

# LEICHHARDT HISTORICAL JOURNAL 22



**The Labor Party in Inner Sydney**

**Leichhardt: Flood's Estate – Part 1**

**Balmain: From Cooper Street to Waterview Street – Part 1**



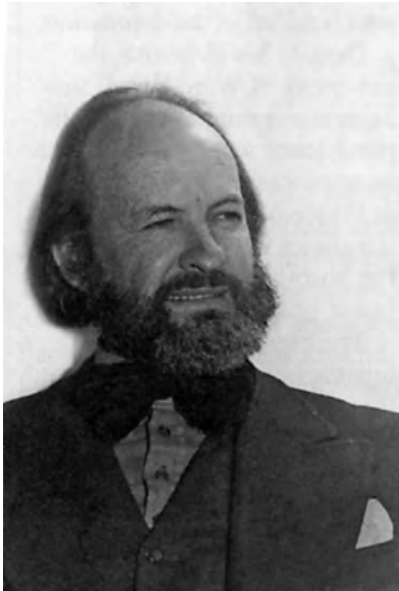
**Annandale Balmain Glebe Leichhardt Lilyfield Rozelle**



# The Leichhardt Historical Journal and Peter Reynolds

Max Solling

**W** Leichhardt  
Historical  
Journal 22  
2000



Peter Reynolds

## Leichhardt Historical Journal

The birth of the LHM was a by-product of three new resident action groups, and a renewed interest in historical studies at the local level. Before 1971, when the LHM began, the streetscapes of Leichhardt municipality were regarded as old and unfashionable, and without a history worth writing about. The Balmain Association (1965), Glebe Society (1969) and Annandale Association (1970) brought new life and energy to their respective suburbs. All sought to preserve the special character of their district and urged an examination of the way they had developed.

Everyone associated with the LHM worked in an honorary capacity. It could be no other way. There was little money available for this type of endeavour.

The first LHM was typed by Jeanette Knox and Deidre Peebles and laid out at the Annandale home of Betty Mason, the

extraordinarily energetic secretary of the Annandale Association.

The founding editors were representatives of the resident action groups – Alan Roberts from Annandale, Peter Reynolds, Balmain and Max Solling, Glebe. The 20-page LHM No. 1 reflected a range of local interests and concerns, and thereafter subsequent issues came out annually (or thereabouts). Subscribers could avail themselves of the set of the first four issues for \$2.60.

From 1978 Peter became the heart and soul of the LHM. Editing and later typing all the manuscripts submitted, he had photographs converted to screened bromides, and then, after designing, laying-out and pasting-up the LHM, took it to the printer. He then hand delivered the LHM to all schools (government and non government) in Leichhardt municipality as well as Fort Street High School.

Funds to keep the LHM afloat have been obtained, collected and disbursed by Peter, whether it be subscription, by grants or other funding. The largest purchasers have been Leichhardt Library and the Balmain Association.

Always run on a shoestring, and only surviving by Peter's unpaid work, the LHM is affiliated with the RAHS. Since 1993 the LHM has received some funds allocated to the RAHS by the NSW Heritage Small Grants Program. Generous donations from Leichhardt Council, the Balmain Association and the Glebe Society have also been critical in covering costs associated with publishing the LHM.

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## Contributors & Reviewers

Max Solling is a solicitor. Robert Irving and Peter Reynolds are architectural historians.

## Acknowledgements

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**Hon Editor**                      **Max Solling**

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The increased size of the Journal since 1978 (when No. 7 cost \$2.00 each), inclusion of extra photographs and better quality paper to withstand library use has meant the cost of issues has climbed to \$12.00 in 1989 (No. 16) and to \$15.00 since 1993.

Peter Leggett Reynolds was born at Campsie on 31 December 1931, in the depth of the Depression. His great grandparents, Michael and Maria Reynolds, emigrated from County Tipperary, Ireland in the 1850s and farmed in the Berry district on the NSW South Coast.

Peter's father, John, laboured as a farm hand on the farms and also around Gerringong.

**Michael Patrick and Ellen Reynolds and Family in 1914**

*Back Row l to r: Francis, Stephen, Henry Oswin (Os), John Thomas (Peter's father). Middle Row: Ellen (Peter's grandmother, aged 47), Irene (standing), Michael (Peter's grandfather). Front Row: Charles Raphael (known as Ray), George, and Mary.*

In 1915, however, with brothers Frank and Oswin, John responded to the call of King and Country and crossed the seas. Debilitated by trench fever and the effects of shell-shock at Polygon Wood, he returned to Australia in 1918.

**John Thomas Reynolds**

John settled in a new brick and tile cottage at 16 First Avenue, Campsie, after marrying 20-year old Doris Eileen Leggett on 4 December 1920 at St. Brigid's, Marrickville. Born at Mount Street, North Sydney, Doris was the daughter of Benjamin and Winifred Leggett. Benjamin was a cabinetmaker and French polisher and later became the man-of-all-work at W N Bull, funeral directors. He made and polished the coffins, attached the fittings, donned a purple-creped top hat and tolled the bell as he preceded the horse-drawn hearse in the funeral procession.

Between 1922 and 1934, John and Doris had four children, John Leggett (known as

Jack, b. 1922) Doreen May Shirley (b. 1924), Peter Leggett (b. 1931), and Colin James (b. 1934).

After a long period of medical treatment, repatriation authorities encouraged John to take up basket-making and, with Joe Schaut, ran a small business which failed in the depression.

Despite his ill-health, the out-break of World War II saw John attempting to enlist. His persistence was rewarded with an appointment as an orderly at Prince of Wales Hospital, Randwick. In time he became the hospital's telephone switchboard operator.

The physical and mental legacies of the first war placed this work beyond him. In a fit of anger at the many refusals for a Totally and Permanently Incapacitated Pension (TPI), he wrote another application in thick pencil on large sheets of white butcher's paper. As a result, his war pension was increased to a full TPI.

*Continued on page 99*



# The Labor Party in Inner Sydney

*Max Solling*

For much of the second half of the nineteenth century a feature of politics in NSW was its fluid nature. Some 27 ministries were formed between 1856 and 1891, making the average life of each of them little more than sixteen months.<sup>1</sup> Factions were formed around old friendships, loyalties, obligations and shared interests and values, and the strength of each faction depended on its size and on the degree of its cohesion. The urban, mercantile, trading and professional men comprised 50-60% of membership of the NSW Legislative Assembly between 1856 and 1890; members drawn from banking, commerce, the professions, journalism, law and medicine always outnumbered the squatters and farmers.<sup>2</sup>

## The Labor Electoral Leagues

The industrial structure of Sydney experienced rapid growth in the 1880s but the so-called long boom came to an end about 1889 followed by a major confrontation between employers and trade unions. The unions demand that employment be restricted to their members put them on a collision course with employers who insisted on their right to choose their own labour. In Sydney police and troops protected the strike-breakers who defeated the maritime unions in 1890. This strike demonstrated to the unions their inability to make gains solely by industrial action. The language of class became a way of describing social divisions generated by industrial capitalism, a clear conviction of the diametrically opposed interests of capital and labour.<sup>3</sup> The Trades and Labor Council (TLC), committed to political involvement, began drafting the platform, rules and organisational plan of the Labor Leagues, and urban unions took the initiative in the formation of the Labor Electoral Leagues (LEL).<sup>4</sup> The TLC gave its permission to the Balmain Labourers Union in March 1891 to form a league, and on 4 April 1891 Charles Hart convened and chaired the inaugural meeting of the Balmain Labor Electoral League, the first league formed.<sup>5</sup> Branches of the LEL were established at Glebe on 14 April 1891, and Hart chaired a meeting on

18 April 1891 to form a Leichhardt League "to work in harmony" with the Balmain LEL.<sup>6</sup> Within two months the Balmain and Leichhardt Leagues claimed 300 members. By June 1891 45 leagues had been established in NSW.

## First Labor MPs

The Labor Party's organisation was strongest in south-western Sydney and they did very well in this region at the general elections on 17 June 1891. The Electoral Act provided for multi-member constituencies for large electorates. Labor nominated four candidates at Balmain and West Sydney and won all four seats in both electorates. Labor won two of the four seats in both Redfern and Newtown and one of the two seats at Glebe. Mort's Dock, the largest private employer in NSW, provided a strong industrial base for Balmain's electoral success. The new members for Balmain in 1891 were William Murphy, a ship's officer, James Johnston, a Mort's Dock boilermaker, Edward Darnley, a plasterer and George Clark, seaman and journalist who excelled as a temperance organiser.<sup>7</sup> All four were born in England. In 1891 the new member for Glebe, compositor Tom Houghton, was an important progenitor of the Labor Party. The TLC's first full-time secretary, he was on the sub-committee that drafted the rules and organisational plan of the LEL's. After losing as a Protectionist Labor candidate for Glebe in 1894, Houghton became the proprietor of the *Australian Workman* from 1894 to 1897.<sup>8</sup>

Labor returned 35 members to the Legislative Assembly in 1891 which housed 141 members altogether, a remarkable achievement for a party conducting its first campaign within three months of its foundation.<sup>9</sup>

## Divisions in the Branches

The Labor Party had an electoral base of working class voters and blue-collar membership but loss of early branch records precludes a more precise analysis of the occupational structure of LEL's. At Leichhardt it has been argued businessmen became members of the new political organisation of the workers which they helped form.<sup>10</sup> The early Labor Leagues were composed of disparate groups – single taxers, protectionists, free traders, socialists and unionists.

At the combined Glebe and Annandale branches divisions quickly surfaced, as single taxers battled with socialists and unionists for control of the branch. Members quarrelled constantly, eggs were hurled at speakers and "foul language" marred debate. The strongly Protectionist Glebe branch accused its president J J Skelton in May 1892 of lecturing the Single Taxers League and referring to fellow members as a "miserable herd". Skelton responded by



Taxers League and referring to fellow members as a "miserable herd". Skelton responded by offering "to settle the matter outside". Denied this opportunity Skelton, some of the executive and most of the Annandale members immediately resigned. The League then resolved to hold future meetings in Glebe Town Hall, far from the "public houses of the neighbouring suburb".<sup>11</sup> In the pubs of working class communities, alcohol, politics and neighbourhood rivalry made for an explosive situation.

### John Grant

Stonemason John Grant, born in Abernathy, Scotland in 1857, arrived in Australia in 1880 and was an active secretary of the Stonemasons Society. First secretary of the Glebe LEL, evidence that he gave to the Royal Commission on Strikes revealed an extraordinarily well-read artisan/radical. Grant's solution to the labour problem lay in ending the private monopolisation of land. Excessive rents, he explained, forced capital and labour into a struggle for survival. The only class to profit were the landlords...an army of...boozers, loafers and legalised robbers...empowered to collect tribute from the toilers". He ended with an appeal to natural right and divine law: "What right after all has one man more than another to any part of this planet". Grant became General Secretary of the NSW ALP from 1903 to 1915, and a NSW Senator 1914-1920 and from 1922 until his death on 19 May 1928 at Annandale.<sup>12</sup>

### The 1890s

New South Wales experienced a 15 year period of severe depression from 1890, or at best very sluggish growth, in which gross national product per head of population was appreciably lower than it had been. Economic conditions for workers grew steadily worse as a series of droughts plagued the country and in Sydney thousands joined queues weekly for rations from the Benevolent Society. Union membership fell sharply after strike action was resoundingly defeated and many of the smaller and recently formed bodies went out of existence.<sup>13</sup> The collapse of the Labor Party's organisational basis in the trade unions had a devastating impact on the fledgling party's electoral prospects.<sup>14</sup>

In 1894 Labor won only seven seats in Sydney in 1894, a little under half the number it won in 1891, and reached its electoral nadir in 1898 when Labor only received 9% of the vote in Sydney. In 1898 Labor ran only seven candidates in the 29 Sydney suburban electorates, winning only five seats.<sup>15</sup> Voters ensured that Balmain South was one of the five seats that remained loyal to Labor in 1898.

