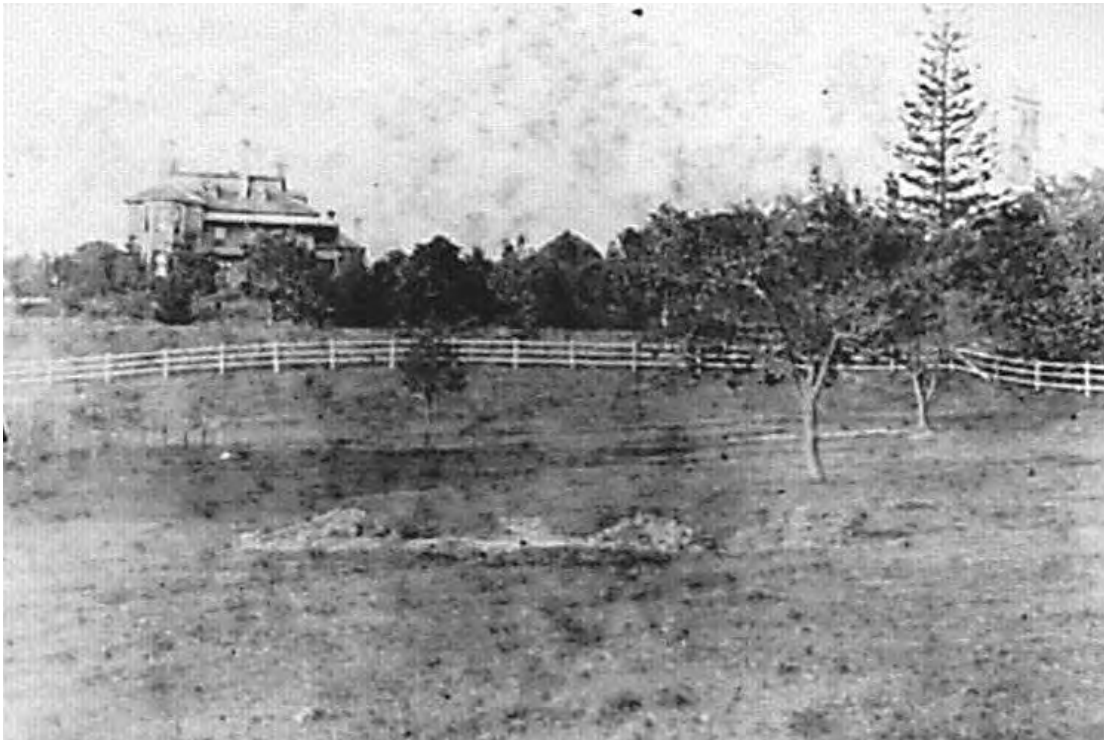


Figure 3.3 The house complex c1900 from Union Street with the lower terrace (former orchard) and lower embankment (former vineyard) in the foreground.
Source: State Library of NSW.



Figure 3.4 The house complex from the central terrace (former tennis court area). The mature vegetation on the upper (and lower) embankment now largely obscures the house from view.
Source: Tanner Architects 2010.

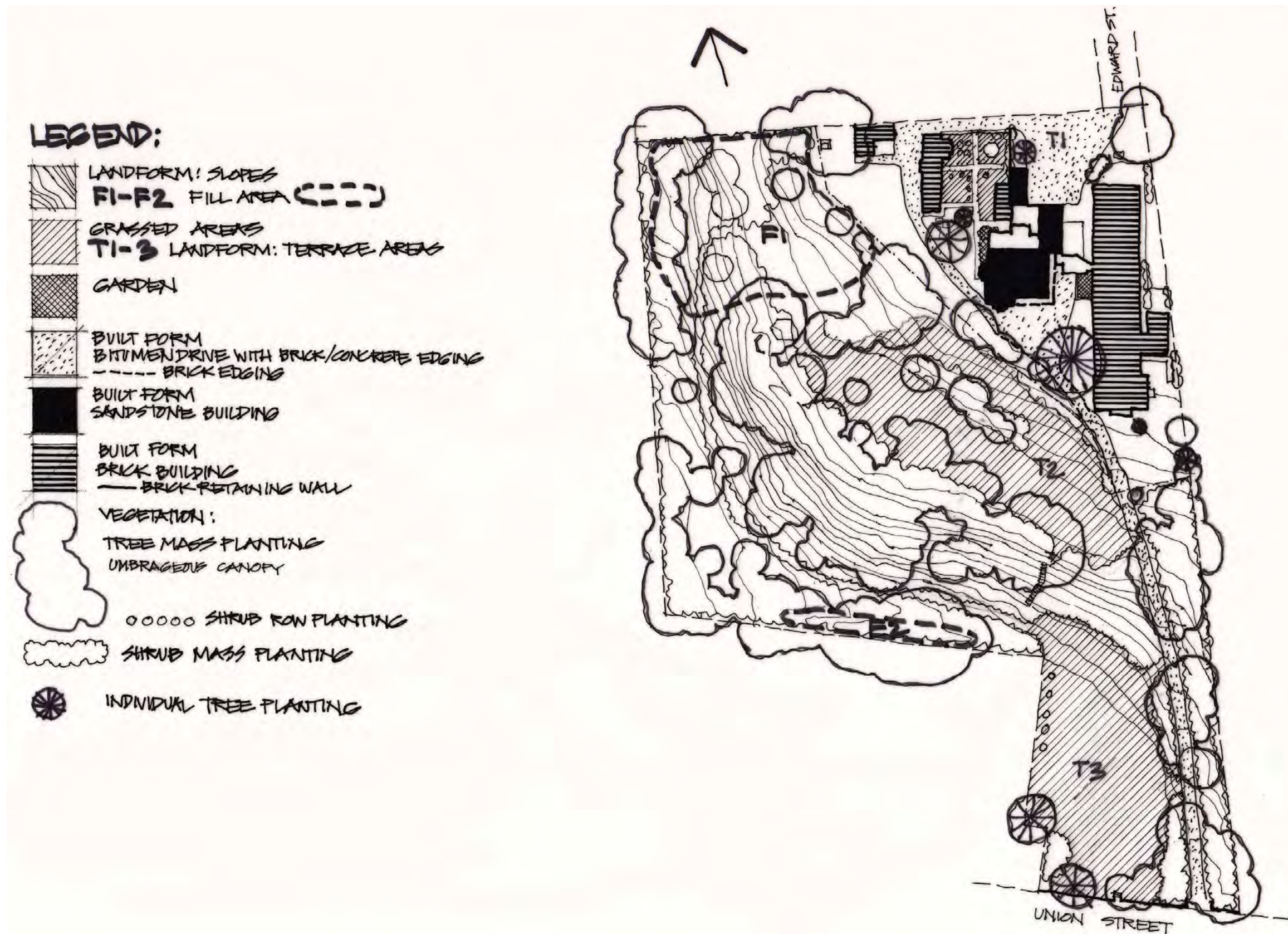


Figure 3.5 The key elements of the cultural landscape for Graythwaite.
Source: CAB Consulting, 2010.

3.4 The House Complex

3.4.1 Generally

The House Complex includes a range of buildings and structures associated with all phases of the site's development including:

- Graythwaite House, constructed c1853 (west wing) and c1874 (main part),
- c1874 Kitchen Wing,
- c1833 Stables Building,
- c1917 former Massage Room/Doctors Room; and
- c1915-1916 Lavatory/Bathroom Block addition to the rear of the House.

It also includes the service courtyard, which is bounded by these buildings and structures, early sandstone walls and later linking structures.

3.4.2 The House

The principal building on the Graythwaite site is Graythwaite House. It is constructed of sandstone throughout aside from the minor and late (1910s) additions at the rear. It is a building of four storeys inclusive of a basement, ground floor, first floor and attic levels. The principal elevation faces south to the harbour and there is a two-storey timber and iron (locally cast members by Bubbs and Sons) framed verandah on this elevation that continues along the eastern frontage.

