



Figure 63: A later photograph of *Clewer*, showing the complete enclosure of the front verandah, the removal of the chimneys and later additions.

Our Lady of Loreto Nursing Home, Annual Report 1970. St. Vincent de Paul Archives.



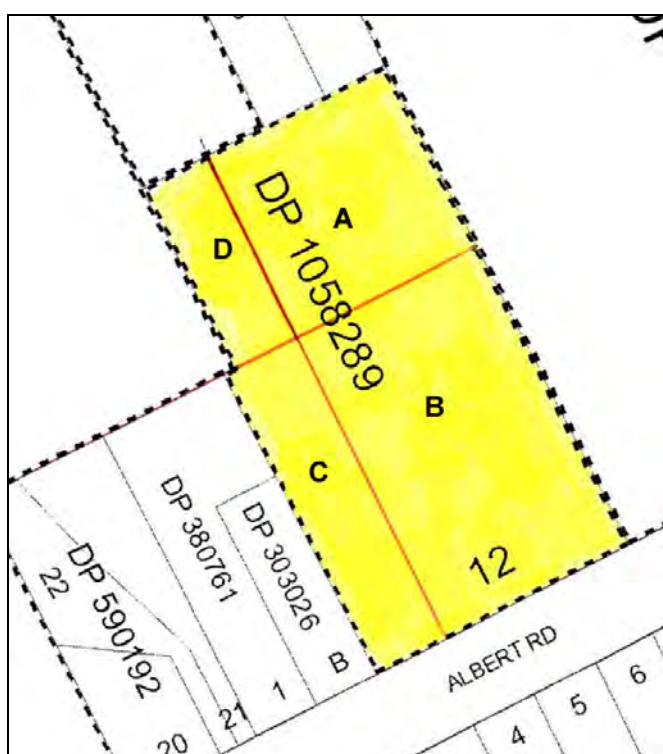
Figure 64: Aerial photograph over Albert Road in 1943. The arrow points to *Clewer*. The adjoining bungalow on the left hand side, fronting Albert Road, now forms part of the site.

lite.maps.nsw.gov.au.

5.2.3 Purchase by the St. Vincent de Paul Society

Miss Cullen did not have the funds to purchase the property when it was offered for sale in the 1940s. It would appear that the grounds were subdivided at this time. In 1949, the Trustees for the Superior Council of Australia of the St. Vincent de Paul Society purchased two lots of the subdivision, including the lot containing *Clewer*, to enable Miss Cullen to continue her work. Miss Cullen continued to run the home until 1965, when she became a patient and the Society assumed control of day-to-day operations; there were 70 patients at this time.⁹⁴

Over the following twenty years, the Society purchased two additional lots, thereby achieving the existing site boundaries (Figure 65).⁹⁵



Notes:

- A. Purchased by the Trustees for the Superior Council of Australia of the Society of St. Vincent de Paul on 23 June, 1949.
- B. Purchased by the Trustees for the Superior Council of Australia of the Society of St. Vincent de Paul on 23 June, 1949.
- C. Purchased by the Trustees for the Superior Council of Australia of the Society of St. Vincent de Paul on 29 September, 1966.
- D. Purchased by the Trustees for the Superior Council of Australia of the Society of St. Vincent de Paul on 15 December, 1969.

Figure 65: Showing the consolidation of the site by the St. Vincent de Paul Society.

5.3 Our Lady of Loreto Home for the Aged

5.3.1 The St. Vincent de Paul Society

The St. Vincent de Paul Society was established by a small group, known as a conference, of students, lead by Frederick Ozanam, in Paris in 1833 to assist the poor. The group choose St. Vincent de Paul, the Patron saint of Christian Charity, as their patron. Within ten years, conferences had been established in 48 other cities throughout France and Italy and

⁹⁴ Information from *Our Lady of Loreto Nursing Home, Strathfield, Annual Report 1970*, pp.4-5.