### First NSW Labor Government

Labor's recovery and expansion came with an improvement in the economy in the early years of Federation but more significant was the trade union revival aided by the requirement of compulsory arbitration.<sup>16</sup> Labor steadily improved its percentage of the vote in NSW from 18.7% in 1901 to 23.0% in 1904 to 32.9% in 1907 to 48.9% in 1910 when Labor achieved office at the State level for the first time.<sup>17</sup>

### Militant Protestantism

Militant Protestantism was on the march in 1901, and the Australian Protestant Defence Alliance (APDA) had strong branches in Annandale, Leichhardt, Balmain and Newtown.<sup>18</sup> Small trader and Orangeman, Sydney Law, Labor MLA for Balmain South from 1894 to 1904, left the party and was elected MLA for Rozelle from 1904 to 1907 as a Liberal Reform candidate with a base of sectarian Protestants.<sup>19</sup> Anglican temperance advocate John Hawthorne remained the Free Trade/Liberal MLA for Leichhardt from 1894 to 1904. Labor won Leichhardt for the first time in 1907 with a vigorous candidate, Ambrose Carmichael. Protestants got behind the Liberal Party in Glebe ensuring J A Hogue retained that seat from 1894 until 1910 when Catholic labourer Tommy Keegan became the new Labor MLA.

Annandale was another bastion of militant Protestantism, held by solicitor and APDA member William Mahony from 1894 to 1910 and from 1910 to 1913 by fellow APDA member Albert Bruntnell. But in 1913 Labor persuaded the experienced Arthur Griffith to run for Annandale. Griffith won the seat.<sup>20</sup>

### Voting Patterns and Class Differences

At the 1917 election State voting patterns reflected the class differences in Sydney. Annandale, Balmain, Glebe, Leichhardt, Marrickville, Newtown and Redfern were Labor strongholds together with Granville and Canterbury. The Liberals held the eastern suburbs electorates of Darlinghurst, Woollahra, Waverley, Bondi, Randwick, the mid-western electorates of Drummoyne, Burwood, Ashfield, Petersham, Enmore and the Botany Bay electorates of St George and Hurstville.<sup>21</sup>

### Influence of Irish Catholics

By 1900 an alignment of Catholic Christianity with Irish and working class sections of society sharpened trade union militancy and contributed to the emergence of organised labour as a party political force.<sup>22</sup> Catholics were over-represented among labourers and the unemployed, and in Sydney's inner suburbs in 1901 they were 10% above the state average, while in the outer suburbs Protestant numbers were 10 to 15% above the

state-wide concentration.<sup>23</sup> The Labor Party developed an Irish Catholic image after the 1916 split. Catholics comprised 28.5% of Glebe's population in 1933, 25.03% in Annandale, 21.76% in Leichhardt and 20.24% in Balmain, and as the Labor Party grew in strength Catholics became prominent in municipal, State and Federal politics; after 1920 Catholics held about 50% of Labor seats in New South Wales.<sup>24</sup>

### Middle-Class Nature of Parliamentary and Municipal Politics

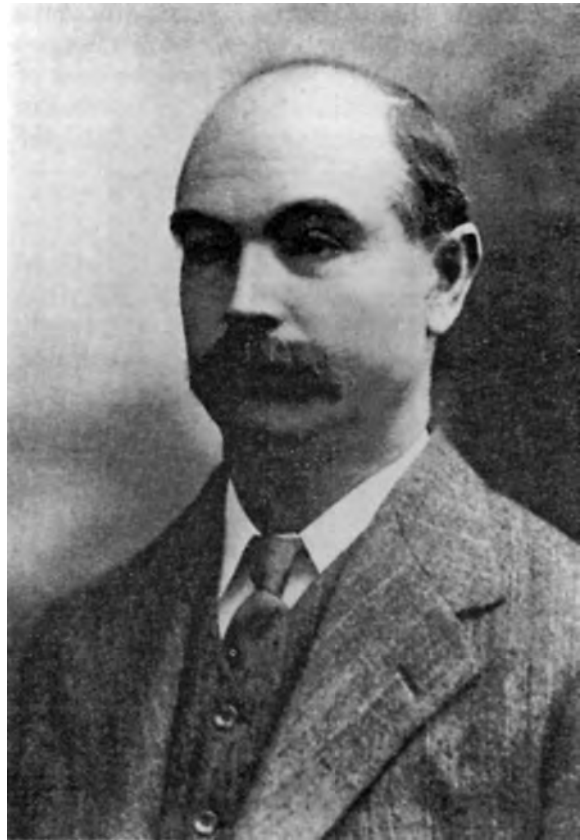
Parliamentary representation in New South Wales up to 1890 was monopolised by men of independent means, and artisans rarely reached the legislature before 1889, the year when payment of members was introduced in New South Wales.

The property based system of plurality voting ensured that a majority of the total adult population was excluded from the suffrage, and absence of payment for municipal office generally made participation in local affairs inaccessible to wage and salary earners.<sup>25</sup>

Municipal franchise was essentially a ratepayer franchise; those who paid the rates had a right to vote according to a scale based on annual rental values. Critics of plurality voting argued it gave the well-to-do control of municipalities, and excluded the majority of inhabitants.<sup>26</sup> In the nineteenth century municipal councils in Sydney and its suburbs tended to be the preserve of men of means with time to spare. The way the affairs of council were conducted up to 1880 were reminiscent of a gentleman's club, and perhaps the populace thought educated gentlemen would exercise their influence in a way that might also bring benefits to the wider community.

Certainly not all councillors were wealthy or influential but it was an elite group of merchants and professional men with city-based businesses, industrialists and retail traders who had the loudest say in local affairs. The keynote of social relationships between the respectable councillors and their ratepayers was deference – deference to the elite. Each year one third of councillors were required to retire, nominations were called for vacant seats, and if more than one person nominated, a ward election held. Generally ward elections generated little interest, for only a minority of eligible voters bothered to cast a vote.<sup>27</sup>

People were attracted to municipal office by a combination of self-interest and public service. The growth of local industry and the emergence of small retail shops accompanied the residential boom in the 1880s and the occupational composition of councils mirrored these developments. These much respected creatures



*John Grant (1857–1928)*  
(Federal Parliamentary Handbook 1928)

of local industry and commerce, the “self-made men” who had proved themselves in the battle of life, quickly gained influence in municipal life, respectability and, after an interval, a good measure of social recognition.

By the time of Federation, the residential character of the inner suburbs, still suffering from the 1890s depression, was increasingly coming under attack by expanding industry. Though many of the better-off had departed for more salubrious suburbs on the outer fringe of development, a visible ruling class of local businessmen and professionals remained. Like their predecessors, the typical councillor was male, Protestant, middle-class, self-employed and conservative in outlook.<sup>28</sup>

### Glebe Municipal Council

Glebe Council between 1859 and 1920 was very much a male Protestant fraternity who appeared fortnightly in the council chambers resplendent in their claw-hammer coats, bow ties and with fob watches hanging from gold chains, visible expressions of respectability. The municipal council gave upwardly-mobile young Protestant men an opportunity to develop contacts with others from similar backgrounds and interests. Many were also active Freemasons. Of the 85 male councillors elected to Glebe Council up to 1917, only two – Michael Conlon and Stephen

Scott, were Catholic. Catholics battled for status and recognition in the subtle social distinctions within Glebe but few got a foot in the door of any respectable institution.<sup>29</sup> Women were not eligible to be elected as councillors until the *Women's Legal Status Act, 1918*.

### Municipal Franchise

The municipal franchise made election of official Labor candidates very difficult. Markey has identified three types of Labor men who sought municipal office in the 1890s – LEL candidates, unionists and independents.<sup>30</sup> The Local Government Act of 1906 brought significant changes to the franchise. Now three types of municipal electors – the owner, lessee and occupier of rateable property, were recognised. A rent paying householder could vote but lodgers were excluded. Labor had a precarious existence in the 1890s, struggling to survive. It began to show some interest in local government, but though it seemed many working-class people were entitled to vote for local councillors after 1906 most did not bother to go to the municipal polling booths.

After Labor came to power in 1910, its new Secretary for Public Works, Arthur Griffith, tried to implement “one man, one vote”.<sup>31</sup> In 1915 when Griffith introduced the Local Government (Franchise) Bill, some 246 municipalities forwarded petitions of protest, among them Annandale and Glebe, who argued that “with an adult franchise, a body of persons may be in the area in such numbers so to smother the votes of those who have permanent interests”.<sup>32</sup> Labor’s proposed electoral provisions were defeated in the Legislative Council.

### Labor Begins to Control the Councils

The first full election after the 1906 legislative changes took place in 1908, and from then local government elections were held triennially. The election of seven Labor men to Redfern Council in 1908 was the first occasion in which an inner-city Council was controlled by the Labor Party.<sup>33</sup> Redfern council became a stronghold of the Labor Party from 1908 until December 1925 when they were defeated. At Alexandria endorsed Labor men won three seats on Council in 1908. At this election Jack Lang made his entry into Auburn Council, wearing the mayoral robes the following year.<sup>34</sup> Seven Labor candidates stood at Balmain in 1908 and only one, Joseph Harwood, was successful. The undeviatingly Tory *Sydney Morning Herald* was relieved that in Annandale, Glebe and Leichhardt Labor was “badly beaten”.<sup>35</sup>

Labor mounted a concerted effort to gain greater municipal representation in 1911, preselecting 102 candidates altogether. General

Secretary John Grant had a “vision of total mobilisation on industrial, political and ideological fronts”, seeking to exercise some control over the lives of ordinary working people.<sup>36</sup> They retained control over Redfern, and gained the majority of councillors at Liverpool. Twelve and eight Labor men respectively stood at Annandale and Glebe. None were elected to either council, however two (G Peters, H Copestake) were elected at Balmain, and also two (H Retallack, M Meller) gained seats at Leichhardt.<sup>37</sup>

At Annandale, Balmain, Glebe and Leichhardt in 1914 and 1917, Labor preselected a small group of candidates, the largest number being five at Glebe in 1917. None was elected in any of these municipalities.<sup>38</sup> Nine Labor men were elected at Paddington in 1920, joining Redfern as the only two Labor-controlled councils in inner Sydney. The Glebe League fielded a full team of 12 candidates in 1920 but none was elected. At Balmain three (John Gallen, James Morgan, Bertie Wheeler) of their six candidates won a seat on council. No endorsed Labor candidates stood at Annandale or Leichhardt.<sup>39</sup>

The number of Labor-controlled councils in inner Sydney grew to three in 1922 when at Balmain eight endorsed Labor men (Robert Brownlee, John Gallen, John Geddes, Tom Harrington, George Mullins, John Shiel, Jack Waite and Bertie Wheeler) were elected. Labourer Bertie Wheeler became Balmain’s first Labor Mayor. At Glebe Frank Dick was elected for Labor but lost on a recount. However in January 1923 when councillor Hosking died he was replaced by Labor candidate Francis Miller.<sup>40</sup>

### After World War I

Certainly Labor displayed a renewed interest in municipal politics after the war, perhaps stimulated by its success on Sydney City Council, and aided by the *Labor Daily* in mobilising Labor voters. The elections on 5 December 1925 was largely a disappointing one for Labor. In inner-Sydney, Labor gained the majority of seats on three councils – Erskineville, Glebe and Paddington. Labor lost Redfern which they had controlled since 1908, and only four Labor men were elected in Balmain giving control to the Reform Party. Labor failed to get a candidate elected to Annandale or Leichhardt Council.<sup>41</sup>

At Glebe in 1925, 11 Labor candidates (Charles Harding, Frank Dick, Jimmy Diver, Bert Ward, John McElhone, Bill Walsh, Francis Miller, Harry Rock, Bobby Gorman, Clarence Emblem and Cecil Dwyer) were elected, the first time Labor had controlled Glebe Council. Bill Walsh became Glebe’s first Labor Mayor. Glebe would remain a Labor fiefdom until absorbed into the City Council in 1948.