The south and west elevations have two storey bay windows, orientated to front a garden setting. The roof over the main part of the house is hipped and broken by the central roof observatory ('widow's walk') itself punctuated by prominent dormer windows with half-round heads. The roof also has a number of prominent rendered chimneys that provide for an interesting roofscape. The roof is clad in slate tiles with glazed terracotta ridge capping. The surface finish of the stone blocks is chisel pecked. The finish and colour of the stone is not consistent throughout the building and this provides evidence of the various stages of construction.

The architectural style of the House is a restrained form of the Italianate devoid of many of the applied embellishments that characterise the style, but has hallmarks such as the bracketed cornice, and cast iron columns and decorative lace cast iron work, and pronounced chimneys;

Aside the entry to the House is the elaborate carved sandstone tablet unveiled at the opening of Graythwaite Red Cross Convalescent Home in March 1916 by Premier Holman.



Figure 3.6 The west elevation of Euroka Villa in the 1860s.
Source: Stanton Library.



Figure 3.7 The west elevation of Euroka Villa (Graythwaite) today showing the 1870s remodelling by George Dibbs including the removal of the upper level balcony and the construction of the bay windows.
Source: Tanner Architects 2010.



Figure 3.8 The east and north (rear) elevations of Graythwaite c1897.
Source: *The Sydney Mail*, 14 August 1897, pg 831.



Figure 3.9 The same view today. A noticeable change is the lavatory/bathroom block attached to the rear of the House c1916 and the removal of the iron railing to the roof observatory. The garden setting has also been removed.
Source: Tanner Architects 2010.



Figure 3.10 An undated view of the roofscape and terrain to the west of the House. The photograph was taken from the tower within the adjacent Holtermann's estate.
Source: Mitchell Library.



Figure 3.11 The same view today taken from the tower on the adjacent Shore School site. The most noticeable change is the maturing of the garden setting. The house itself has changed little.
Source: Tanner Architects 2010.



Figure 3.12 The front (south) elevation of the House today from the upper embankment.
Source: Tanner Architects 2010.



Figure 3.13 Front (south) elevation of the House today from the entry driveway.
Source: Tanner Architects 2010.

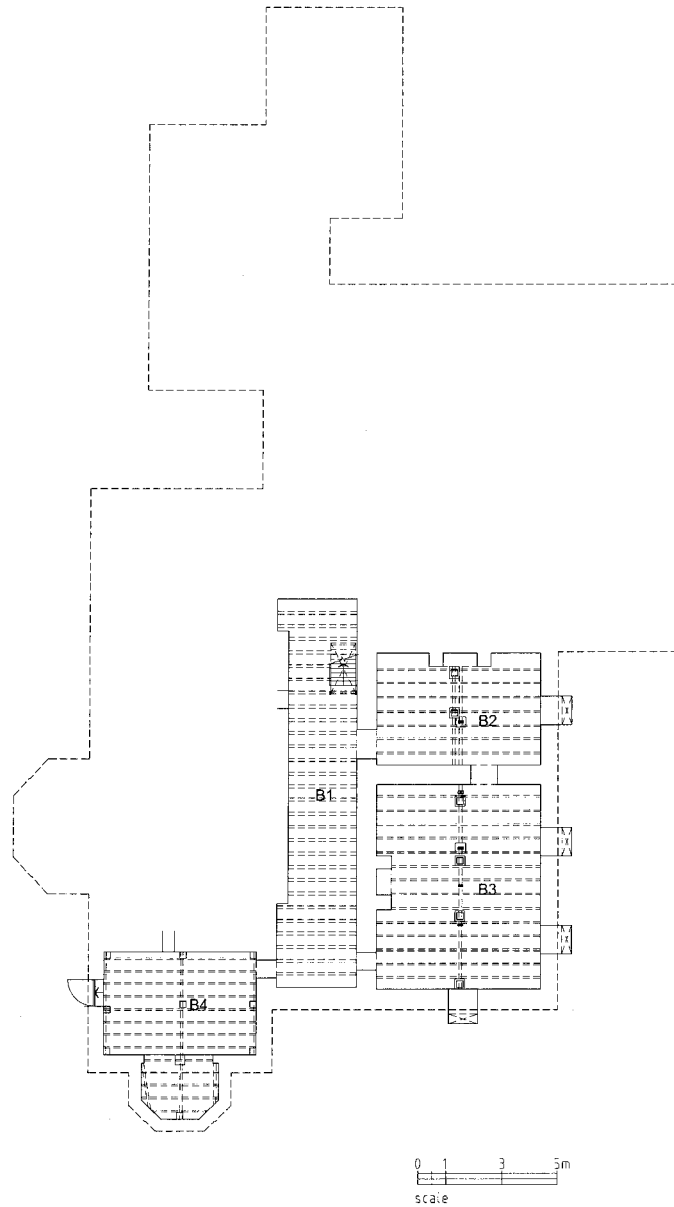


Figure 3.14 Basement floor plan of the House, existing conditions, not to scale.
Source: Tanner Architects 2010.

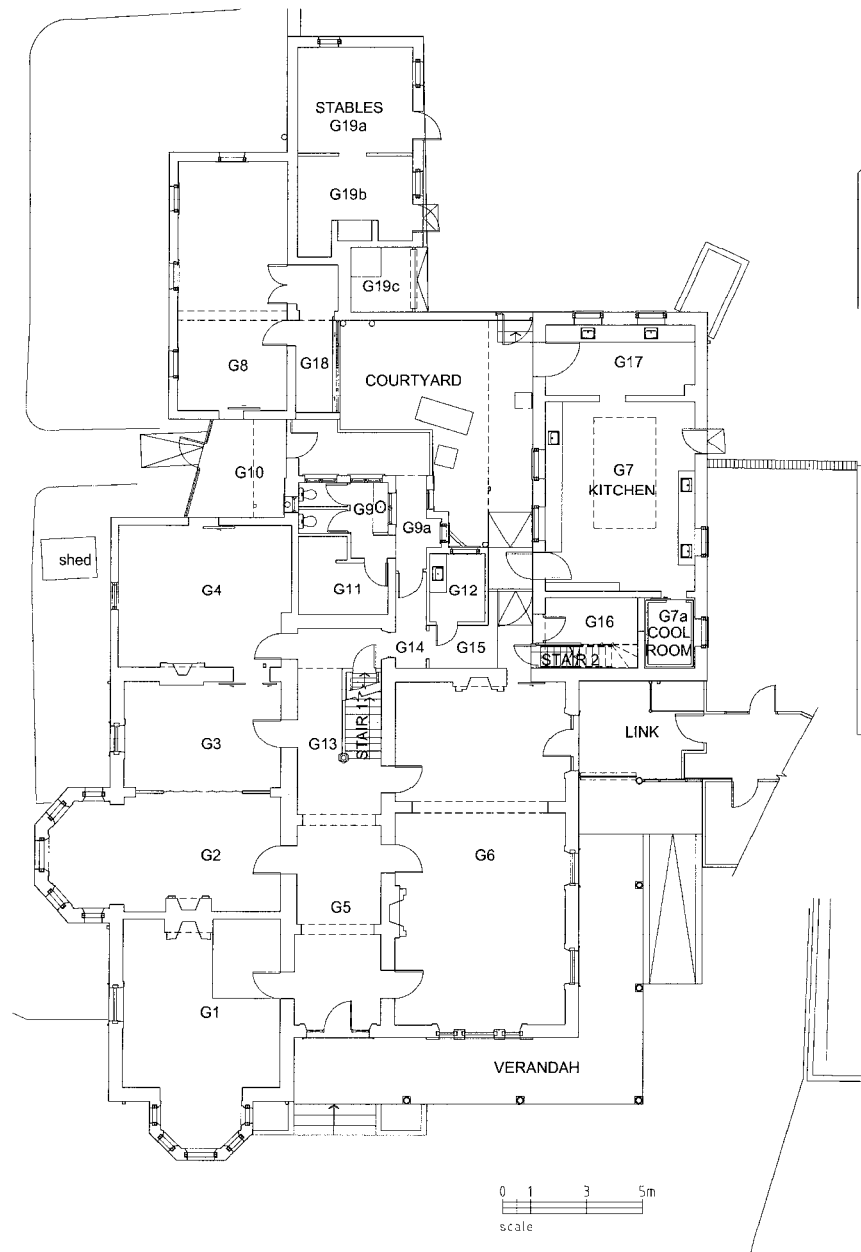


Figure 3.15 Ground floor plan of the House, existing conditions, not to scale.
Source: Tanner Architects 2010.