⁹⁵ First part: 23 June 1949 (Volume 5396/208); second part: 23 June, 1949 (Volume 3843/39); third par: 29 September, 1966 (Volume 3332 Folio 77); and fourth part: 15 December, 1969 (Volume 6117 Folios 105 and 106). NSW LPI.

the Society had grown to over 9,000 members. The first Australian Conference was founded in Melbourne in March 1854. The first Conference in Sydney was established in 1881.⁹⁶

The St. Vincent de Paul Society renamed Miss Cullen's nursing home, *Our Lady of Loreto*. The origins of the name 'Our Lady of Loreto' are explained in the *Annual Report* of 1970:

'Loreto itself is the name of a small village in Central Italy. Tradition has it that the building in which the Holy Family lived in Nazareth was transported to Loreto, where it became a shire. The title Our Lady of Loreto recalls to us that Our Lady in an earthly home was an earthly mother to Jesus Christ and bestowed on Him the loving care and kindness that every mother would wish for her child....

The members of the St. Vincent de Paul Society strive to see in the face of the poor the face of God- this whether the poor person be young or old, male or female. In this Home the poor are all aged and in each of them we see God. They serve the Society's kindness and care as did Jesus deserve the care and kindness of His Blessed Mother Our Lady of Loreto. Accordingly, the Society has chosen her as the Patroness of the Home.'⁹⁷

In later years, a wall relief of *Our Lady of Loreto* was mounted on the outside of the home.

5.3.2 The Construction of the *Eileen Cullen Wing*

Soon after the Society assumed control of the nursing home, a new 104-bed wing (with associated services) was erected behind *Clewer*. Council records indicate that William M. Howard, architect, prepared the plans for this work.

The new wing was opened by Cardinal Gilroy on 3 April, 1966 and named the *Eileen Cullen Wing*. Around two-thirds of the cost of construction was met by the State Government who, in turn, could place 50 suitable patients from its institutions within the Home. Figures 66 to 71 below show the newly completed wing.

The aim of the Home as expressed by publications of this time was:

'...to care for impoverished patients who cannot be cared for by their relatives and who come within the Commonwealth Head Department's definition of a nursing home patient. This is an aged person who is in need of immediate medical care and nursing by training nursing staff.

This definition limits the type of patient eligible to receive the Commonwealth Health Benefit of \$2.00 per day and does not provide for the frail aged who require a tremendous amount of care and assistance but cannot qualify for hospital treatment.

Admission to the Home is mainly through application by Conferences in respect of cases coming under their notice...

The standard fees charged by the Home, at the present time, amount to \$33.60 per week. Of this, \$26.00 is provided by the pension and the Commonwealth Health Benefit, leaving \$7.60 per week to be paid from the patient's own resources or by

⁹⁶ From the St. Vincent de Paul website.

⁹⁷ 'President's Address', *Our Lady of Loreto Nursing Home: Annual Report*, 1970, p.9.

relatives. This latter amount is waived in part or whole where the patient's circumstances who this to be necessary.'⁹⁸



Figure 66: The newly completed Eileen Cullen Wing.
St. Vincent de Paul Archives.

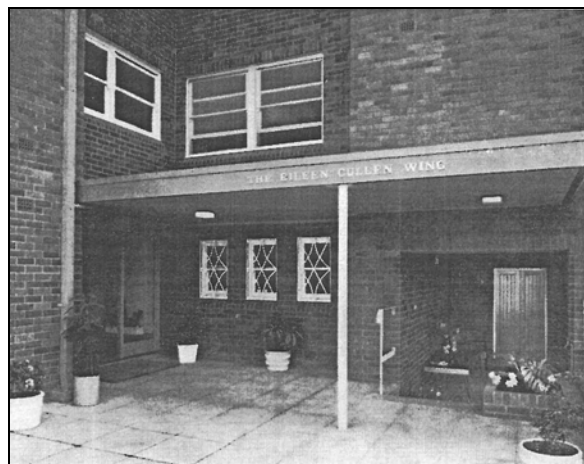


Figure 67: The Entrance into the Eileen Cullen Wing.
Our Lady of Loreto Nursing Home for the Aged, c.1966.



Figure 68: The lobby within the new wing.