### Increasing Catholic Involvement

Catholics were never a majority of the New South Wales Labor Party's parliamentary members before 1914, though their proportion did increase from 8% in 1891 to 39% in 1910.<sup>42</sup> After 1916 Catholic involvement increased with the expulsion of many of its non-Catholic members for supporting conscription. The proportion of Catholics in the parliamentary party grew from 35% in 1913 to 61% in 1922.<sup>43</sup> It seems many Catholics joined the Labor Party because of its general social and economic philosophy which reflected their low socio-economic origins. Religion according to anti-capitalist socialist Jack Lang was very much part of that philosophy, arguing in 1928 that "all theories of the equitable distribution of wealth and for the protection of the poor and helpless are fundamentally based on the sermon on the Mount".<sup>44</sup> In inter-war New South Wales there was a strong Protestant influence in non-Labor parties, and in the early 1920s Catholics were virtually disbarred from the National and Progressive Parties. These religious divisions were also manifest in the Federal Labor party; 49% of that party's members elected from 1917 to 1930 were Catholics.<sup>45</sup>

The class style of machine politics that emerged in the 1920s was not unlike the ethnic politics in the USA. The displaced Irish organised themselves in the face of a hostile and excluding establishment. It was a style of politics that fulfilled functions for the deprived and the worker adopted a Tammany Hall mode of organisation in order to survive; in the inner city, Labor stalwarts looked to the Catholic Church, and the party, for an almost tribal sense of belonging. Catholic parliamentarians relied heavily on local organisations which were often based on parish networks, and Catholics exercised a strong influence in the trade unions.<sup>46</sup> From 1925 most Glebe councillors were Catholic – Walsh, McElhone, Gorman, Dwyer, Fitzpatrick, McCormack, Dunn, Doherty, Shannon and Foley, all good Irish names. Often Glebe councillors formed ward strategy for the next council caucus meeting on the steps of St James's, Forest Lodge, after Sunday mass under the approving eye of the parish priest.

In the inner city in 1928 only Glebe and Alexandria Councils remained Labor controlled. For the first time since 1911 Labor had many representatives on Leichhardt Council – three altogether, Ernest Collins, Frank Evans and John Fisher. Annandale remained impervious to any advances by Labor.<sup>47</sup>

During the depth of the depression in 1932, four inner city councils – Erskineville, Glebe, Newtown and Paddington were Labor



**Horace John Foley (1901–1989)**  
(Mayor's Report, Mun of Glebe, 1937)

controlled.<sup>48</sup> Balmain, with three Lang Labor men on council in 1932, regained control of Balmain council in 1934 (with eight State Labor representatives) and it remained the dominant group to 1948.<sup>49</sup> The non-Labor Progressive Party was the dominant group on Leichhardt Council from 1914 to 1941; Labor had the majority of councillors at Leichhardt for the first time in 1941 and they remained in office to 1948.

Edward Hogan, a member of Annandale Council from 1906 to 1944, epitomised the business and mercantile ascendancy who held sway in Annandale during that time, beating off all attempts by Labor to get a foot in the door of the council chambers.<sup>50</sup> But by 1945 middle-class and employer interest in municipal politics in Annandale had waned sufficiently to allow the election of its first Labor Mayor, James Prendergast, in 1945.<sup>51</sup>

### Anti-Labor Press

The *Herald* categorised as "non-political" the non-Labor groups – the group for "Sound Municipal Government", the Progressive Party and the Reform Party were filled with people with strong local business interests which they sought to protect, and their notion of "independence" which the *Herald* applauded is difficult to reconcile with the reality of their own political lives. The conservative press took the view that Labor had no place in local government and the *Herald* derived great satisfaction in detailing Labor Council affairs with dramatic headlines

“Wild scenes at Council meeting” “Glebe; Labor domination: Graft Charges”<sup>52</sup> Councils at Annandale and Leichhardt, controlled by non-Labor groups were ignored by the conservative press. Glebe acquired a reputation for job patronage, irregular letting of contracts and manipulation of tenders. Political patronage, financial kickbacks and finding jobs on council were very much part of working class culture.<sup>53</sup> The impecunious state of inner city municipalities meant that what corruption did exist was petty in nature – “things that fell off the back of trucks”. Allegations of bribery that were proven all involved small amounts of money.

In the preselection for Glebe councillors in 1928 the *Herald* proclaimed “Red Move to Capture Control”.<sup>54</sup> The Reds in that instance were merely Langites allied with industrialists in Trades Hall replacing previous councillors who were aligned with Lang’s rivals in the AWU controlled State Executive. Glebe councillors continued to campaign under the banner of the Lang Plan but the machines survived that catastrophe. Part of the reason for this is seen in the connection between the strength of Catholic local leadership and support for Jack Lang.<sup>55</sup>

#### Absence of Women on Councils

Women seemed to threaten the masculine Anglo-Celtic atmosphere of local machines, and they were conspicuous by their absence from key positions. Though women did much of the hard work in the Leagues they were not rewarded by representation on Council. Mary Ann Dunn was the first woman elected to any council in the current Leichhardt municipality. She was a Glebe councillor from 1932 to 1937, and May Pitt served on Glebe Council from 1941 to 1945.<sup>56</sup> No women were elected to Annandale or Leichhardt councils before 1948 but Balmain had two female representatives – Elizabeth Gallimore from 1943 to 1948 and Grace Laver from 1944 to 1948.<sup>57</sup> Women engaged in diverse communal activities. Women’s auxiliaries and distress societies formalised and gave official recognition to informal networks that had existed for decades. Mary Quirk was MLA for Balmain from 1938 to 1950 and the Balmain branch of the ALP was run by Dot Lincoln. Sarah Peninton and May Pitt were dominant figures in the Glebe branch and the Toxteth branch was the personal fief of Annie Doyle and Margaret Colbourne.

#### Horace John Foley

At the 1934 Glebe municipal elections medical practitioner Horace John Foley gained a seat on Council.<sup>58</sup> Born on 23 November 1901, the son of a country school teacher, he won a bursary to Sydney University where he graduated in medicine in 1926. He moved from Burwood to

202 Glebe Road about 1932 on the death of Dr Rogers, and was regarded by the local medical fraternity as a squatter doctor, something that was frowned upon. Dr Foley’s community involvement at a time of hardship, which included, among other things, giving free medical treatment to the poor, earned him local support and a territorial base for a career in local politics, Bill Carlton, a councillor since 1928, and his faction fought bitterly with the Foley faction for control of the local machine.<sup>59</sup> After Carlton was elected MLA for Glebe in 1935 Foley was able to make Glebe his fief. Dr Foley was charged with breaches of the *Local Government Act* in 1938 while he was Mayor, and after investigations into allegations of irregularities in administration Glebe Council was dismissed in 1939.<sup>60</sup> The Administrator B H Nolan reported on the use of Council resources for personal advantage and party campaigning, and for the favoured treatment given to associates of councillors for contracts. Electoral handbills for Dr Foley’s machine were charged to the Council printing account, the Council paid for cars used by Labor councillors for personal and party uses, and critics of councillors were beaten up. In the 1937 Council elections “evidence was given which was directed to show that men employed and paid by Council were actually engaged during working hours at the campaign room and in campaigning activities”.<sup>61</sup>

Foley earned the nickname “Steamroller” which was one matter the Administrator reported on. “To my astonishment” reported Council Engineer Carey in 1937, “the old McDonald roller had been sold or should I say given away...for £10.”<sup>62</sup> Questioned on the roller being sold without a call for quotations and the engineer’s report, Mayor Foley stated that the engineer “had spasms in which he adopted harassing tactics towards the Council and he accepted this as just such an instance”.<sup>63</sup> Mayor Foley then undertook to hire another steamroller. When the roller was delivered to do the scarifying work in St Johns Road, Mr Carey formed the opinion “that the roller was identical with the one which had been sold”.<sup>64</sup> It had simply been painted a different colour and hired back to council.

It was not till the 1940s, with a revived official ALP, that Lang’s supporters were either converted to McKell, or like Glebe machine boss, Doc Foley, expelled from the party. Even so, Lang’s influence in local districts continued strongly. Foley stood as a Lang Labor candidate for the City Council in 1944 and was elected for Phillip Ward at the top of the poll with the absolute majority of the votes. Foley was a Lang and Independent Labor alderman on the City Council from 1944 to 1950 and 1953 to 1958,

Glebe having become part of the City Council from 1948 to 1968. Foley unsuccessfully stood for the State seats of Burwood, Glebe and King in 1932, 1938, 1944, 1947 and 1950 and also was unsuccessful in elections for the Federal seat of West Sydney in 1943 and 1949. Foley returned to the ALP in Glebe in 1957 and, despite an absence of 15 years (and a flirtation with the DLP), Doc Foley assumed his previous control of the Labor machine in the Glebe North branch which he then maintained till he retired from his practice at 202 Glebe Road in 1979.<sup>65</sup> A new sign attached to his brass plate proclaimed Dr A Bender as "his successor". Foley also had served as a Leichhardt councillor from 1968 to 1971. He died at Strathfield on 3 July 1989, aged 87 years. Doc Foley had been Glebe's machine boss for 45 years.<sup>66</sup>

### Labor Hegemony in Municipal Affairs

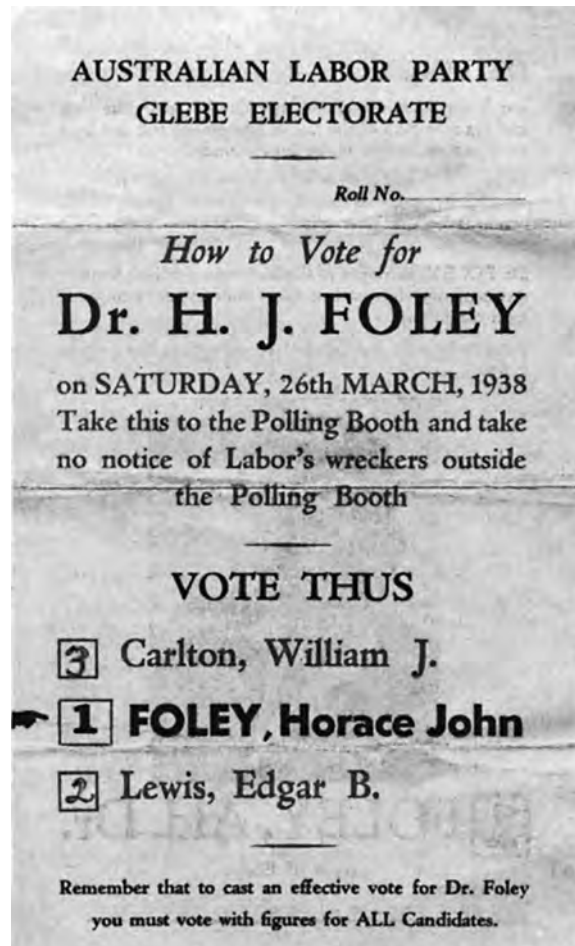
The position of councillor could provide a springboard for higher office; if one supported one's mates, it could lead to several terms as Mayor and access to an allowance for a car. It also meant a chance for public prominence and resources for demonstrating in a variety of ways that one had become a figure of substance, whose name frequently came to dignify foundation stones, parks and streets.<sup>67</sup> In Glebe, they are remembered in Walsh Avenue, Keegan Avenue, Foley Park, Colbourne Avenue, Millard Reserve and Ivor Cawley Tennis Courts. For loyal party members the reward took the form of a trusted position on the executive branches, a secure job on council or assistance in times of need.