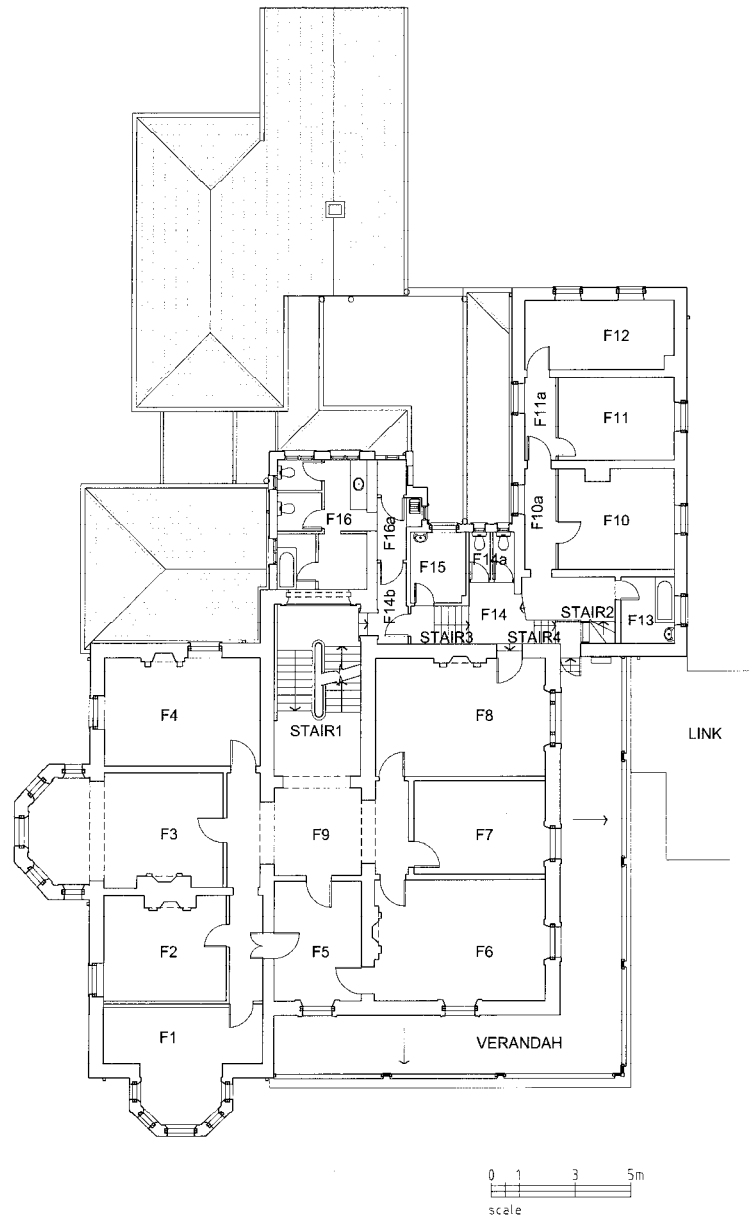


Figure 3.16 Graythwaite first floor plan of the House, existing conditions, not to scale.
Source: Tanner Architects 2010.

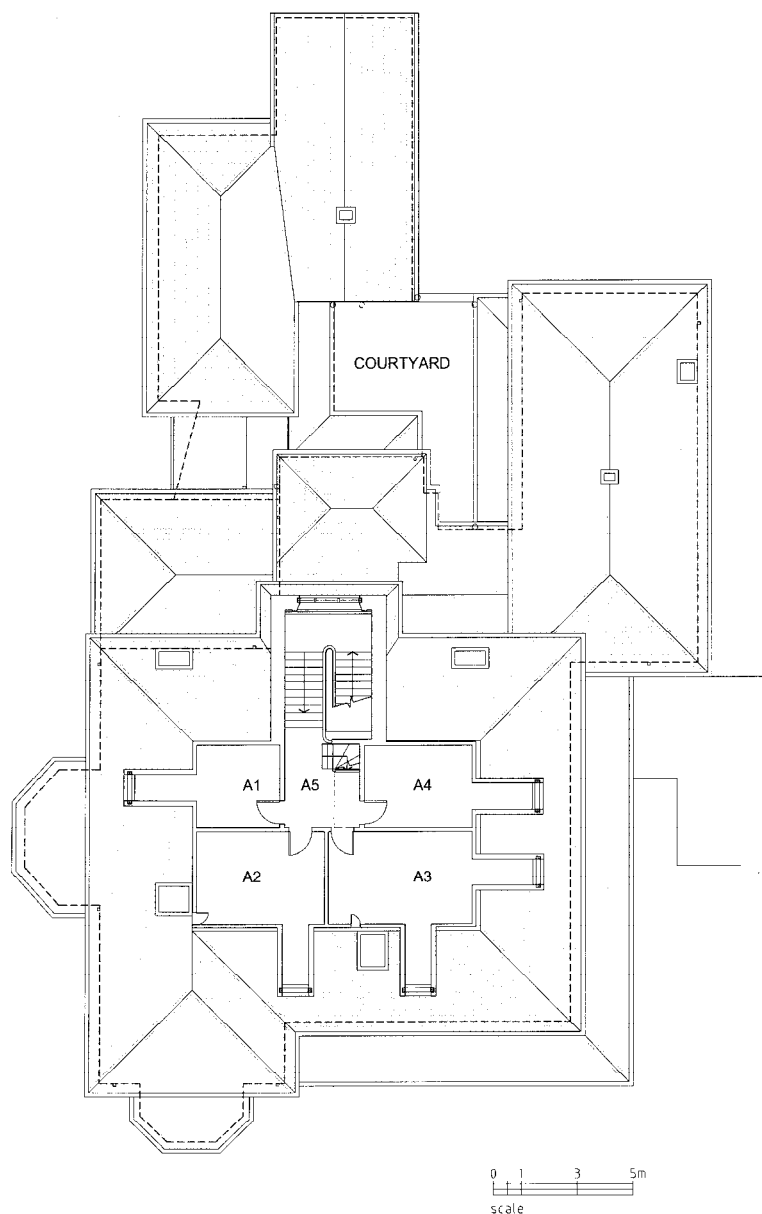


Figure 3.17 Attic plan of the House, existing conditions, not to scale.
Source: Tanner Architects 2010.

Basement

The basement comprises four interconnected spaces under the entrance hall (B1), the former drawing room (B2 and B3) and the southern part of G1 (B4) (see Figure 3.11). Access to the basement is by a timber-framed stair under the main stair (Stair 1) or by a doorway on the western wall of the House in B4. The floor to ceiling height is quite low and it is hard to envision the basement being used for anything other than rudimentary storage (see Figure 3.22).

The sandstone walls generally support the walls of the house above although there is a substantial cross wall under the reception room (G6), which does not appear to provide any structural support. The fireplaces in the reception room are supported by sandstone walls in B2 and B3. The width of the walls in spaces B1, B2 and B3 are greater than the walls in B4, providing evidence of the different phases of construction between the west wing (c1859) and the main part of the house (c1874). It is possible that the stone used in B1-B3 were salvaged from the c1833 Euroka Cottage. The width of the sandstone wall on the west side of B1 (and in the entrance hall (G5) above) varies, suggesting that the wider section may in fact form part of the western wall of the c1833 Euroka Cottage. The timber ceiling/floor joists in B1 are adzed, suggesting that they may be remnants of Euroka Cottage or may have been salvaged and re-used in c1874 to support the tessellated floor in the entrance hall. The soil floor of the basement may conceal stone flagging although none is currently evident. There is a later (c1980s) secondary system of structural support provided by brick piers supporting the ceiling/floor joists throughout B2, B3 and B4 (see Figure 3.21).