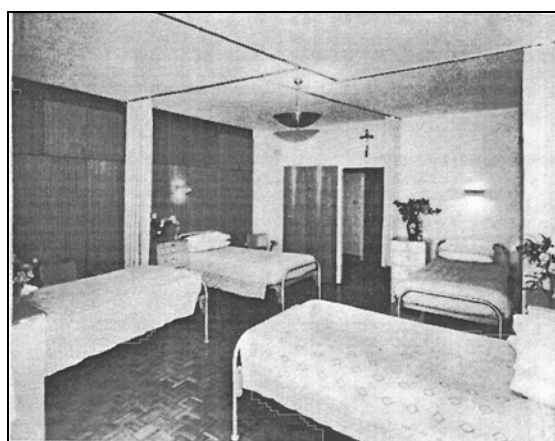


Figure 69: Wardroom.

Our Lady of Loreto Nursing Home for the Aged, c.1966.

⁹⁸ *Our Lady of Loreto Nursing Home for the Aged: A Special Work of the Society of St. Vincent de Paul.* This brochure is undated, but appears contemporary with the opening of the Eileen Cullen Wing.



Figure 70: The Ladies Common Room: ‘here, in most pleasant surrounds, the ladies gather in one of the recreation areas to enjoy a chat with friends, sew, read or watch television.’

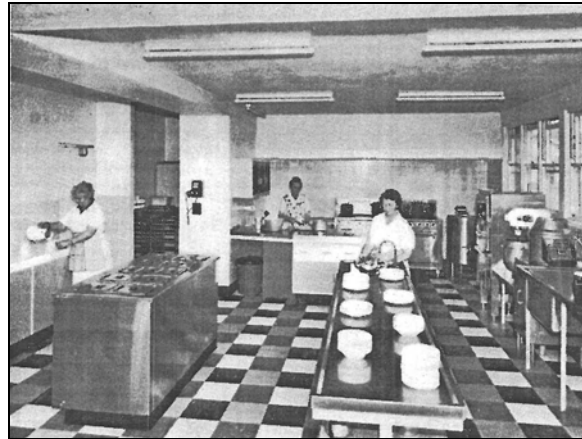


Figure 71: The kitchen: ‘from which 600 meals a served each day in addition to morning and afternoon teas.’

Our Lady of Loreto Nursing Home for the Aged, c.1966.

It was also in this year (1963), that the Society purchased the adjoining bungalow on Albert Road to the west. This history of this bungalow has not been researched; it does not stand on land part of the original *Clewer* estate. Its style suggests that it was constructed during the 1920s. It is clearly visible in the aerial photograph, Figure 64. This dwelling still stands on the site.

Planning for the construction of a second wing proved more complex. A failed DA application to Strathfield Council, followed by an unsuccessful appeal to the Land and Valuation Court, proceeded an approval for a new 50 bed wing along the western side of the existing home. Approval included the use of a newly purchased dwelling in Merley Road as a home for the Secretary’s family and the use of the Secretary’s existing residence in Albert Road as a nurses’ home.⁹⁹ It is not clear if this refers to the bungalow purchased in 1963 or another property on Albert Road.

5.3.3 The Construction of the *Joseph McNamara Wing*

The construction of the new wing necessitated by the demolition of *Clewer*, which occurred in 1969-70. The new 52-bed wing was designed to complement *Eileen Cullen Wing* by Messrs. Gibbons & Gibbons and erected by S.D.C. Kennedy & Bird Ltd. The new wing was named the *Joseph McNamara Wing*, in memory of the President who had overseen the erection of the *Eileen Cullen Wing*, and opened on 24 May, 1970 by Archbishop Carol, in the presence of the Right Honourable William McMahon (then Minister for External Affairs) and The Right Honourable William Wentworth (Minister for Social Services).¹⁰⁰

Figures 72 and 73 provide two views of the newly completed wing.

⁹⁹ *Our Lady of Loreto Nursing Home, Annual Report, 1970.*

¹⁰⁰ Information from *Our Lady of Loreto Nursing Home, Strathfield, Annual Report 1970.*



Figure 72: Joseph McNamara Wing
St. Vincent de Paul Society.



Figure 73: Main entrance in the Joseph McNamara Wing.
Annual Report 1970.