### Decline in Industrial Structure

A working class culture that characterised the inner city for decades was undermined by a massive decline in manufacturing and service industries as the industrial structure of Sydney underwent profound changes. Leichhardt municipality's population declined from 90,766 in 1947 to 71,388 in 1971 and the number of factories shrunk from 668 in 1945 to 210 in 1983, and at the same time, as blue collar jobs shifted to the western suburbs, office and professional jobs in Sydney grew.<sup>68</sup>

### Labor's Strength

Labor was in power in NSW continuously from 1941 to 1965. The NSW Labor government, with the numbers in the Legislative Council in 1947, introduced compulsory voting in municipal elections. Before 1947 the level of participation in municipal elections was about 30%, and the new compulsory voting tended to strengthen councils under Labor control. However in inner-Sydney in 1948 eight solid Labor municipalities – Alexandria, Darlington, Erskineville, Glebe,



*Dr Foley's Electoral Handbill  
(M Solling)*

Newtown, Paddington, Redfern and Waterloo all lost their municipal identities when they were incorporated into the City of Sydney. The municipalities of Annandale, Balmain and Leichhardt amalgamated to become the Municipality of Leichhardt. Glebe, after 20 years under the City Council, came under the jurisdiction of Leichhardt Council in 1968. Most of the new Leichhardt councillors in 1948 were solid Labor representatives, and each ALP branch – Balmain, Glebe, Forest Lodge, Annandale, Rozelle, Glebe North, Lilyfield and Leichhardt was a machine in the Tammany Hall mould.

Glebe's three branches, Glebe North, Forest Lodge and Glebe, in the late 1960s were only a shadow of their former size at the height of the depression but they continued to function on a machine-like basis. Branch membership was largely composed of long-term residents with a strong industrial, working-class background, tribalistic in nature and retaining a strong emotional, if not religious affiliation with the Irish wing of the Catholic church. These right-wing branches also possessed an influential trade union membership and had a strong public welfare commitment.<sup>69</sup>

In true Tammany Hall style, executives of each branch came to run very tightly controlled operations, particularly in the case of the Forest Lodge and Glebe North branches, making it very difficult for the new middle-class moving into the area to join. There seemed to be a deliberate campaign to block people from joining these branches; a large membership could prove troublesome for the "old guard" to control and thereby undermine their power in the branch. Different defensive methods were adopted to block the infiltration of new members which ranged from the dissemination of misleading information about membership requirements to physical intimidation.<sup>70</sup> Instances of such practices in Glebe were cited in an internal ALP document following the poor showing of the party at the 1971 municipal elections:

Miss M Burgmann of Darghan Street Glebe states that her application for membership, together with those of several students were continually deferred until after branch elections.<sup>71</sup>

Miss J Potter of Gottenham Street Glebe, also complained that her application was discouraged so much that she let it lapse. The Forest Lodge branch had its own membership application form; its purpose apparently being to screen undesirables.<sup>72</sup>

For those persistent enough to endure such tactics or who were able to transfer in from another branch, the reception they received was anything but friendly or inviting. Branch meetings frequently erupted into vocal shouting matches between the "new" and "old" members, and there were instances of physical intimidation. Only those persons that were personally known to members of the branch were as a rule permitted to vote.

### **Partisan Nature of Meetings**

Unlike Labour in Britain, the ALP failed to acquire its own premises in the suburbs. Being without its own space for meetings the ALP branches hired public halls. The abstract nature of an ALP branch has placed it at a disadvantage to other local institutions with a place of their own. Glebe Town Hall seems to have been the preferred place, and certainly the place where most of the fun has taken place. In 1891 when government ministers Bruce Smith and McMillan entered the Town Hall they were greeted with hoots, groans and hisses and after their exit they were condemned as "enemies of the workers".<sup>73</sup> In September 1939 the first meeting of the new Glebe branch of the Labor Party formed under the terms of a recent unity conference was held. Doc Foley and his troops turned up in force and

demanding admittance. The chairman ruled they must leave. When they refused the meeting adjourned in disorder and the police were called.<sup>74</sup> Most of the aldermen on the Labor controlled Glebe Council from 1925 were Catholic.<sup>75</sup> Among the groups who also met regularly at the Town Hall were friendly societies, the Loyal Orange Lodge and the Glebe Masonic Lodge which had met there every month since 1881. The local Freemasons, constantly harassed by councillors or council employees from 1925, moved to Annandale where they built a lodge hall in 1928.

The original Toxteth branch which became Glebe North held the majority of its meetings at the Town Hall. From 1951 the Glebe branch met at bricklayer Sammy Tinman's house at 98 Glebe Road moving to the Town Hall in 1954; The Community Hall in Mitchell Street has been the venue since 1975. Forest Lodge branch met at the Glebe Police Boys Club.

### **Glebe North Branch**

An occupational profile of Glebe, Glebe North and Forest Lodge branches, compiled from membership returns and pledge books, covers the period from 1968 to 1982.<sup>76</sup> Doc Foley's dunghill, Glebe North, was the largest of the three branches but from the late 70s it was becoming more vulnerable with a steadily growing middle-class component from the Point. Membership reached a peak in 1976 with 182 dropping to 116 by 1982. As those in the domestic duties/trade and labouring categories declined, members in the "Professional Technical" grew dramatically, reaching 66 in 1981.<sup>77</sup> The Doc, at the age of 78, left the branch and retired from his practice in 1979.

### **Glebe Branch Solidly Working-Class**

Glebe branch was a solid working class branch with membership heavily concentrated in the "Trade Labouring" and "Domestic Duties" categories with a number of pensioners. Nearly all the members lived on the Glebe Estate and there was little middle class presence. Boss of the Glebe branch for a long time was boilermaker Colin Colbourne, a Glebe councillor from 1941 to 1948. Membership ranged from 40 in 1975 to 119 in 1982.<sup>78</sup>

# Flood's Estate

Land and Building  
Development in  
Leichhardt South from  
1830 – Part 1

*Peter Reynolds*

## Introduction

### Edward Flood (1805-1888)

Born on 24 June 1805, an illegitimate son of Irish convict Joseph Flood, Edward Flood, after whom the Leichhardt estate at the junction of Parramatta Road and Flood Street was named, became a builder, pastoralist and politician.<sup>1</sup> On 22 May 1826 he married Charlotte, the daughter of ex-convicts Reuben and Elizabeth Hannam.<sup>2</sup> Reuben, a brick and tile maker, arrived from London in the *Admiral Gambier* with 196 other male convicts on 29 September 1811.<sup>3</sup> He had been convicted of larceny on 31 March 1810 and sentenced to death, later commuted to transportation for life.<sup>4</sup>

Hannam received a conditional pardon in August 1815 and was promoted Overseer of the Government Brickworks at Brickfield Hill.<sup>5</sup> In 1828 he was the landlord of the Red Cow in Castlereagh Street.<sup>6</sup> From Sydney, and through Governor Macquarie, Hannam successfully petitioned to have his wife Elizabeth, son David (aged ten) and daughter Charlotte (aged seven, later to be the wife of Edward Flood) to “be put on the first available ship to Australia”.<sup>7</sup> The mother and her children arrived on the *Northampton* with 29 other free women on 18 June 1815.<sup>8</sup>

Edward and Charlotte Flood's children were Elizabeth (b. 1827, m. Reginald B Read), George (b. 1829), Edward (b. 1831), Walter (b. 1834), Caroline (b. 1836), Charlotte Louisa (b. 1839) and Australia John (b. 1842).<sup>9</sup> There was another son Joseph Washington and a daughter whose identity is not known to this writer.<sup>10</sup> Charlotte Flood died at Newtown on 5 May 1879.<sup>11</sup>

By the 1840s Flood had acquired property in Sydney and 76,000 acres at Narrandera, the beginning of his pastoral empire. A director of the Mutual Fire Insurance Association in 1841, he became an alderman in the first city council in 1842. In 1844–45 Flood joined the Sydney District Council and in 1849 was Mayor of Sydney and a founder of the Sydney Mechanics School of Arts. He served on the Legislative Council in 1851–56 and sided politically with James Martin and Henry Parkes. After responsible government, he was elected to the Legislative Assembly and in 1859 was briefly Secretary for Public Works.

Accused of time-serving and treachery by his opponents, Flood resigned from parliament in 1860. His pastoral holdings had increased with over 650,000 acres on the Lower Darling as well as other substantial lands. In the 1860s he built the Blackwall wool stores at Circular Quay, set up a wool-pressing business there, and built a flour mill at Gundagai.

Flood's directorships included four insurance companies, the Queensland Steam Navigation Co, two mining companies, and he was a trustee of the Savings Bank of NSW. Returned to the Legislative Assembly in 1869, he was defeated in 1872 and 1874. After these defeats, he declined to stand again and visited England twice in the 1870s and America in 1878.

Described as tough and self-made and a hard man in business, Flood could be generous when politically advantageous but could be ruthless in family dealings. Flood died on 9 September 1888 and was buried in the Church of England section of Waverley Cemetery.<sup>12</sup>

Flood left his youngest son Joseph Washington Flood, and Frederick Augustus and Edward Ernest Allen Oatley residuary legatees to £428,000.<sup>13</sup> The will was unsuccessfully challenged by Edward junior and Walter Flood on grounds of undue influence and fraud. It seems that the house at the corner of Devonshire Street and Elizabeth Street, where Flood died, had been Frederick and Jane Oatley's residence until they moved to Sandy Knowe (Sandyknowe) at Woollahra in about 1860. Flood's sons claimed that their father had been completely under the influence of the Oatley family.

The lack of consistent private residence listings in Sydney directories makes it difficult to calculate the time that Flood might have spent within the Oatley domicile. Some addresses are known, however: Flood was a publican at The Australian in George Street in 1832–34, at Bathurst Street East in 1835, at Upper Elizabeth Street in 1836–73; a builder at Elizabeth Street in 1839, at Beaver's Lane in 1843, at Dowling Street, Surry Hills, in 1844–45, at Elizabeth Street, Strawberry Hill, in 1847; a JP and





**Edward Flood (1805–1888)**  
(*Australian Men of Mark, Ser 4, Vol 2*)

alderman at the corner of Elizabeth Street South and Devonshire Street (the Oatley Home) in 1851, and an MLC at Botany Street, Surry Hills, in 1855.<sup>14</sup>

In 1858–68 Flood lived at Botany Road, and in 1865 was a merchant at Circular Quay.<sup>15</sup> In 1866 he formed a partnership with R B Read and A Hook as Edward Flood & Co, wool pressers, of 5 Macquarie Street. He operated the Blackwall Stores from 1870 but in 1874 his private residence was at Woollahra; this could have been the Oatleys' Sandy Knowe. His time there could have extended until his next private residence listing in 1884 at the corner of Devonshire Street and Elizabeth Streets, the Oatley former home. He was at Edward Street, Parramatta in 1886, and again at the corner of Devonshire and Elizabeth Streets when he died on 9 September 1888.<sup>16</sup>

Regardless of the circumstances influencing his life, and despite the fact that he owned one-third only of the land known as Flood's Estate, his position in business and politics, and the selling advantages that such a name would bring, ensured that the name Flood would remain on all transactions of this Leichhardt land.

The story of the development of Flood's Estate begins with the sale of J T Prentice's grant to Captain John Piper.