Ground Floor

The ground floor of the house comprises large, formal living spaces divided by a wide central entrance hall (see Figure 3.12). The eastern half of the House dates from c1874 and is essentially two rooms—the entrance hall (G5/G13) and the large reception room used as a drawing room and ballroom (G6) during the Dibbs phase (1874-1915) and as a dining room during the Red Cross phase (1916-1980). The western half of the ground floor comprises three rooms (G1, G2 and G3) that form part of the two-storey wing constructed by Edwin Sayers c1859 (as modified by Dibbs c1874) and a fourth room (G4) added to the rear of the House by Dibbs in 1891.

Entrance Hall

The entrance hall incorporates the east wall of the west wing constructed by Sayers c1859, the wider sections of which may in fact be the western wall of the c1833 Euroka Cottage. The Dibbs phase fittings such as the tessellated tile flooring, skirting boards, architraves, archways, staircase doors, cornice and ceiling are largely intact. The window (W1.A5) on the stair landing, however, has been altered with the removal of the lower sash, infilling of the opening, and re-glazing of the remaining sash. This change is likely to have occurred in late 1915 when the lavatory block (G11 and F16) was added. The painted wall treatment of the Dibbs phase (ashlar stone work and dado) is visible in part and further areas and the ceiling are probably recoverable upon investigation. The joinery, where not painted, has a dark varnished surface treatment. The doors in most instances retain timber signs dating from the 1916 fit out by the Red Cross identifying room uses and major donors.

Reception Room

The space and fittings of the reception room such as flooring, skirting boards, architraves, windows and doors, fireplaces, archway, cornice and ceiling are largely intact. There is historic photographic evidence for this furnishing and decoration of this room for the Dibbs phase (see Figures 3.15 and 3.16) and early part of the Red Cross era. The windows (W2.6, W4.6 and W5.6) are broad paned French windows both ventilating the room and providing access to the verandah. The ornate timber fireplace surrounds (FP.G6a and G6b) are stylistically later than the House and possibly date from around 1900. The painted wall and ceiling treatments of the Dibbs phase may be recoverable upon investigation. A key change is the creation of openings in the 1980s at DG6.4 and DG6.5 (a former window) to facilitate a doorway associated with the covered link with the Ward Building.



Figure 3.21 looking south in basement room B1 (under the entrance hall).
Source: Tanner Architects 2010.



Figure 3.22 Basement room B3, showing masonry support for fireplace and additional brick pier and timber post supports.
Source: Tanner Architects 2010.



Figure 3.18 The entrance hall in 1916 at the time of the opening of the Red Cross Convalescent Home. Note that the stair window has already been modified.
Source: Stanton Library.

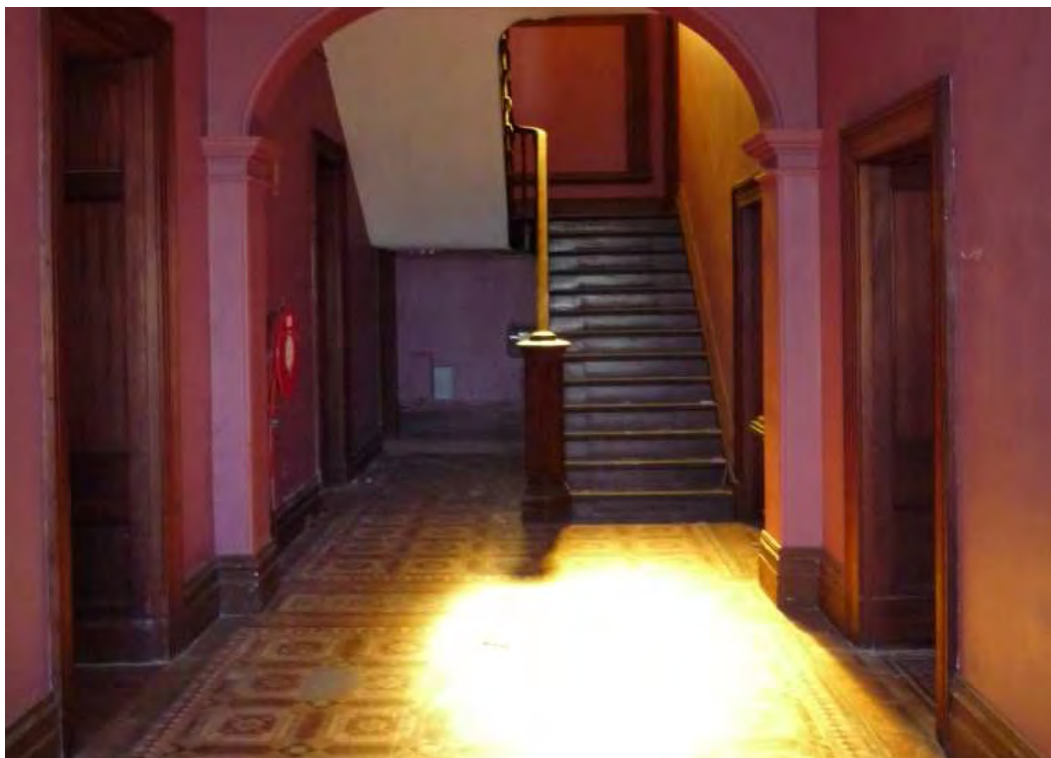


Figure 3.19 The entrance hall today. Note the tessellated tiles have been retained, while the wall brackets (on each wall nib) have also been salvaged and stored elsewhere in the building.
Source: Tanner Architects 2010.



Figure 3.20 The southern part of the drawing room during Thomas Dibbs' occupancy at the house. Undated, possibly c1900.
Source: Stanton Library.



Figure 3.21 The northern part of the drawing room during Thomas Dibbs' occupancy. Undated, possibly c1900.
Source: Stanton Library.



Figure 3.22 The northern part of the reception room (G6) (former drawing room and dining room) today.
Source: Tanner Architects 2010.



Figure 3.23 The northern part of Room G6 (within the west wing).
Source: Tanner Architects 2010.

West Wing

The evidence for the Sayers' phase is demonstrated by the cutout glazing bars and hornless sash in window W1.G1. In most other respects the room finishes are indicative of the Dibbs phase. The bay window (W2-W6/G1) in G1 is a total c1874 rebuild of the original bay window in the same location.

The bay window (W1-W5/G2) in G2 is a c1874 addition. The rooms are mostly intact in regard to fittings such as skirting boards, architraves, windows and doors, fireplaces, cornice and ceiling from the Dibbs phase. The flooring is concealed throughout, but is visible in the basement (under G1 only), which appears to make use of modern (perhaps 1980s) floorboards.

The rear room (G4) was added by Dibbs in 189. The south wall of this room is an original external wall with the chimney flue formerly to room G3 being adapted for G4. As the space is shown in the 1891 survey it is probably 1880s work undertaken by Thomas Dibbs, possibly for Mrs Dibbs if the white Carrara marble chimneypiece and cut crystal door knob are original insitu fittings. The wall openings (DG3.2 & DG4.2) are 1980s alterations with DG4.2 being a conversion of a window to a door. The painted wall and ceiling treatments of the Dibbs era are visible in part and probably recoverable.

First Floor

The planning of the first floor consists of an upper flight of the staircase (Stair 1) that leads to a central hall (F9) flanked by narrow cross halls to the former bedrooms (F1/2, F3, F4 and F6), possible dressing room (F7), and possible bathroom (F5). The arrangement of the rooms is essentially symmetrical when taking into account the different buildings phases—Rooms F1/F2, F3 and F4 and the access hall forms part of the west wing constructed by Sayers c1859, while the remainder is associated with the construction of the main part of the house by Dibbs c1874. An unusual aspect of the planning is the second door (DF8.2) in room F8 that leading directly to the service wing suggesting that this room was originally the nursery.

The plan form of the rooms is largely intact to the Dibbs phase apart from the partitioning of one of the bedrooms (F1/F2) during the Red Cross phase. Rooms F1 and F3 have bay windows constructed by Dibbs c1874. The rooms are mostly intact in regard to fittings such as flooring, skirting boards, architraves, windows and doors, fireplaces, cornice and ceiling to the Dibbs era. As with the first floor verandah facing rooms, W1.F5-F8 are French windows, and W1F8 has side lights. The painted wall and ceiling treatments of the Dibbs phase are probably recoverable upon investigation.