The *Annual Report for 1970* provides an insight into the running of the Home and how it fitted in with the Society's operations. The Society provided for three stages of aged care. The first stage was accommodation in self-contained units. The second stage involved a transfer into 'boarding house' type accommodation, with communal areas supervised by a matron. These two stages were provided by the Society on other sites. The final stage of care was nursing home accommodation. *Our Lady of Loreto* was the society's only final stage facility at this time. Patient's care continued to be paid for by commonwealth subsidy and through a partial charge on the patient's pension, with the remainder met by the Society. One source of additional funds was the Ladies Conference that formed at the Home to assist in visiting patients, sewing and fundraising.¹⁰¹

While the two new wings alleviated the immediate bed shortages, the Society continued to plan for further expansion to meet their target of a 200-bed facility. Expansion was delayed,

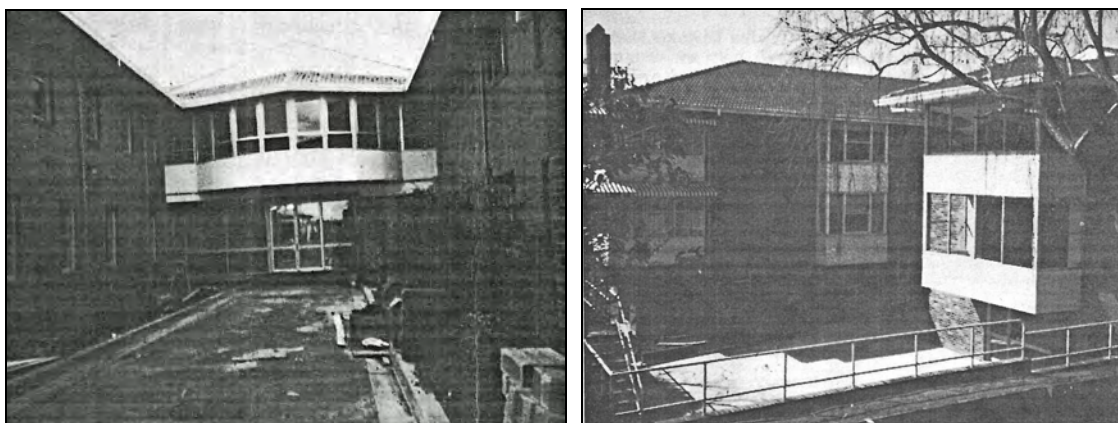
¹⁰¹ *Our Lady of Loreto, Home for the Aged, Annual Report, 1971.*

however, as funding shortages were exacerbated by a 40% increase in nursing wages in the early 1970s.

5.3.4 Schedule 3 Hospital Status and the Construction of the *Jim Maher Wing*

Builders S.D.C. Kennedy & Bird Ltd, commenced work on the third, and final, wing in March 1973. The new wing, designed by Gibbons & Gibbons, stood behind the staff quarters at No. 169 Albert Road; this land had been purchased by the Society in 1969. Figures 74 and 75 illustrate the new wing as it neared completion.

In 1974, just as the Society appeared set to achieve their goal of a 200-bed facility, they faced the prospect of closing *Our of Loreto* as government funding became increasingly inadequate and wages continued to rise. The Home was running at a considerable monthly loss. An approach was made to the New South Wales Health Commission for the Home to be gazetted as a Schedule 3 Hospital under the *Public Hospital Act*. The application was successful and the Home was gazetted as a Schedule 3 hospital on 14 August, 1974. Gazetting the Home as a Schedule 3 Hospital allowed the Society to retain control of the Home while providing it with a sufficient government subsidy to meet running costs. Just over a month later, on 22 September, the new 48 bed wing, named the *Jim Maher Wing*, opened.



Figures 74 and 75: The new wing nearing completion.

Our Lady of Loreto Home for the Aged Annual Report 1973-4.

The services offered by the Home increased. In 1976, a Rehabilitation Unit was opened in the former staff quarters in Albert Road to provide physiotherapy treatment for patients admitted from public hospitals for slow stream rehabilitation.¹⁰² During the 1970s and 1980s, the Home consistently ran at an occupancy rate of around 97%. Patients were drawn from all over NSW; most, however, came from the inner west. There was decided imbalance of female to male residents. By the late 1980s, the Home employed 179 full time staff and 21 part time staff, with largest component being trained and untrained nursing staff. General medical care was provided by a panel of three local General Practitioners, with specialist advice being called on as required.

In 1990, services were expanded to include a Community Respite Care Centre in Merley Road (later Kindilan Day Care Centre) to provide respite care.