## John Piper (1773-1851)

### John Thomas Prentice

On 6 July 1789 Prentice joined the NSW Corps with the rank of ensign and arrived with the corps under Major Francis Grose at Sydney in June 1790.<sup>17</sup> Posted to Norfolk Island, he was promoted to lieutenant on 6 April 1791 and by January 1796 had returned to Sydney where he became a captain on 2 March 1797.<sup>18</sup> On 29 December 1817 he was placed on half-pay.<sup>19</sup> Prentice is next heard of again in Cape Town in 1822 where he was a lieutenant-colonel in the Cape Regiment.<sup>20</sup> He died in 1831 or 1832, possibly at Cape Town.<sup>21</sup>

On 8 January 1794 Acting Governor Francis Grose approved the first grant in the present-day Leichhardt suburb to Prentice.<sup>22</sup> Running alongside the "road to Parramatta", the 100-acre property, was stipulated in the grant "to be known by the name of Hampton Farm...provided [that he] shall reside within the same, and proceed to the improvement and cultivation thereof".<sup>23</sup>

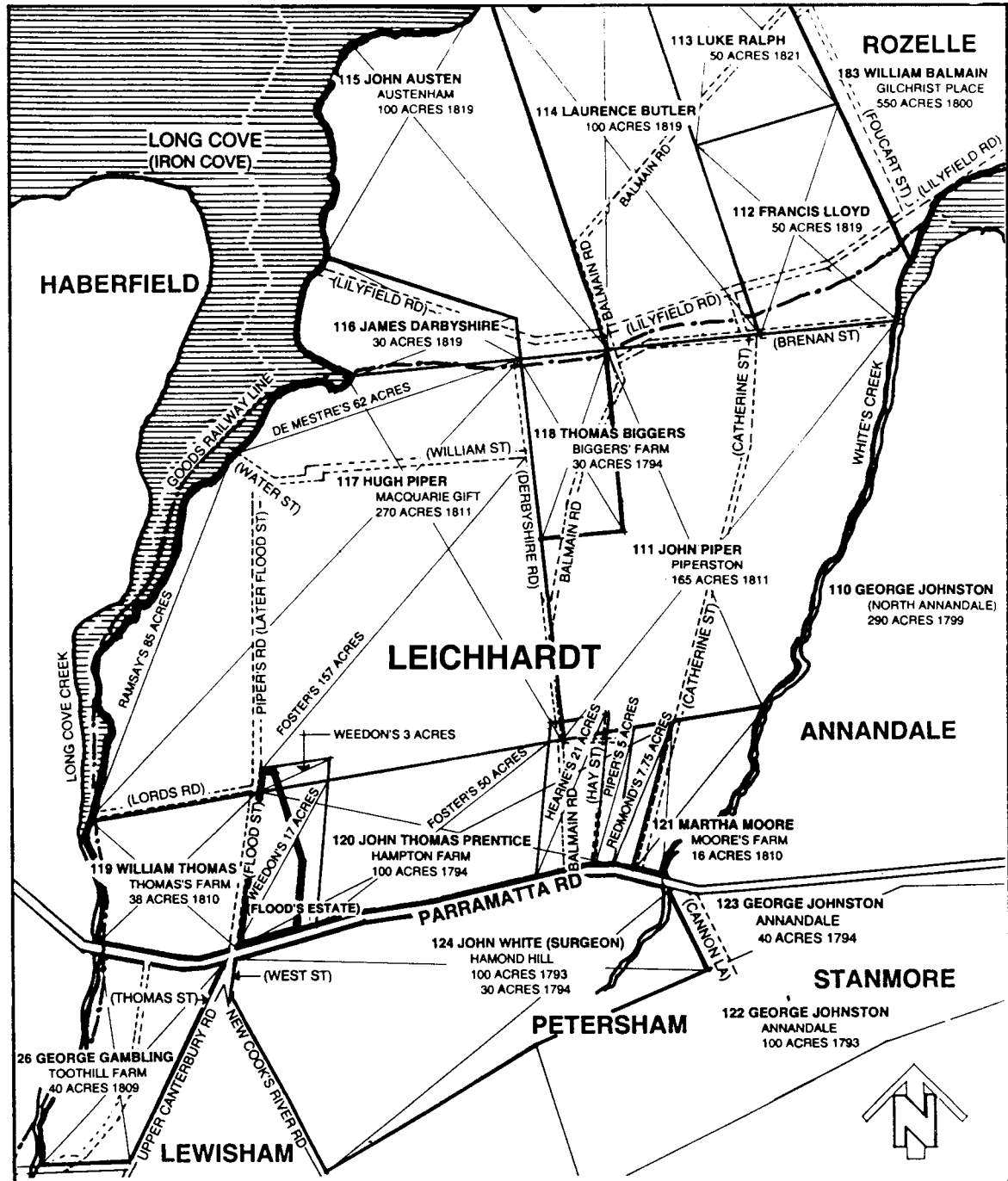
Prentice did live at Hampton Farm "with a woman who passed for his wife" but her identity and the extent to which he farmed the land is not known (see Figures 1–2).<sup>24</sup>

By a quirk of fate, Prentice's original land grant document served as a bill of sale at Cape Town, South Africa. On 10 April 1822 Captain Robert Brash headed the *Tiger* out through the Heads for Hobart and Cape Town.<sup>25</sup> As well as his maritime duties, Brash was on a mission for Captain Piper because on 17 August 1822, at Cape Town, the following endorsement was written on Prentice's land grant document:

Be it hereby made known that...John Thomas Prentice Lt Colonel in late Cape Regiment came before notary public John Samuel Merrington now residing at Stellenbosch in the settlement for £250 sterling by Robert Brash as agent for John Piper Esq of Port Jackson New South Wales ...[sells]... one hundred acres of land, known by the name of Hampton Farm, and situate as mentioned in the written grant thereof.<sup>26</sup>

The sale was executed and the endorsement witnessed as "A true copy from the original" by Captain Brash.<sup>27</sup>

The copy of the land grant, with its bill of sale endorsement, was returned from Cape Town to Piper by his friend John Osmond. After acknowledging Piper's letter of 8 April 1822 carried by Captain Brash on the *Tiger*, Osmond replied on 25 September:



**FIGURE 1**  
**LAND GRANTS in**  
**LEICHHARDT,**  
**LEWISHAM and**  
**PETERSHAM**  
**1793–1821**

No. in front of grantee's name is Parish Map Portion No.  
 Bracketed names indicate later street names.

**TABLE 1**  
**JOHN PIPER'S LAND SALES IN LEICHHARDT**

H PIPER'S 270-ACRE* MACQUARIE GIFT			J T PRENTICE'S 100-ACRE* HAMPTON FARM		
To	Year	Acres	To	Year	Acres
T Weedon	1831	3	T Weedon	1831	17
J Foster	1832	157	A Hearn	1831	21*
D Ramsay	1832	85	J Foster	1832	50
P De Mestre	1832	62	J Piper	–	5
			E Redmond	–	7
<b>Total</b>		<b>307*</b>	<b>Total</b>		<b>100*</b>

\* Areas were approximate and discrepancies often occurred

\* Hearn's 21 acres included 3 from Piperston's 165 acres.

Colonel Prentice being in Cape Town at the time and very anxious to get hold of the Treasury Bills [for £250] I begged Captain Brash to hand them over to him as soon as he had made a legal transfer of the estate. I had copies made before a Notary Public, witnessed by a second Notary Public and finally enclosed a copy by a third notary. I thought this proper as in the case of accident in crossing the ocean.<sup>28</sup>

Osmond sent the copy to Piper, asking for a receipt to be returned to him. On getting the receipt he undertook to send the original which "till then it shall remain in my hand".<sup>29</sup>

Osmond's comment on the transaction is illuminating:

It is a most extraordinary thing to bring the title deeds [the original grant] out of the country where the estate lays; had they been left at New South Wales, the transfer could have taken place by special power of attorney and the deeds handed over on the value being paid at the transfer.<sup>30</sup>

Osmond's letter, enclosing the endorsed bill of sale, was entrusted to Captain Munro, "an old hand at the Cape and a good man", of the *Regalia* which did not reach Sydney until 11 or 12 February 1823.<sup>31</sup>

### John Piper

Born the son of Dr Hugh Piper of Maybole, Ayrshire, Scotland, on 20 April 1773, John was commissioned ensign in the NSW Corps in 1791 and arrived at Sydney in February 1792.<sup>32</sup> In 1793 he was sent to Norfolk Island where in 1795 he was promoted lieutenant and returned to Sydney. Promoted to the local rank of captain in 1800, he returned to Norfolk Island in 1804 where he became acting commandant. In 1806 he was promoted to the full rank of captain and returned to Sydney in 1810.

Resigning his commission in 1813, he became Naval Officer (collector of customs) and for a time had an income of £4,000 per year. In this post he was described in 1815 as "a great buck and wears a fancy uniform, receives 5% on all customs duties, keeps horses, a gig and a curricule and pair".<sup>33</sup> On Point Piper, he built Henrietta Villa at a cost of £10,000. Completed in 1822 it became "the scene of many sumptuous entertainments".<sup>34</sup>

Governor Macquarie made him a magistrate in 1819, and in 1825 he was chairman of directors of the Bank of New South Wales. Holding many other positions, he took part in social and sporting activities. In 1826 he took out a mortgage of £20,000 which led to financial ruin. Forced to

resign from chairmanship of the bank, and with a deficit found in his official accounts amounting £12,000, he attempted to drown himself.

On 17 October 1811 Piper had been granted 165 acres, known as Piperston and now located at Leichhardt East between Balmain Road and White's Creek and southward from Brennan Street to the northern boundaries of Prentices' grant and Martha Moore's grant.<sup>35</sup> The terms of the grant reserved through the property a public road which gave access to Piperston and to Birch Grove, the furthest point of development to the north-east from Parramatta Road.<sup>36</sup> The road became Balmain Road (see Figures 1–2).

On 31 August 1819 Governor Macquarie granted 30 acres in today's Leichhardt to James Darbyshire.<sup>37</sup> The grant covered the area from just north of Lilyfield Road down to the present-day railway line and between Derbyshire Road and what was the Iron Cove shoreline. James Darbyshire sold his grant on 7 October 1820 to Piper for a "full and valuable consideration" (see Figures 1–2, Table 2).<sup>38</sup>

Piper also acquired Thomas Biggers' 30 acres (on Balmain Road, south of Brennan Street and east of Derbyshire Road), and with Darbyshire's 30 acres and Prentice's 100 acres, he had possession of 325 acres at Leichhardt (then known as Petersham) by 1822 (see Figures 1–2, Table 2).<sup>39</sup>

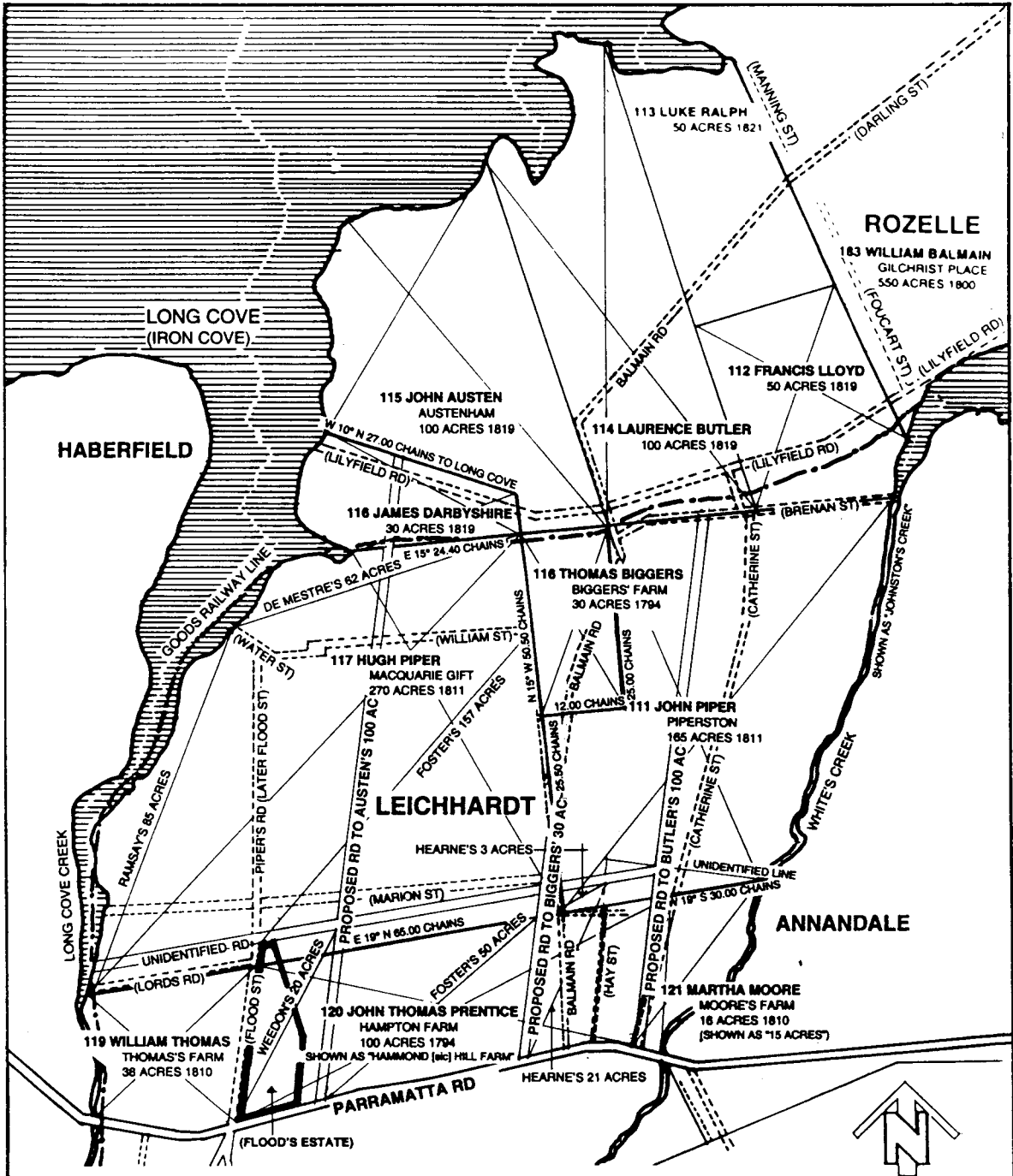
Piper retired with his family to Alloway Bank at Bathurst to live the life of a farmer and grazier. The property did not prosper, however, and in the early 1830s he was forced to begin selling the remnants of his land, particularly at Leichhardt. He depended upon his son John, who was active enough to travel between Bathurst and Sydney, to act for him. John junior would also pass unmolested among his father's creditors.