Attic Floor

The planning of the attic floor level consists of the last flight of the main stair (Stair 1) that leads to a hall (A5) that provides access to former bedrooms (A1-A4). The hall features a smaller stair that leads to the roof observatory (or widow's walk). The Attic floor level was constructed by Dibbs as part of the c1874 construction of the main part of the house.

Each bedroom is features a dormer window set within a narrow space distinct from the room proper. The windows are double hung sashes with the upper sash having a rounded head. The rooms are mostly intact in regard to fittings such as flooring, skirting boards, architraves, windows and doors and ceiling to the Dibbs phase. Room A2 has a set of cedar fitted cupboards, which date from the Dibbs phase. A discernible later alteration is the addition of highlights above the doors facing onto the hall, which appear to date from the 1950s. There are no fireplaces on this level.

Roof Observatory (Widow's Walk)

Not inspected owing to its poor structural condition. The original railings to the former roof observatory (Widow's Walk) have been removed and stored in Room A4.

3.4.3 The Kitchen Wing

The Kitchen Wing is a substantial two storey stone building attached to the north-east corner of the House. The building has a hipped roof with deep boxed-in eaves and it is clad in slate tiles with glazed terracotta ridge capping.

The building seen today was evidently designed to present a formal front to the east garden while the west, courtyard facing, elevation is more utilitarian. The windows on the east, north and upper west elevations are single paned sashes while the lower west elevation has multiple-paned sashed windows and suggest an earlier date of construction (probably 1850s). A verandah or covered way with a coved roof runs the length of the west elevation and fronts a courtyard.

Ground Floor

The ground floor comprises four substantially modified rooms. Historically, this floor comprised a kitchen, pantry and scullery. The fireplace and a partition wall have been removed, creating one large space (G7). An opening in the north wall of this room has also been created into G17. The floor has also been replaced in concrete, and the ceiling lowered and sheeted in battened fibreboard.

These alterations were probably undertaken in the 1980s. Fire separation between the Kitchen Wing and the House was provided by a covered passage (G16) within which is located the service stair to the first floor (Stair 2). The passageway originally opened onto a storeroom (now cool room) (G7a).

First Floor

The first floor comprises a narrow passage connecting three rooms that were evidently staff quarters in the Dibbs phase, and the sister (F11) and matron's (F12) rooms in the Red Cross phase. The timber panelled west wall of F10 and F11 is a documented 1924 alteration with a later, 1950s, fibreboard sheeted upper section. This panelling would seem to have replaced earlier lath and plaster stud walls or similar light structure. The battened ceilings in these rooms could also date from this alteration. A bathroom (F13) is located on this floor, a use that dates from at least 1916, and probably from the 1870s. The service wing is connected at this level by doors (DF8.2 and DF14.2) opening onto the front verandah of the House and, unusually, room F8.

3.4.4 Bathroom and Lavatory Block

The bathroom and lavatory block was one of the major developments of the 1915/1916 conversion of Graythwaite from a residence into a convalescent home. The bathroom and lavatory block is a two storey brick building with coursed rendered external walls. The roof is in two parts, the main body of the structure having a hipped element with slate tiles, the other being a skillion. The windows are casements and double hung sashes. The addition is built up to the rear elevation of the c1874 section of the House and in part incorporates the earlier covered way or verandah (Stair 3 and G15) with a coved roof.

Internally, the ground floor plan comprises a central corridor (G9a), flanked on the east by the former doctor's room (G12) and on the west by a bathroom (G11) and lavatories (G9). The corridor leads to an enclosed passage that was an open covered way. The first floor plan comprises bathrooms (part F16 and F15), lavatories (F14 and part F16), and a corridor. The spaces retain a relatively high degree of original fittings in the vitrified wall tiles, the lavatory partitions and some doors, and plumbed fittings such as bedpan sluice in F16.

The rear (west) wall of G9 and a short section north of this incorporates an earlier (1830 or 1850s) sandstone wall associated with the courtyard.



Figure 3.24 The east (garden facing) elevation of the kitchen wing.
Source: Tanner Architects 2010.



Figure 3.25 The west (courtyard facing) elevation of the kitchen wing.
Source: Tanner Architects 2010.



Figure 3.26 The scullery, c1916-1919.
Source: Red Cross Archives (Sydney).



Figure 3.27 The scullery today.
Source: Tanner Architects 2010.

3.4.5 The Courtyard

The courtyard is screened by a high stonewall that connects the wing and the former stables (discussed separately below). The courtyard has a cistern capped by a large slate cover that dates from the Dibbs era and perhaps earlier.

3.4.6 The Former Massage Room/Doctor's Room

This former Massage Room/Doctor's Room (G8) was built in 1917 for the Red Cross and originally comprised two rooms (now co-joined), the doctor's room (south) and massage room (north).

The building is a single storey brick building rendered with ashlar coursing and with a hipped roof clad in slate tiles and partly abuts the former stables building. An unpainted section of the wall finish visible in the link with the house (G10) indicates the cement mix was coloured to give a sandstone-like appearance. The east wall is formed in part by the sandstone wall of the stables building. Internally, the walls are plastered with timber picture rails and skirting boards, the ceiling in the lower section is pitched, and the doors are four panelled. The floor is timber under vinyl. The interior is well-lit by a number of double sash windows.

In the original planning covered access (G18) was provided from the house and this has now been infilled to form a sun-room. Another 1980s change is the conversion of the south window in G8 to a door opening DG8.1. These two changes are part of the 1980s re-planning of the access arrangements to this wing centred on G10 that was created at this time,



Figure 3.28 The exterior of the first floor of the bathroom and lavatory block addition. Note the form of the c1874 part of the House (beyond) and Kitchen Wing (at left).
Source: Tanner Architects 2010.



Figure 3.29 The interior of the first floor of the bathroom and lavatory block addition.
Source: Tanner Architects 2010.



Figure 3.30 The exterior of the former Massage Room/Doctor's Room.
Source: Tanner Architects 2010.



Figure 3.31 The interior of the former Massage Room/Doctor's Room.
Source: Tanner Architects 2010.

3.5 The Stables Building

The former Stables Building is a single storey sandstone building with a gabled roof clad in slate tiles and with iron ridge capping. The 1891 survey shows a building with a rectangular footprint, but this has since been altered at the southern end.

The building was constructed before 1852 as it was listed in a lease notice of that date. It is associated with Thomas Walker and probably formed part of the original construction of Euroka Cottage of around 1833.

The east elevation of the building has two large openings on the south side (one since infilled and now formed by door DG19.1 and window W1.G19, and original door (DG19.2) and window (W2.G19) openings. The southernmost opening is shown in a drawing of 1916 as the boiler room and this use seems to have continued well after the Second World War (the service has been removed but the ceiling housing for the flue remains as does the flue, although not insitu). The original boiler could have been installed in 1883 as part of the Raleigh Patent hot water service Thomas Dibbs had fitted.¹ The room today serves as storage and there is a roller door. Another 1880s alteration is the addition of the brick chimney and fireplace in room G19b, and the overall refurbishment of the flooring. The changes were probably made when the Coach House was constructed c1888.

The internal wall finish is sandstone, painted in G19a and traces of whitewash in G19b and G19c. The ceiling is the exposed ceiling framing and boarding in G19a. The ceiling in G19b is sheeted in fibreboard and fitted with a coved moulded timber cornice. This, and a number of strip timber boarded architraves suggest the building was refurbished again in the 1950s. The hardwood lintel of the former opening in G19b is insitu.

The original planning seems to have been inclusive of a groomsman's room (G19a), coach house (G19b or c), and stable (G19c or b) with feed loft above. The door entry to the loft has been altered after c.1920 to a window (W3.G19) and the timber stair removed. The loft was not accessible at the time of the inspection.

¹ SMH 2/8/84, p.5.