¹⁰² *Our Lady of Loreto, Home of the Aged, Annual Report, 1988/89.*

5.3.5 Closure of the Nursing Home and Acquisition by the ACU

On 1 December, 1995, the NSW Health Department transferred the State Government Nursing Homes, including *Our Lady of Loreto*, to General Commonwealth Nursing Home funding. Commonwealth reviews into the number of nursing home beds, where they were located and where they were required, suggested that the inner west was overprovided with nursing home beds. It appeared that the numbers of places at *Our Lady of Loreto* would have to be reduced by a third and other types of accommodation, such as hostel accommodation and secure nursing for dementia patients, considered.

In light of these changes, the Society reviewed the services that provided at *Our Lady of Loreto*. By 1996, the Society were considering three main options for the site: closing all 205 general nursing home beds; establishing a 60 bed dementia specific nursing home; or developing a 40 bed hostel.¹⁰³ Ultimately, the decision was taken to close the beds and sell the site.

Our Lady of Loreto was acquired by the University in 2002. The buildings were renovated, renamed after ACU's Foundation Chancellor, His Eminence Cardinal Edward Clancy, AC, and blessed on 15 June, 2005. The *Edward Clancy Building* now houses the School of Exercise Science.

6.0 SITE ASSESSMENT: MAIN CAMPUS

6.1 Preamble

This section describes the physical elements of the site and its setting.

6.2 The Site

The site is irregular in shape and has an area of 5.883 ha. The southern boundary of the site is formed by Barker Road; the eastern boundary is formed by Mount Royal Reserve and private properties off Albert Road; the northern boundary is formed by St. Patrick's College; and the western boundary by private properties off Barker Road and Edgar Street. The site rises towards the west.

For the purposes of this section, the site is divided into a number of areas, each of which is briefly described below. Figure 76 defines these areas. While general planting patterns are noted, significant trees are not individually identified by this assessment.

¹⁰³ Memo dated 15 April, 1996, cited in the St. Vincent de Paul Archives.



Figure 76: Areas within the site referred to in the following discussion.

Google Maps; annotations by Weir Phillips

Note: As shown by the photographs below, landscaping works have been undertaken to the Courtyard marked '2' since this aerial photograph was taken. Additional paths have been added, the arrangement of Date Palms altered and new palms added. Refer to the photographs below.

6.2.1 Area 1

The main entrance into the site is from Barker Road. This entrance is located to the east of the *Edmund Rice Building* and is open to the road; there are no gates. The entrance is wide and divided into 'in' and 'out' lanes by a narrow island. The driveway rises gently as it enters the site. A high face brick wall extends from the main entrance west along the Barker Road boundary to a point beyond the *Edmund Rice Building*; the remainder of this boundary is fenced with a timber paling fence (across Area 8) or is unfenced (across Area 9). East of the main entrance, the boundary, there is metal fencing.

The area in front of the *Edmund Rice Building* comprises a circular, brick lined, bitumen surfaced driveway, which connects with the entrance off Barker Road and continues to the west, into the area marked Area 8. This driveway also connects with a straight driveway extending east to the original gates of *Mount Royal* on Albert Road (Figure 76).

There is a small circle of lawn in the centre of the driveway directly in front of the *Edmund Rice Building*. There is a white painted masonry statue of Edmund Rice, mounted on a brick plinth, on this lawn. There is a statue of St. Joseph and the Child Jesus similarly mounted, on the island between the building and the Barker Street entrance.

There is a thick cypress hedge planted along the inside of the Barker Road wall in front of the *Edmund Rice Building*. The hedge and wall partially screen the building from the public domain.

A narrow lawn, defined by metal pillars and linking chain, separates the front of the *Edmund Rice Building* from the driveway. A low clipped hedge flanks the front stairs of the building. The garden bed on the eastern side continues around the north eastern corner of the building. The plantings are low, maintaining view corridors towards the front of the building.

In addition to the Cypress hedge along the inside of the brick wall, characteristic plantings in this area include several, randomly planted mature Date Palms and clipped hedges.

Garden bed shapes and edging varies in this area and includes concrete lips, brick edging and stone edging.

See Figures 77 to 80.



Figure 77: View west across the lawn, drive and gardens in front of the *Edmund Rice Building*.



Figure 78: View towards the Barker Road entrance from Barker Road.