### Hugh Piper (d. 1855)

Hugh, the younger brother of Captain John Piper, received a commission as ensign in the NSW Corps in 1799.<sup>40</sup> Promoted lieutenant in 1806 and captain (102nd regiment) in 1811, he left New South Wales with his regiment.<sup>41</sup> Unlike his brother John, Hugh chose to continue his military career and served in the 1812–14 American War, and in the 1824–25 Burma War. After promotion to major (1828) and lieutenant-colonel (1831), he retired from the army in 1840 and died at Jersey on 20 November 1855.<sup>42</sup>

In a letter of 25 September 1822 to Piper, John Osmond wrote "your brother [Hugh] and his wife were sometime in our [Cape] Town – I have not heard of them since they left for India".<sup>43</sup>

On 17 October 1811, Hugh Piper received Macquarie Gift, a 270-acre land grant which extended from the present-day Leichhardt railway line southward to the northern boundaries of



**FIGURE 2**  
**LAND HELD by**  
**JOHN PIPER in**  
**LEICHHARDT**  
**1811-1822**

No. in front of grantee's name is Parish Map Portion No. Bracketed names indicate later street pattern.

Showing "ROUGH PLOTTING of the ESTATE of CAPTAIN PIPER COMPILED from the DESCRIPTIONS in the VARIOUS GRANTS [nd]" (Re-drawn from M Ser 4 810/3 A5328 map 1 ML)

**TABLE 2**  
**LAND IN LEICHHARDT**  
**HELD BY JOHN PIPER**

From	Year	Acres
J Piper	1811	165
H Piper	c1812	270
J Darbyshire	1820	30
J T Prentice	1822	100
T Biggers	-	30
<b>Total</b>		<b>595</b>

Areas were approximate and discrepancies often occurred

Thomas's grant and Prentice's grant, and between Long Cove Creek and Derbyshire Road and part of Balmain Road.<sup>44</sup> The terms of the grant reserved through Macquarie Gift a public road which in 1878 became Piper's Road, renamed Flood Street in 1881 (see Figures 1–2).<sup>45</sup>

Before leaving for the American War, Hugh Piper transferred Macquarie Gift to his brother John, probably by the customary endorsement on the original grant document. In his 1832 transactions, Piper claimed to have had "upwards of 20 years the property of and the tenure or occupation" of Macquarie Gift.<sup>46</sup> In a report of 4 June 1863, written after Piper's death for purposes of converting the land to Torrens Title, an opinion of the validity of his claim reads:

The title of Captain Piper may possibly be open to question in that portion of the property which was granted to Hugh Piper in 1811, if it be not considered as sufficiently established by possession. [Hugh Piper] appears to have died about the time of the grant [he actually died 44 years later] and Captain Piper to have thereupon entered on and held possession until he alienated. Any other person having a conflicting claim under the grantee would now be barred by the lapse of 50 years and we do not apprehend that the title could now be impeached on any ground, unless it were by reason of escheat to the Crown at the death of Hugh Piper. This might turn on the question whether or not he were born in wedlock. But in the absence of any evidence on this point...we hesitate...to call on bona fide holders to re-open such a question as this...should the enquiry turn out in favour of the Crown, we can scarcely believe that advantage would be taken of its immunity from the statute of limitations to disturb the title...So therefore we...advise...the passing of the title, as perfected by possession of 50 years.<sup>47</sup>

In some way not recorded, and possibly to avoid his creditors, John Piper transferred the land to son John junior on his reaching 21 years of age.<sup>48</sup> On 7 February 1832, probably to forestall any legal obstacle which may arise, John junior, aged 26, formally transferred Macquarie Gift to his father.<sup>49</sup> In addition to Darbyshire's 30 acres and Biggers' 30 acres, John senior now had 595 acres of Leichhardt's 949 granted acres (see Figures 1–2, Tables 1–2).<sup>50</sup>

From the 270-acre Macquarie Gift, John senior sold 85 acres to Dr David Ramsay of Dobroyd (Haberfield), 157 to James Foster (James Norton's managing clerk), 3 to Sydney innkeeper Thomas Weedon and the 62-acre residue to Sydney merchant Prosper de Mestre (see Figure 1, Table 1).<sup>51</sup>

In a letter to James Norton dated 29 December 1831, John senior appears to confirm this, while lamenting his impecunious state:

I confirm your...agreement with De Mestre, Foster and others but wish that it had been at a shorter credit, to have enabled me to meet...the claims upon me, but as it is, I should be glad in any way to sacrifice a little if it can be done through you in the way of borrowing money at an interest to satisfy my most urgent creditors.<sup>52</sup>

Piper could not forestall the inevitable and he lost Alloway Bank at Bathurst when his estate was sequestered on 11 April 1843 for debts of £6,396.11.0.<sup>53</sup> W C Wentworth and others helped establish him and his family on the 500-acre Westbourne nearby where he died on 8 June 1851.<sup>54</sup>

### John Piper Junior (1806–1860)

Born at Norfolk Island on 16 August 1806 to Captain Piper and his de facto wife Mary Ann Shears (Sheers), John junior became a farmer and grazier at Bathurst but the early part of his life seems to have been spent aiding his debt-ridden father.<sup>55</sup> In about 1836 he married Mary Ahern at Bathurst.<sup>56</sup>

Like his father, John junior also became bankrupt, his estate being sequestered on 12 May 1843.<sup>57</sup> He died at Westbourne on 28 August 1860 and was buried at Kelso.<sup>58</sup>

There is some evidence to indicate that, perhaps to confound his creditors, John Piper senior placed Prentice's 100 acres in his son John's name.<sup>59</sup> Some of the sales transacted on Piper's land, however, were actually registered in the names of father and son.

The son's care for his father, and the quirky nature of land dealings at the time, are demonstrated in a letter written on 26 June 1830 from Macquarie Place, Sydney:

I wrote to you in my last letter...[that] I should leave Sydney last week but in consequence of not being able to come to any arrangement with [J T?] Goodsir and the rest of the gentlemen who want to purchase land I haven't been able to do so. On Friday last Abraham Hearn came to me to make a bargain about his land on the Fish River after explaining where about it was situated. I consented to let him have 21 acres of *my* [added emphasis] land with [Parramatta] Road frontage [see Figure 1, Table 1], viz, that portion on this [eastern] side of Foster's which was formerly occupied by Mrs. Sims, provided his papers and everything else [were] correct relating to his land, for his 800 acres



and one horse. This morning I went up to Norton's to let him know the circumstance. He says I have made a very bad bargain and will try to have it cancelled if possible as he is of the opinion that Hearn has no title [to the 800 acres]. If it is the case I think the agreement can be done away with. I shall have to wait in Sydney until Mr Norton settles the point which will detain me another week or two longer. I should like to know your opinion on the subject.

I have sold 20 acres [see Figure 1, Table 1] of the land to a man named Weedon for £240. It's cash money down which Mr Norton will receive for you in the course of a day or two. Mr Norton says it's a very fair bargain. Weedon is proprietor of the Cherry Gardens<sup>60</sup> [see Figure 3] and the land which he has purchased is next to Mr Barker's [later Segerson's land] with [Parramatta] Road frontage. If Hearn gets the other piece, the whole of the [Parramatta] Road frontage [of Prentice's 100 acres] will be gone; in consequence of Foster taking 12.5 acres of front in his portion.<sup>61</sup> It has made the two ends very small and I was obliged to give the whole to the others [Weedon and Hearn] to make it look at all decent. Mr [Robert] Johnson [sic] was present when I agreed with Hearn and said that he thought it was a very good bargain and much better than Foster's in his opinion. Hearn's land is situated on the Fish River next to Mr Thomas Hassall's and Raine's will be a distance of 16 miles from our house at Bathurst.

I write these few lines to let you know what has detained me. I hope you will not want anything as it will keep me here until September. I am quite well... Give my best love to all at home and believe me my dear father, yr affectionate son...<sup>62</sup>

John junior added a rough outline of Weedon's 20 acres, Fosters' 50 acres and Hearn's 21 acres taken from Prentice's grant, headed "What has been sold", and apologised for its sketchiness with the note "In a hurry" (see Figure 2).<sup>63</sup>

According to young John, Hearn was held to £200 "paid in cash" for his 21 acres which was separated from Foster's Elswick Estate by a reserved road which, for reasons not known, came to be re-routed through Hearn's land.<sup>64</sup> The road, variously referred to as "the government road", "the road to nowhere", "the road to Birch Grove", and later, officially, as Balmain Road.<sup>65</sup> The original bush track, on which this road was based, was the first, and only, land access to the Balmain peninsula before the bridging of swamps at the mouths of Johnston's Creek and White's Creek (see Figures 1–2).

The final outcome of sales of J T Prentice's 100 acres, registered in the name of John Piper senior, was 17 acres bought by Weedon, 50 by James Foster, and 21 by farmer Abraham Hearn; Hearn's purchase included 3 acres taken from Piper's 165-acre Piperston estate.<sup>66</sup> This leaves 12 acres unaccounted for and perhaps this parcel approximated the 12.5 acres mentioned as being sought by James Foster in John Piper junior's letter of 26 June 1830 (see Figure 1, Table 1).<sup>67</sup>

It could be assumed that 5 of these acres, fronting Parramatta Road, became part of John Piper senior's lots subdivided in 1841 and now located on the east side of Hay Street.<sup>68</sup> The residual 7.5 acres, also fronting Parramatta Road, possibly became Redmond's Estate, the land subdivided in 1879 between Piper's 1841 subdivision and Catherine Street (see Figure 1, Table 1).<sup>69</sup>

It should be noted that calculation of areas of land at this time were generally approximate. Nevertheless, where geographical and topographical features could not act as clear land identifiers, the acreage stated in advertisements and deeds is often used to distinguish portions of land.

On a map of the time, a reserved road is shown between Foster's 50-acre purchase and Weedon's 20 acres.<sup>70</sup> This proposed access from Parramatta Road to Macquarie Gift and John Austen's Austenham did not eventuate. Piper's Road (Flood Street), within the eastern boundary of Ramsay's 85 acres, and Balmain Road later fulfilled this purpose (see Figures 1–2).