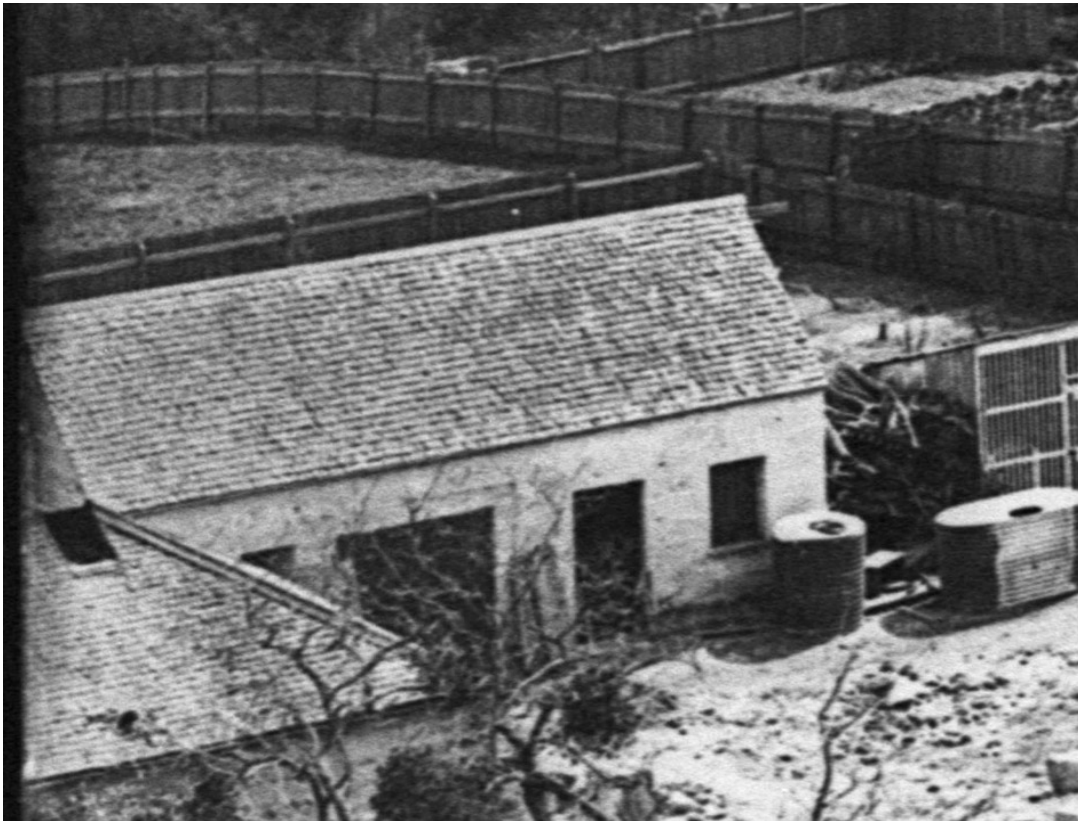


Figure 3.32 The former Stables Building in the mid-1870s.
Source: Mitchell Library.



Figure 3.33 The east elevation of the former Stables Building today.
Source: Tanner Architects 2010.



Figure 3.34 Nurses posing on the north elevation of the Stables Building with the now removed timber stair and landing, c1916-1919.
Source: Red Cross Archives (Sydney).

3.5.1 Coach House

The second of the two stable and coach houses at Graythwaite is located to the northwest of the house adjacent to the north boundary. The building is constructed of a cream coloured brick that was also used in the construction of Kailoa on Union Street. As Kailoa was built around 1883/4 for the Dibbs family it is assumed that the Coach House was constructed around the same time. The Government Architect extensively restored the building in the mid 1980s after a long period of neglect.

The one-storey building is L-shaped in plan with attic level accommodation in the former feed loft. It has a cross gabled roof clad in corrugated steel, and with decorative timber finials and bargeboards. The eaves project from the wall plane. Rainwater heads and downpipes are located on each elevation. The windows are timber framed double sashes set within rendered lintels and sills alternating with pointed Gothic style window heads. There is a skillion porch on the south elevation which dates from the 1980s restoration and has uncharacteristic decorative cast iron column and concrete flooring. Overall the external presentation has a high level of integrity as there have been no changes to the roof form, wall finishes, and window and door layout. There are some minor modern accretions such as PVC plumbing lines and electrical conduit and air-conditioning unit.

Internally, the ground floor comprises three large rooms that closely approximate the original planning as demonstrated by a survey floor undertaken in 1943; in this survey Space G1/G4/G5 was a garage, G3 was storage, and the use of G2 was unknown. One of the large spaces (G1/G4/G5) was subdivided in the mid-1980s. The walls are painted brick and the ceiling is the framing and boarding of the floor above. The double hung sash windows have a simple boarded architrave with applied edge beading. Space G3 has a plain brick fireplace and stair. Four panelled doors lead to the former coach house (perhaps G2 given the number of windows) and stable (G1). The flooring is covered in each space. The joinery fabric requires further examination to determine date as some elements may have been replaced in the 1980s renovation. Overall this level has a high level of integrity of plan form and probably also fabric. Removal of the floor lining may reveal physical evidence to determine the former uses of G1/G4/G5 and G2.

The loft prior to the mid-1980s comprised a large space at the eastern end with a timber staircase. An early survey of this floor undertaken in 1943 shows an open space then being used for male staff sleeping quarters. The current floor configuration dates entirely from the mid-1980s and provides small rooms evidently for medical staff uses (F1, F3, F4) and a larger communal room (F2). The walls have been sheeted in plasterboard and the ceiling lined in beaded tongue and groove boards, all dating from the 1980s renovation. The bathroom space (F4) has a modern tiled wall and modern fittings. The flooring is covered in each space but is timber boarded. Access to this floor is by the steeply pitched timber framed stair off F5. The dog-leg form staircase has a simple timber handrail and newel posts and is without balustrading. The location of the staircase is original, but the fabric may not be. Overall this level has a low level of integrity of plan form and fabric, although removal of the linings may reveal earlier, more significant fabric. The exceptions are the original window openings and staircase that are of a higher level of significance.



Figure 3.35 The coach house in a dilapidated state, c1980s.
Source: Stanton Library.



Figure 3.36 The south elevation of the coach house today.
Source: Tanner Architects 2010.

3.6 The former Tom O'Neill Centre

Known in recent years as the Tom O'Neill Centre, the building's original date of construction is unconfirmed. It may have been developed by Thomas Dibbs as it is similar in detail to another (now demolished) building located to its east known to have been constructed in 1891. While no documentary evidence for its construction in this period has been found, the location of the building relative to the formal paved garden suggests an earlier date of construction. In 1916 the building was the co-joined laundry and billiard room, which was used by the returned soldiers. As there is no documentary evidence to support a c1915/16 date of construction, the billiard room is likely to date from the Thomas Dibbs era. Most houses of this social standing had a billiard room and there is no evidence in the main house for such use. The billiard room was well lit by an east-facing window which had an outlook onto the neighbouring formal garden.

The building is a single storey structure built in brick laid in a Flemish bond of three rows of stretchers between the row of alternating header/stretcher. The colour of the brick varies randomly in the wall plane, but is consistently darker in the window and door lintels; the sills are cement rendered. The roof is part gabled and part hipped with overhanging exposed eaves. The roof is clad in corrugated metal and there are decorative finials and bargeboards. There is a later (1950s?) skillion-roofed porch on the south elevation. The windows are timber-framed casements comprising two glazed panels each and with rounded heads. A window opening on the west elevation has been bricked-in. The external doors have been replaced throughout with fire rated flush doors. Overall the external presentation has a high level of integrity as there have been no changes to the roof form, wall finishes, and door layout and minor but reversible change to the window layout.

The current internal room configuration dates from alterations undertaken in 1953 to provide modern male staff quarters. It includes an upper level at the north end and a lower level at the south end. The two levels are connected internally by a long ramp that extends down an east corridor. The upper level contains a large space—the former billiard room, kitchen and toilets. The lower level has been subdivided into four rooms of similar proportions—three of which are interconnected. These rooms show evidence of being used for a kitchen and accommodation/office space. Most of the internal fabric has been modified since the 1950s, although some evidence of early details still remain in the main open space on the upper level.