Figure 79: View east towards the circular driveway in front of the *Edmund Rive Building*, towards the statute of Edmund Rice, showing the dense cypress hedge along this part of the boundary and the brick edging along the driveway.



Figure 80: Showing different types of garden bed edging and plantings.

6.2.2 Area 2

Area 2 comprises lawns with intersecting brick paths and isolated plantings. A red gravel path runs along the eastern side of the southern end of the *Edmund Rice Building*, connecting with the brick paving that runs along the rear wing of the building.

There are randomly spaced mature Canary Island Date Palms, some set in raised circular brick walled garden beds. There are three garden beds lying parallel to the southern (front) section of the *Edmund Rice Building*. The first contains a statue of Mary raised on a brick plinth and surrounded by a clipped hedge. The second comprises a circular garden bed with raised concrete edge, mixed plantings and a decorative urn (described in

Section 4.4.7). The third is a small, rectangular, rose garden. Two ghost gums stand at the southern end of the courtyard.

Refer to Figures 81 and 82.



Figure 81: View south towards Barker Road.



Figure 82: View north into the courtyard.

6.2.3 Area 3

Area 3 is a small level grassed courtyard formed by the brick arcade to the north, the *Barron Chapel* to the west and the *Mullens Building* to the east. The *Limpas Crucifix* (described further in Section 6.4.2) is located at the northernmost end, beneath a large fig tree. A brick path runs along the western side of the courtyard; a garden bed, with a clipped hedge, separates the path from the Chapel wall.

Refer to Figures 83 and 84.



Figure 83: Looking north into the courtyard, showing the *Limpas Crucifix* in the distance. The fig tree screens the courtyard from St. Patrick's School. It is, however, causing noticeable cracking to the Crucifix.



Figure 84: Looking south into the courtyard between the Chapel and the *Mullens Building*. The *Limpas Crucifix* is located just out of the photograph to the left.

6.2.4 Area 4

Area 4 is a level grassed courtyard formed by the *Barron Chapel* on the eastern side, the 1994 addition to the *Brother Stewart Library* on the western side and the rear of the *Edmund Rice Building* to the south. There are brick paved paths along the southern side and across the courtyard towards the northern end. A large modern shade structure covers a seating area in the middle of the courtyard. Planting partially screens the northern end of the courtyard from St. Patrick's College. Clipped hedges line the library extension; there is some low planting alongside the Chapel. To the north, the ground slopes down to the fields shared by the University and St. Patrick's College.

Refer to Figures 85 and 86.



Figure 85: Courtyard, looking north west.



Figure 86: Looking south into the courtyard.

6.2.5 Area 5

Area 5, comprising the south-eastern corner of the site, is characterised by bitumen surfaced car parking. Figure 73 shows the general pattern of planting, which includes large date palms, gum trees and clipped hedges. This area falls gently to the east.

The car park opens on its northern side onto the long, straight, driveway that connects the Barker Road entrance and the *Edmund Rice Building* to Albert Road. This driveway terminates at the original iron gates of *Mount Royal* and is lined by mature Canary Island Date Palms. Towards the bottom of the driveway, a number of gum trees are planted between the Canary Island Date Palms. These gums would appear to be part of the early planting scheme along Albert Road, later enclosed within the site when the gates of *Mount Royal* were moved to their current location. The Albert Road entrance is closed to vehicular traffic.

Two Bunya pines lie close to what was the entrance into *Ardross* from Albert Road. These pines are visible in the historic photograph, Figure 7 and in Figure 90 below.

Refer to Figures 87 to 93.



Figure 87:
View south into the car park
from the Alfred Road
driveway.



Figure 88:
View of the linear planting of
date palms within the car
park. Note also the view
corridor towards the Chapel
tower from the car park.



Figure 89:
Another view of the car park,
looking south towards Barker
Road, showing a line of date
palms and clipped hedges.



Figure 90: The two Bunya pines that mark the former location of *Ardross*.



Figure 91: View west along the drive from Albert Road towards the *Edmund Rice Building*.

Note the brick guttering along the northern side of the driveway and part of the southern side.



Figure 92: Date palm and street planting. The thickness of the tree branches suggests it has been pollarded in the past.



Figure 93: Detail of the brick guttering.

In the south-east corner of this area, there is a small area of plantings, comprising date palms and gum trees (Figure 94).