The major part of Weedon's two purchases of 3 acres from Macquarie Gift and 17 acres from Hampton Farm became Flood's Estate (see Figures 4–6).<sup>71</sup>

### James Foster (d. 1845)

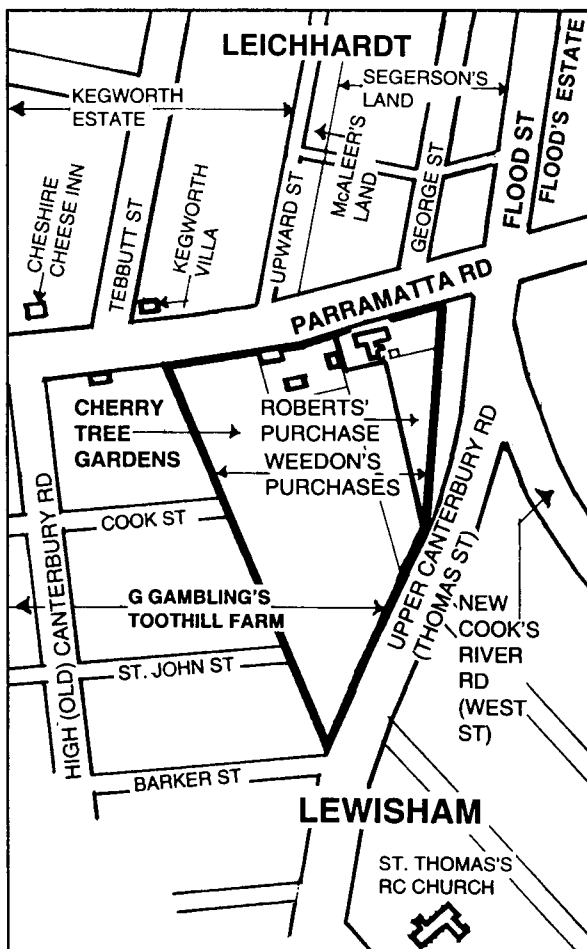
Managing clerk to solicitor James Norton, Foster built and named Elswick House on his 207 acres bought from Piper senior on 2 March 1832 (see Figure 1, Table 1).<sup>72</sup> Foster paid £1,046 for the land.<sup>73</sup> The house and grounds constituted a semi-rural retreat "embodying the essence of respectability, wealth and comfort".<sup>74</sup> A contemporary description reads:

The house was built and the grounds laid out by Mr James Foster, a place which, taken altogether, is laid out in a style more truly English than any other in the Colony.<sup>75</sup>

Foster overextended himself and was bought out by his master Norton in January 1834 for £4,000.<sup>76</sup>

### James Norton (1795–1862)

Born the son of John Norton of Hastings, England, and his wife Mary (née Bradford), James Norton was admitted to practise as an



**FIGURE 3**  
**ANN NICHOLLS' 4 ACRES**  
**PART OF GEORGE GAMBLING'S**  
**TOOTHILL FARM**

Re-drawn from Village of  
 St. Thomas Subdivision  
 (Lewisham) c1861  
 M2 811.1824/1861/1 ML



attorney.<sup>77</sup> He arrived at Sydney on the *Maria* in September 1818 to find a colony in which were only four other solicitors. Soon after arriving, he became a member of a committee to form a savings bank and in May 1825 became the first registrar of the archdeaconry of Sydney.

In 1834 Norton bought Elswick from James Foster and lived the life of a gentleman in this semi-rural retreat.<sup>78</sup> He married Jane McKenzie in 1824 and they had eight sons and two daughters. After Jane's death in 1840, he married Marian Backhouse who gave him three sons and two daughters. Norton died at Elswick House on 31 August 1862.

In June 1835, to add to his 207 acres, Norton

purchased about 8.375 acres from Weedon.<sup>79</sup> The land lay within the north-east corner of Weedon's 20 acres (see Figure 4, Table 3).<sup>80</sup>

### Thomas Weedon (1788–1869)

Sydney innkeeper Thomas Weedon was born in London in about 1788.<sup>81</sup> In 1813 he arrived at Sydney in the *Anne* under sentence of seven years.<sup>82</sup> He gained his freedom and in 1820 married 18-year old Mary, daughter of William and Letitia Field.<sup>83</sup> Their children born at Sydney were Thomas Elijah (b. 1821), Jane (b. 1823, later to become the wife of Frederick Oatley), Joseph (b. 1825) and Elizabeth (b. 1830).<sup>84</sup>

In December 1814 Thomas Weedon left Sydney on a sealing voyage aboard the ship *Betsey* skippered by Captain Goodenough and owned by Joseph Underwood.<sup>85</sup> In January 1825 he leased a government town lot which was probably the site of his George Street shop.<sup>86</sup>

### The Dog & Duck

Weedon was the landlord of the Dog & Duck in the Brickfields and in June 1827 became embroiled in a Quarter Sessions case involving James Rushton.<sup>87</sup> Rushton entered the Dog & Duck "in company with some female" and encountered John Hide who bought, and helped Rushton consume, spirits.<sup>88</sup> Hide was "at length overcome with drinking and lay himself down on a sofa to sleep".<sup>89</sup> Rushton stole Hide's handkerchief containing about 40 holey dollars and asked Mary Weedon to keep safe 35 of them. Rushton returned the next morning to collect and was later charged with theft. On 16 July the Quarter Sessions jury found Rushton guilty and he was sentenced to seven years transportation.

In 1828 Thomas Weedon still held the licence to the Dog & Duck, one of Sydney's 79 pubs.<sup>90</sup>

### The Spread Eagle

Weedon successfully applied for the licence of the Spread Eagle in Cumberland Street in 1829.<sup>91</sup> In 1830 the sign of the Spread Eagle hung in Harrington Street and in 1831 Weedon was still the publican.<sup>92</sup>

Grants of allotments in Sydney town were made to Weedon in April and May 1831, and March 1832.<sup>93</sup> In January 1836 Weedon succeeded in a claim for a disputed grant of land in Castlereagh Street.<sup>94</sup> Father J J Therry was the losing disputant.

### Toothill Farm (Lewisham)

On 2 April 1830, while still at the Spread Eagle, Weedon advertised a four-room cottage with outhouses and gardens "at the Cherry Tree Gardens, Parramatta Road".<sup>95</sup> In August 1830

Weedon notified the public that he owned “that part of the Cherry Gardens, on the Parramatta Road...of Mr John White”.<sup>96</sup> He warned the public that others were trying to sell the property but he, and he alone, held a registered conveyance to the property.

Not to be confused with First Fleet Surgeon John White, dealer John White of Toothill Farm purchased a part of Ann Nicholls’ four acres with cottage on 4 July 1826 for £181.<sup>97</sup> Widow Nicholls had been living at Toothill Farm when she bought the four acres for £7.10.0 from its owner, George Gambling, on 2 January 1826.<sup>98</sup> Mrs. Nicholls’ triangular-shaped purchase fronted Parramatta Road at its junction with “the road leading to Canterbury” (see Figures 1, 3).<sup>99</sup>

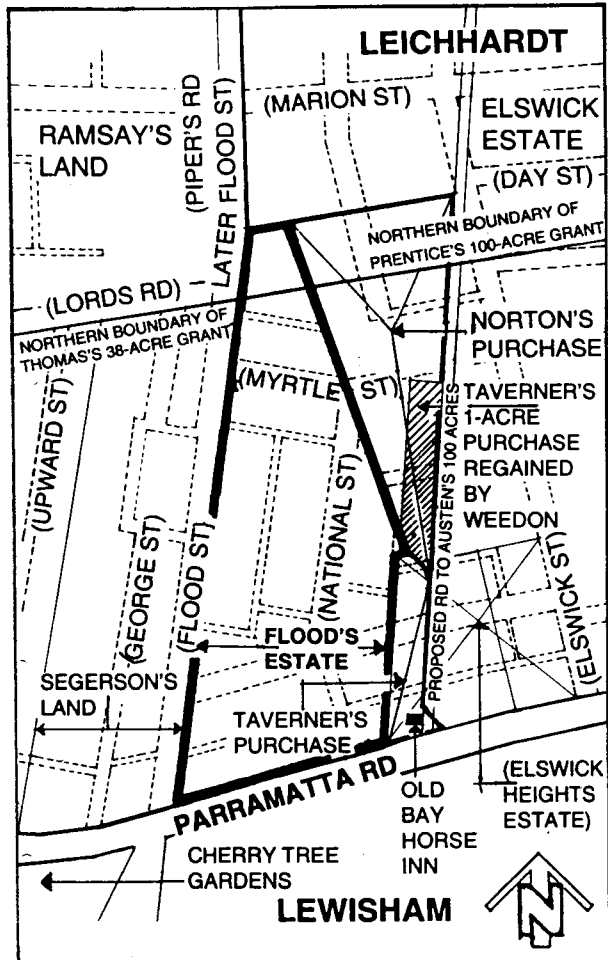
This land was part of a grant of 40 acres made on 1 January 1810 to “husbandman” Gambling which he named Toothill – the name being written into the original grant document.<sup>100</sup> Toothill Farm fronted Parramatta Road and extended between “the two small bridges and Long Cove [Creek] Bridge”.<sup>101</sup> Bounded on the west by the creek, Toothill lay on the north side of part of Brown’s Farm and on the west side of Beckworth’s Farm.

Dealer White and wife Mary were still living on their part of Toothill Farm when they sold to Weedon on 9 March 1830 for £825.<sup>102</sup> The valuable property included a house which was the forerunner of the Cherry Tree Gardens Inn.<sup>103</sup>

Weedon also bought the corner portion of Mrs. Nicholls’ four acres. Situated at the corner of Parramatta Road and the road to Canterbury, the irregular corner portion had been sold by Mrs. Nicholls to baker Alexander Philip on 15 February 1826 for £14.<sup>104</sup> Philip also gave his address as Toothill Farm. On 7 April 1826 Philip and his wife Sophia sold the land and buildings to Sydney shopkeeper John Roberts for £107.<sup>105</sup>

John Roberts died on 10 October 1829 leaving his widow Susannah, née Moss, and their sons William (b. 9 February 1822), Daniel Foley, and John Joseph.<sup>106</sup> The property passed to Susannah who at 20 years of age had married 26-year old John Roberts at Sydney on 14 June 1821.<sup>107</sup> On William Roberts’ coming of age, the property passed to him. He later became a Sydney solicitor and on 1 March 1854 sold to Thomas Weedon for £700.<sup>108</sup> The sale included a house, a cottage and other buildings.

The two purchases gave Weedon a frontage to Parramatta Road of 577 feet 6 inches and a combined frontage of 808 feet 6 inches to “New Cook’s River Road” (West Street, Lewisham) and “Upper Canterbury Road” (Thomas Street, Lewisham). His Cherry Tree Gardens stood on this land.<sup>109</sup>



**FIGURE 4**  
**WEEDON'S SALES in 1836**

Bracketed street names indicate later street pattern.

**TABLE 3**  
**WEEDON'S SALES**

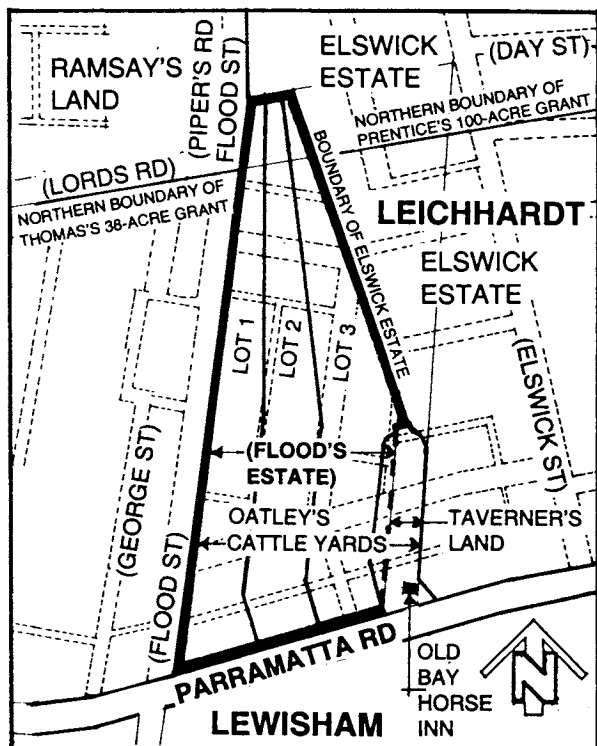
To	Year	Acres
W Tavermer	1836	1.5
J Norton	1836	8.375

**The Cherry Tree Gardens**

Sometimes called the Cherry Gardens, Weedon’s inn was opposite the 20 acres which he bought from the Pipers, and part of which became Flood’s Estate.<sup>110</sup> In 1835 he was thought influential enough to be assigned seven male convicts.<sup>111</sup>

The Cherry Tree Gardens, and Beeson’s (later Brown’s) Cheshire Cheese were famous in their day.<sup>112</sup> Both inns were described as having “Tea Gardens, etc, and some fetes, a la Vauxhall, were lately given [there]”.<sup>113</sup>

Now well established at the Cherry Tree Gardens, Weedon’s family began to increase.<sup>114</sup> On 18 February 1841, Rev Steele officiated at the marriage of Weedon’s second daughter Jane



**FIGURE 5**  
**WEEDON'S SUBDIVISION**

Bracketed names indicate later street pattern.  
Boundary between Weedon's and Taverner's  
land does not agree with previous deeds.