Figure 3.37 The billiard room in the former Tom O'Neill Centre c1919.
Source: *Repatriation*.



Figure 3.38 The west and south elevations of the former Laundry and Billiard Room (now known as the Tom O'Neill Centre).
Source: Tanner Architects 2010.



Figure 3.39 The east elevation of the former Laundry and Billiard Room (now known as the Tom O'Neill Centre). The projecting wing housed the billiard room.
Source: Tanner Architects 2010.



Figure 3.40 The east elevation of the Ward Building on ANZAC Day in 1919.
Source: Red Cross Archives (Sydney).

3.6.1 The former Ward Building, Recreation Room and Bathroom/Lavatory Block

The construction of the ward building for spinal patients and subsequent addition of the recreation room and lavatory block are one of the major developments of the 1918 conversion of Graythwaite from a general convalescent home into a specialised facility to care for totally and permanently incapacitated patients.

This long, single storey, rectangular building is the former ward for incapacitated patients, albeit extensively refurbished and remodelled in the early 1980s to accommodate fee-paying aged patients. At this time the long open ward and flanking open verandahs to the east and west of the open ward were partitioned and enclosed by cladding in weatherboards. The existing internal finishes of the building are consistent throughout and comprise vinyl flooring, plasterboard walls and plasterboard ceilings, aluminium-framed windows, and fire-rated flush panelled doors. These linings may conceal earlier finishes and materials. The roof of the building is a shallow pitched hip clad in corrugated steel, and the ridge has a series of original steel ventilators.

The recreation room at the south end of the ward was constructed of brick with a garage underneath. This building was one large room but has been partially subdivided and refurbished in the early 1980s. The existing finishes of the building are consistent with the neighbouring wards with its vinyl flooring, plasterboard walls and plasterboard ceilings, aluminium-framed windows, and fire-rated flush doors. However, the original timber double hung windows and moulded timber architraves remain on the side (east and west) elevations only. The garage door and other openings in the basement have been bricked-in, and a timber deck has been added, this work being done in the 1980s.

Attached on the eastern side of the ward building is the bathroom/lavatory block. This is a brick building that is contemporary with the main ward. It has been totally refurbished internally, the windows replaced, and some doors and windows have been bricked-in. The connection to the wards, originally open, has been enclosed.

The other major work of the 1980s is the enclosed connection between the ward building and the main house (at DG6.5). The finishes of this connection comprise vinyl flooring, plasterboard walls and plasterboard ceilings, aluminium-framed windows, and fire-rated flush panelled doors.

Overall, the ward and its ancillary buildings have a low level of integrity of original plan form and fabric. The evocative deep, open verandahs have been removed effectively by the cladding of the outer face and removal of the inner wall to create enclosed compartmentalised ward spaces.

3.6.2 Entrance Gates

The Union Street boundary is a low brick wall with brick gateposts that dates from 1959. In the original design there was a chain wire fence that has since been removed.²

The Edward Street boundary is a low brick with mild steel gates dating from 1959.³ Both installations necessitated the removal of the Dibbs era stone gate columns and wrought iron gates.

3.6.3 Pergola/Gazebo

Located within the formal garden at the north-west side of the house is a timber framed summer house pergola or gazebo. It dates from the 1970s or later.

² PWD Drawings PH84-9, dated 3/3/1959

³ PWD Drawings PH84-8, dated 11/10/1958



Figure 3.41 The west elevation of the Ward Building today. The original low-lying form of the building remains but the verandahs on both sides have been enclosed.
Source: Tanner Architects 2010.



Figure 3.42 The existing corridor of the Ward Building. It was formed in the early 1980s with the partitioning of the originally open ward.
Source: Tanner Architects 2010.



Figure 3.40 The former recreation room at the southern end of the Ward Building.
Source: Tanner Architects 2010.



Figure 3.43 The lavatory and bathroom block on the east side of the Ward Building.
Source: Tanner Architects 2010.



Figure 3.44 The Union Street entrance gates and driveway. Undated but possibly c1880.
Source: National Library of Australia.



Figure 3.45 The Union Street entrance gates and driveway today.
Source: Tanner Architects 2010.



Figure 3.46 Timber-framed pergola in the west garden.
Source: Tanner Architects 2010.

3.7 Historical Archaeology

3.7.1 Introduction

The following analysis of the historical archaeological potential of the Graythwaite site was undertaken by Mary Casey of Casey & Lowe Pty Ltd. It draws on the historical research undertaken by Nick Jackson (see Appendix B of this CMP) and on the phased sequence of construction illustrated by Craig Burton of CAB Consulting Pty Ltd (see Appendix B of this CMP). The potential archaeological resource associated with Aboriginal occupation of the site is addressed by a separate report prepared by Australian Museum Business Services (AMBS)—a copy of which is included at Appendix C.

3.7.2 Historical Development of the Graythwaite Site

Until construction of 'Euroka Cottage' in c1833 there is no known historic occupation of the Graythwaite site. The following key phases of development relating to the historical archaeological resource at Graythwaite have been derived from review of the available documentary evidence. They are consistent with the phases of development identified in Section 2 of this CMP:

- Phase 1: 1833 to c1853—initial house construction and occupation of 'Euroka';
- Phase 2: 1853 to c1875-76—additions to 'Euroka';
- Phase 3: c1875-76 to 1915—building and occupation of Graythwaite; and
- Phase 4: 1916 to 1980—Australian Red Cross convalescent home and Anzac hostel.

Phase 1: 1833 to c1853—Initial construction and occupation of 'Euroka Cottage'

This phase of works involved the construction of the original single-storey stone cottage 'Euroka' and stables by Thomas Walker. Other outbuildings around the yard would have included a kitchen and scullery, storeroom, stables, cesspits, well, and rubbish pits associated with this phase of occupation. There is mention of a basement associated with the original house. The only standing building thought to belong to this stage is the original stables, although the house may also retain some evidence in the basement walls and west wall of the entrance hall.

Thomas Walker resided in the cottage until around the time of his marriage in 1845 when the property was leased out. The cottage and grounds were described in 1852 as:

Within ten minutes' walk of the Steam Ferry, Blues' Point, containing entrance hall, six rooms, pantry and cellar, a detached kitchen, laundry, and store-room; also a stable, coach and cow houses, a large yard, with constant supply of the purest water; a front verandah, (not stated) feet long, extensive pleasure grounds, a kitchen garden and orchard, a small vineyard and paddock. In addition there was a 'wooden hut' at 'back of the cottage'.⁴

The arched brick roof of a structure, probably a water cistern, is located on the edge of the central terrace near the stand of giant bamboo. It is likely the cistern, probably used to collect stormwater and store it for distribution to the orchard and vineyard, and any associated underground drainage was built at the same time as the orchard and vineyard. The advertisements during this phase typically refer to the availability of a constant supply of fresh water. The orchard and vineyard area were already well established when surveyed in 1867 and are visible in some of the historic photos east of the two houses built in the subdivision. The 1867 survey suggests there were stone retaining walls associated with the vineyard along the embankment between the central and lower terraces.

⁴ SMH 12/1/1852, p.3

Phase 2: 1850s to c1875-76—additions to 'Euroka'

The property was acquired by Edwin Sayers who resided there from 1853 to 1868. Edwin Sayers constructed a two-storey west addition to the original house and a new single-storey kitchen to the rear (north) of the original house. The place was described in 1867 as:

EUROKA HOUSE This well-known, beautifully sited villa residence is most substantially built of stone, and contains a magnificent drawing-room 24 feet square, a spacious dining-room, breakfast room, library, 5 bedrooms, bath, and dressing-rooms, cellars, and the following out-offices: kitchen, servant's room, store room, laundry, coach-house, stable, and loft, fowl-house, cow shed, &c. The whole of the premises are remarkably well finished, drained, and fitted with every family convenience. The GROUNDS contain an area of 5 acres 3 roods and 9 perches, with private carriage entrance from Union-street, and are tastefully laid out. The portion at the rear paddock is a paddock extending down to a creek.⁵

By 1867 the outbuildings included: kitchen, servant's room, store room, laundry, coach-house, stable, and loft, fowl-house, and cow shed. Most of these were probably the original outbuildings but others may have been added after 1867. There are likely to have been other changes to the landscape and buildings in this area but these are not mentioned in the historical resources. The two-storey wing from this phase is still extant and there are cellars beneath the southern section.