Figure 94:
The south eastern corner of the site, showing date palms and gum trees set on gently sloping lawn.

6.2.6 Area 6

Area 6 is the internal courtyard formed by the *St. Edmund Building*, the *Early Childhood Centre* and the *Gleeson Auditorium and Lecture Rooms*. This courtyard comprises a gently sloping lawn, which falls to the east and north. There are concrete paths and garden beds, on the southern and western sides. The most dominant planting is a fig tree in the south eastern corner. There is a white painted statue of the Sacred Heart of Jesus mounted on a brick plinth at the southern end of the courtyard.

Refer to Figures 95 and 96.



Figure 95: Internal courtyard in *St. Edmunds Building*, looking south.



Figure 96: Internal courtyard in St. Edmunds Building, looking north.

6.2.7 Area 7

Area 7, on the northern side of the Albert Road driveway, is comprised of hard surfaced car parking. Mixed vegetation lines the eastern boundary of the site, partially screening neighbouring buildings.

Refer to Figure 97.



Figure 97: Area 3, looking south. Note the mature Bunya pines in the distance, in Area 3.

6.2.8 Area 8

Area 8 is a hard surface parking and utility area on the western side of the *Edmund Rice Building*. There is no formal planting scheme. The majority of trees in this area are gum trees and fig trees and are located along the Barker Road boundary. There is a Mexican Fan Palm (*Washingtonia robusta*) planted close by *Mount Royal*, the top of which is visible over the roof of the building. A concrete apron gives onto a gravelled area to the south of

the *Creative Arts Building*, which is bounded on the western and southern sides by a timber paling fence.

Refer to Figures 98 to 102.



Figures 98 and 99: View towards the rear of the Edmund Rice Building, showing hard surface car parking that characterises this area.



**Figure 100:
View of the Mexican Fan Palm to
the rear of the *Edmund Rice
Building*.**



Figure 101:
Car parking on the
western side of the
Edmund Rice Building,
looking towards the
Library and Creative Arts
Centre.



Figure 102:
To the south of the
Creative Arts Centre.

6.2.9 Area 9

Area 9 comprises hard surfaced car parking. This area is framed by random planting along the Barker Road and the western boundaries of the site. Open grassed areas fall gently from the rear of the *Creative Arts Centre* and demountable buildings. The land falls from the trees planted along the Barker Road boundary of the site to the footpath beyond. The adjoining properties to the west lie at a lower level to the site.

Refer to Figures 103 to 105.



Figure 103:
Car parking in the south
western corner of the site.



Figure 104:
South-western corner of
the site, looking
towards the main
complex of buildings.



Figure 105:
View east along the
Barker Road boundary
at the line of trees that
site from the Barker
Road footpath.

6.2.10 Area 10

Area 10 is a large level playing field part that is of the University Campus, and which is also used by with St. Patrick's College. The ground behind the University buildings slopes to join the fields. Gum and fig trees planted just above the slope to the fields partially screen the University from the School.

Refer to Figure 106.



Figure 106:
View across the
playing fields towards
the campus buildings.

6.3 The Buildings

6.3.1 The *Edmund Rice Building*

6.3.1.1 Exterior

General Description

The *Edmund Rice Building* is a free standing, two storey, face brick building, predominantly in the Queen Anne Style, with a hipped and gabled roof clad in slate. The red brickwork of the walls of the oldest section of the building, being the villa *Mount Royal*, are characteristic of the Queen Anne Style, as is the use of rendered and painted detailing to quoining, window openings, the entry portico, pediments and gables. The brickwork on the principle elevations has been tuck-pointed and the slates in the roof have been laid to form a patterned band across the centre. The multiple chimneys are rendered, painted and deeply moulded.

The southern most end of the building comprises the main body of the Victorian villa *Mount Royal*. There is a long, narrow, two storey wing attached to the rear of the villa. This wing incorporates part of the original rear wing of *Mount Royal*, together with substantial later alterations and additions. The northern most end of the building is formed by the 1908-9 transverse wing. There are several two storey wings, extending at right angles to this wing, on the western side of the building.

Southern Elevation

The southern elevation of the building is the original front elevation of *Mount Royal*. This elevation is asymmetrical and is dominated by an offset three-storey Tudor Style tower, surmounted with a small octagonal turret with a domed roof sheeted in lead. The front door is approached through the base of the tower. The tower is decorated with rendered quoins, pediments, arches and windows, as shown by the photographs below. There is a two-storey verandah, with separate cast iron bull-nose roof, to either side of the tower. This verandah has cast iron detailing comprising slender fluted iron columns to ground and first floors; a narrow timber and iron frieze to ground floor level; ornate iron balustrade and corner brackets at first floor level. The ground floor is tiled in patterned encaustic tiles and edged in slate. Large timber-framed French windows open onto the verandah at ground and first floor level. Each window comprises one pane to the lower sash and large pane with a border of smaller panes to the top sash. There are working timber shutters to either side of the ground floor windows. This pattern is repeated throughout the main section of the original building.

Slate topped steps, with urns mounted on pedestals to either side, lead into the entrance porch beneath the tower. The door set comprises a large timber panel door with deep mouldings, with stained glass fanlight and sidelights. The door has a deep, painted stone threshold.

Refer to Figures 107 to 109.



Figure 107: Front (southern) elevation of the *Edmund Rice Building*. Note the moulded and rendered chimney visible on the left hand side of the photograph and the small gablet in the roof.



Figure 108: Front entrance showing the panelled timber door with side lights and top light, the encaustic tile floor, the painted stone threshold and deep mouldings. The soffits and porch roofs are lined with timber boards. Note the use of moulded bricks to the arch openings. The plaques to the side of the door record the history of the building as Mount St. Mary and its renaming as the Edmund Rice Building.

Figure 109: Showing the ground floor window on the eastern side.

Eastern Elevation

The eastern elevation of the building is complex and is described in sections below.

The eastern elevation of the main body of the original villa has two projecting bays with eastern facing gables. The gables have a dentilated border and a circular accent to the middle with incised decoration to either side. Note the corbelled cornice shown by the following figures; this cornice runs around the main section of the building, below the gutter line. The two gabled bays project forward into a three sided bay at ground floor level; each face of the bay has a narrow timber framed double hung window, with timber shutters. The top of each bay has a high, rendered parapet. At first floor level, there are two narrow timber framed windows with rendered frames.

There is a wide, three sided, enclosed verandah between the two bays. This verandah has been in filled at ground level with arched timber framed windows with coloured glass. At first floor level, the verandah is dressed with a cast iron lace balustrade and brackets and has a bull-nose corrugated iron roof; the pattern of the iron work at first floor level matches that of the front verandah. French windows open onto the verandah. The northern most end of this part of the elevation lies under a separate two storey verandah; the iron work at ground and first floor levels matches that of the verandahs described above. A french window opens onto the ground and first floors; there are shutters at ground floor level.

Refer to Figure 110.



Figure 110: The eastern elevation of the main section of the original villa.

Continuing around the building, the northern elevation of the main body of the original villa has a projecting bay with gable detailed to match those on the eastern elevation described above. The ground floor similarly projects forward in a three sided bay, each side with double hung window and shutters. There is a single window at first floor level with moulded frame. The remainder of the elevation is occupied by a partially enclosed colonnade, with arched openings, at ground floor level; the openings are accentuated by moulded arches above and rendered sills. A rendered cornice runs at three-quarter height between the openings, two of which are fitted with double hung timber framed windows. There is a small balcony at first floor level with cast iron lace balustrade and corner brackets. The iron-work is of a different pattern to the front and eastern facing verandahs described above.

Refer to Figure 111.



Figure 111: The northern elevation of the main body of the villa. The arches at ground floor level open into a semi-enclosed arcade.

The first section of eastern elevation of the rear wing of the building lies under a hipped slate roof. The ground floor is characterised by double hung windows with two horizontal panes to each sash. The windows have arched top lights, rendered arches above and rendered sills below. A rendered cornice runs at three quarter height between the windows. At first floor level, large arched windows and multi-pane French doors open onto the verandah. These windows also have rendered arches above and are connected by a three-quarter height cornice. The verandah has a separate sloping iron roof and ironwork that matches the north-facing verandah described above. The ground floor of the verandah is finished in encaustic tiles.

Refer to Figures 112 to 114.



Figure 112: The first section of the eastern elevation of the rear wing.