The 1867 survey indicates that there were six outbuildings around the rear yard with three more to the west of the yard fence and another small building to the rear of the two-storey wing. The vegetable garden was probably to the northwest of the two-storey wing as the flower garden was to the east of the original cottage. Some of the outbuildings are depicted in a c1875 photo—the two buildings inside the rear yard's western fence line and the corner of one along the southern fence line. It is noted that the openings in the stables building in the c1875 photo is different to the surviving building.

The text on the 1867 survey indicating the use of the outbuildings is illegible so identification is uncertain but the original detached kitchen is most likely immediately behind the original house, with the stables to the north and the coach house to the east rather than immediately north of the stables. The c1875 photo suggests that the northern outbuilding is a small temporary structure, possibly for storage of timber etc. The identification of the other structures is uncertain though the store is probably further to the west and it appears to be have been demolished by c1875.

The cow shed and fowl house are also likely to be the smaller structures to the west of the fence, mostly because of the smells in relation to the house and that the manure by-products from these two places would be more accessible to the vegetable garden from this location. The cows and chickens presumably had access to the fenced area to the west, probably an animal enclosure. This would have been essential for the cows to graze on the grass. As they were keeping cows they were probably milking them to provide milk and possibly cream and butter for the family as well. Clearly living on the north shore in the 1830s to 1870s was quite isolated and the residents needed to be self-sufficient. Therefore the cow shed was probably where the milking took place; any separating of milk and cream and churning for butter probably happened in the kitchen as a separate dairy would have been identified as an asset in the sale notices.⁶

The yard surfacing was probably a mixture of compacted earth with some areas covered in brick or stable-block surfacing rather than completely stone-flagged.

⁵ SMH 6/7/1867, p.11

⁶ Casey, M. 'Local pottery and dairying at the DMR site, Brickfield Hill, Sydney, New South Wales', *Australasian Historical Archaeology* 1999, 17:1-37.

Phases 3: c1875-76 to 1915—Building and occupation of Graythwaite

The construction of the main part of the existing house involved demolition of the original single-storey cottage and its replacement with an extensive two-storey building with attic and cellar in c1874. The construction of this building would have removed most of the archaeological remains of the original c1833 cottage as well as the original kitchen.

The construction of the two-storey Kitchen Wing in c1874 would have involved substantial impacts on some of the outbuildings depicted on the 1867 survey, in particular the c1833 detached kitchen. It is likely that other outbuildings were demolished around this time except for the Stables Building. It is interesting to note that larger stables were not built to fit the grand size of the house until c1882. The description for the sale of the house in the 1880s does not mention the orchard or vineyard, suggesting that little of it survived in its original form or in the form surveyed in 1867.⁷

The orchard and vineyard continued to be part of the requirements for self-sufficiency. However, by 1891, another section of the orchard had been subdivided and a house built on it ('Kailoa'). The earlier mode of self-sufficient living (1830s-1860s) had now been completely subsumed by the larger new Graythwaite where goods could be purchased from Sydney or nearby suppliers and all that was needed was an expanse of grass, walkways defined by trees and a flower garden.

Phase 4: 1916-1980—Red Cross Convalescent Hospital and Anzac Hostel

Thomas Dibbs and his wife donated Graythwaite to the State of NSW in June 1915 as a convalescent hospital for returning soldiers. It operated as a convalescent hospital between 1916 and 1918. In May 1918 Graythwaite became a hostel for permanently and total incapacitated returned soldiers. Shortly afterwards a number of alterations were made to the buildings. A new spinal ward was built in 1918 with a large verandah and administrative offices and a recreation room was completed in 1919 on the site of the former tennis courts, to the east of the House. A replacement tennis court was built to the southwest of the house, on the central terrace. The buildings accommodated both the male patients as well as in later years nurses on the upper floor.

During World War II the building was evacuated and slit trenches were dug in the former orchard and a shelter within the building. While there were some additions to the rear of the house after the war these were generally minor. Graythwaite ceased to be used as a convalescent home in 1980.

3.7.3 Impacts on the 19th-century Archaeological Resource

Construction of the main part of the existing House in c1874, including its cellars, is thought to have removed most of the original c1833 house ('Euroka Cottage') as it covers a similar footprint. Construction of the existing kitchen wing to the north of the House is also likely to have removed the remains of some of the original outbuildings.

Construction of the ward building in 1918 involved excavation to create a level platform for the building at its northern end. This work will have impacted any remains of outbuildings and other features originally located in the southern part of the rear yard.

The retaining walls within the vineyard area, marked on the 1867 survey, appear to have been demolished in the 1870s leaving limited evidence of the vineyard. Some of the stones may still be retained but within a disturbed context.

⁷ SMH, 23 June 1880

3.7.4 Archaeological Potential

The main archaeological potential identified for Graythwaite is associated with the yard areas to the north, east and west of the House Complex. These main areas are likely to contain archaeological remains dating between c1833 and 1980.

The remains may include:

Yard Area—North and East

- remains of outbuildings within the yard and associated occupation deposits;
- well and/or cisterns for the original house and of the existing House;
- cesspits and rubbish pits which may also contain quantities of artefacts;
- limited possibility for archaeological remains associated with the original c1833 Euroka Cottage;
- remnant yard surfaces; and/or
- some potential for archaeological resources associated with the post-1870s occupation of the site including rubbish pits and demolition but this is relatively limited.

Yard Area—West

- remains of the animal outbuildings ie, cow shed and fowl-house within the current garden;
- remains of the kitchen garden and adjacent structures; and/or
- other unidentified structures shown on the 1891 plan.

Eastern and Southern Garden

- limited evidence for the layout of the flower garden, most of this will have been removed by the original tennis court and the ward and recreation building;
- the gazebo shown on the 1891 plan; and
- remains of the fern house, which may have survived the construction of the Ward Building.

Central Terrace

- remains of brick c1860s structure, possible water cistern/reservoir and likely brick drains used to gravity feed water from the cistern/reservoir;
- remains of cement-rendered structure adjacent to the stand of giant bamboo;
- possible remains of the later tennis courts;
- most of the vineyard retaining walls were probably demolished in the 1870s but it is possible there are some potential subsurface remains; and/or
- possible second cistern or other circular feature illustrated on the 1891 plan.

Former Orchard Area (Lower Terrace)

- limited potential for evidence of the layout of the orchard plantings and pollen evidence for the type of trees planted;
- evidence of brick drains feeding down from the water cistern; and/or
- the World War II air raid slit trench.

Internal to the House and Kitchen Wing

- there is no potential within the footprint of the House where the basement areas are present.
- the Kitchen Wing may contain archaeological remains within the underfloor spaces that could be associated with the use of the kitchen but more likely may be associated with earlier structures such as the original kitchen; and
- other possible archaeological remains within the underfloor spaces outside the footprint of the basement walls of the House and Kitchen Wing.

Major Rubbish Dump(s)

On a large property such as Graythwaite there was typically an out-of-the-way place where general household rubbish was dumped and covered with soil. It is possible that there could be different major rubbish dumps for each phase of the site's occupation. This type of feature may turn up during ground remediation or during preparation of the site for a new building or services infrastructure.

3.8 Moveable Items and Salvaged Materials

The buildings and structures of Graythwaite contain only a few moveable items left behind when the place was shut in 2009. In general they relate to signs and some garden furniture in the Coach House as well as other items relating to the most recent uses of the site within the former Tom O'Neill Centre and the Stables Building.

Some historic building materials relating to the House have also been identified including:

- the four wall brackets, originally located on the wall nibs within the entrance hall; and
- the original balustrade from the Widow's Walk (or from the first floor verandah).

Other moveable items and salvaged items may be discovered.