**TABLE 4**  
**WEEDON'S SUBDIVISION 1855**

Lot	To	Date	Front-age
1	Thomas E Weedon	Dec 1855	245'-6"
1	F E G Croft	Jan 1858	"
1	Edward Flood	May 1862	"
1	Frederick Oatley	Oct 1889	"
2	Elizabeth W Morris	Dec 1855	196'-0"
2	Jane Oatley	Nov 1860	"
2	Frederick Oatley	Oct 1889	"
3	Jane Oatley	Dec 1855	202'-0"
3	Frederick Oatley	Oct 1889	"

to Frederick Oatley by special licence at the "New Town Church".<sup>115</sup> Elizabeth, the elder daughter, married Augustus Morris MLC on 11 May 1852 at Christ Church St Lawrence but she died on 17 May 1859.<sup>116</sup> In 1855 Weedon's son, Thomas Elijah, married Elizabeth Francis, the daughter of Henry and Marian Hollinshed but she died in the following year.<sup>117</sup> In 1859 Thomas Elijah married Marian Hollinshed, presumably his late wife's sister.<sup>118</sup>

By his will dated 10 September 1864, Weedon charged his sole executor, Sydney baker George Wilkie, to "bury my body in a quiet and respectable manner" and to pay all due debts.<sup>119</sup> He left his house in Castlereagh Street to Thomas Elijah upon trust for his grandchildren; Thomas Elijah died in 1866, however.<sup>120</sup> Weedon left the former Spread Eagle Inn in Harrington Street to his wife Mary during her natural life and upon her death to Frederick Oatley, Inspector of Slaughter Houses, upon trust for Oatley's wife Jane. Oatley also received the Cherry Tree Gardens, where Weedon resided at the time of making his will, upon the same trusts for Jane. Weedon's freehold property at Parramatta also passed to Oatley with the same trusts.

Weedon died on 25 January 1869, aged 85, at the Cherry Tree Gardens.<sup>121</sup> His executor, George Wilkie, had predeceased him on 1 September 1868 and by letters of administration issued on 4 March 1869, Oatley was appointed administrator. The estate was sworn to be under £1,300.<sup>122</sup>

The Spread Eagle Inn in Harrington Street also passed to Oatley but Jane received the income as she did for the other property left to her under the trusts of her father's will.<sup>123</sup> The devise was subject to a life interest for her mother Mary Weedon who died in 1868.<sup>124</sup> Frederick and Jane Oatley mortgaged the property to Rev James Coutts for £500 in November 1879.<sup>125</sup> In July 1885 Marian Hollinshed Weedon sold her interest in the Cherry Tree Gardens to Oatley for £450.<sup>126</sup>

#### Weedon Buys Piper's Land

In the deed for Weedon's purchase from John Piper, a "newly marked line of road" was to divide the land from James Foster's Elwick Estate.<sup>127</sup>

Weedon's purchase of 20 acres of Piper's land fronted Parramatta Road and adjoined Thomas's Farm (the 38-acre grant of 1810 to William Thomas). The reserved road intended to separate Weedon's land from Foster's purchase never eventuated and the later narrow extension of Piper's Road to Parramatta Road, laid out in about 1870, was taken from Segerson's land on Thomas's grant (see Figure 4).<sup>128</sup>

Weedon's use of his land is not known but its position at the foot of what was to become Taverner's Hill meant that it would become ideal for resting livestock being driven to the Glebe Island Abattoir.

Weedon sold a 1.5-acre portion of his land to innkeeper William Taverner in November 1836.<sup>129</sup> Lying between Norton's purchase and present day Flood's Estate, Taverner's land fronted Parramatta Road by 100 feet and was the site of the Old Bay Horse Inn.<sup>130</sup> Taverner was granted a license for the inn in May 1839.<sup>131</sup>

At some time Weedon also sold a little less than one acre to Taverner but either bought it back

or repossessed it.<sup>132</sup> Weedon included this land in the 8.375 acres sold in June 1836 to James Norton who added it the grounds of his Elswick Estate.<sup>133</sup> Norton's purchase extended northward from Taverner's Old Bay Horse land and it widened considerably as it approached the northern boundary of Weedon's land. This widening accounts for the wedge-shape of Flood's Estate. Seale Street and Myrtle Street East were later created on part of Norton's purchase (see Figure 4, 6, Table 3).

**Weedon's Subdivision 1855**

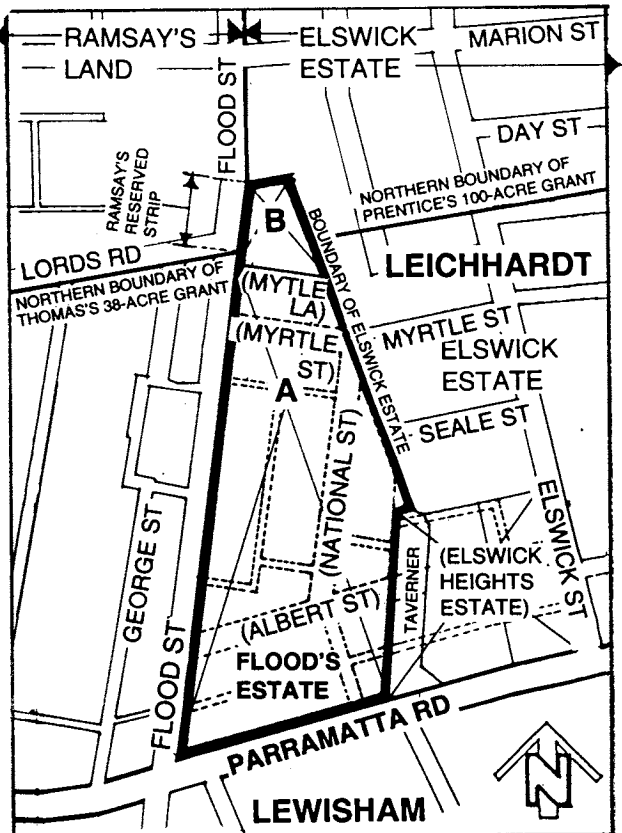
Thomas Weedon and his wife Mary subdivided the residue of the land into three long tapering strips with frontages to Parramatta Road, each approximating a little more than 5 acres.<sup>134</sup> In December 1855 they gave lot 1 (at the corner of present-day Flood Street) with a 245-foot 6-inch frontage to Parramatta Road to their only son, the George Street solicitor Thomas Elijah Weedon.<sup>135</sup> In January 1858 T E Weedon mortgaged lot 1 to Sydney solicitor Frederick Ernest George Croft.<sup>136</sup> In May 1862, when T E Weedon could no longer service the mortgage, Croft sold the land for £300 to Edward Flood (see Figure 5, Table 4).<sup>137</sup>

By the terms of Flood's will made on 1 September 1888, his son Joseph Washington Flood, and Edward Ernest Allen Oatley, Frederick Augustus Oatley, and Charles Nicholson Jewel Oliver, all of Sydney, were appointed executors and trustees.<sup>138</sup> In October 1889 they sold lot 1 to Frederick Oatley, the husband of Jane Weedon for £1,000.<sup>139</sup>

Also in December 1855, Thomas and Mary Weedon gave lot 2, fronting Parramatta Road by 196 feet, to their daughter Elizabeth Weedon Morris.<sup>140</sup> Elizabeth died on 17 May 1859 and her heir-at-law and brother, Thomas Elijah Weedon, conveyed the land in November 1860 to his sister Jane Oatley of Upper Paddington on the Point Piper Estate.<sup>141</sup>

Jane Oatley died at Sandy Knowe (Sandyknowe), Trelawney Street, Woollahra, on 6 March 1884.<sup>142</sup> Five of her children inherited her interest in lot 2: Frederica Mary, Jessie Jane, Edwin Ernest Allen, Florence, Frederick Augustus and Edith Constance, all of Sydney.<sup>143</sup> In October 1889 they conveyed the land to their father Frederick Oatley.<sup>144</sup>

Again, in December 1855, Thomas and Mary Weedon gave lot 3 to their daughter Jane Oatley whose husband Frederick was then listed at Bourke Street, Sydney.<sup>145</sup> Lot 3 was conveyed to Frederick Oatley in the same way as lot 2.



**FIGURE 6  
OATLEY'S SALES**

Bracketed names indicate later street pattern.

**TABLE 5  
OATLEY'S SALES 1892 & 1896**

Part	To	Date	Acres
A	National	11 Aug 1892	14.75
B	National	5 Feb 1896	1.25

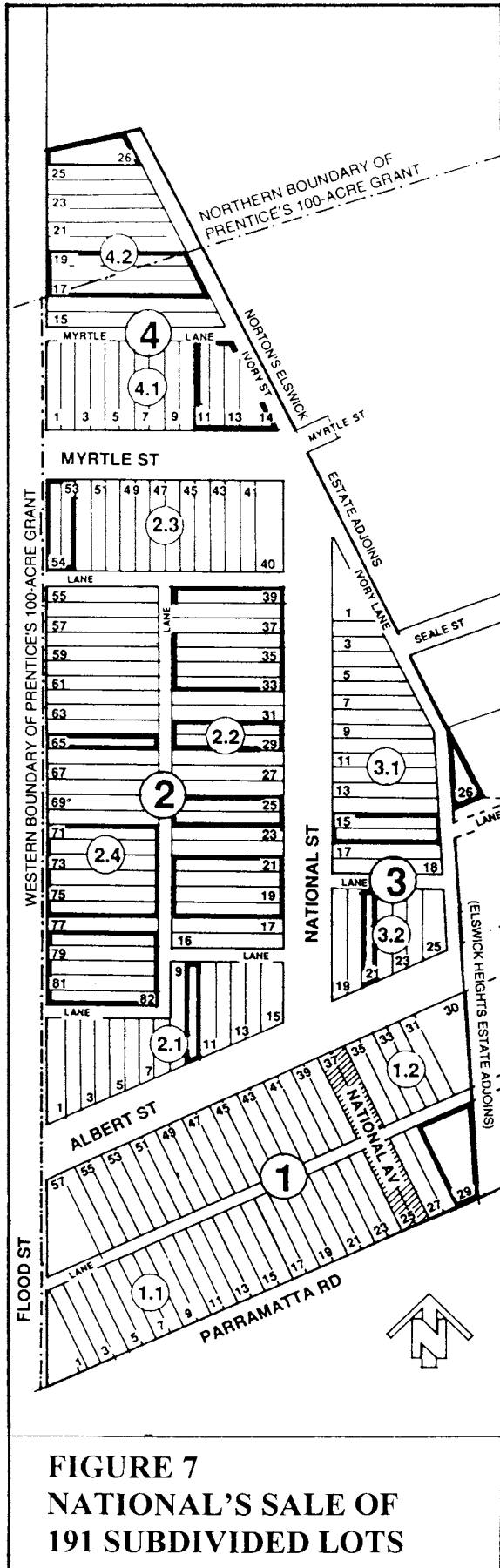
**Flood's Estate**

**Frederick Oatley (1819–1890)**

Frederick was born the third son of convicted watchmaker and settler James Oatley (1770–1839) and his wife Mary.<sup>146</sup> James, after whom the suburb of Oatley is named, was convicted in 1814 and sentenced to transportation for life. He arrived at Sydney on 27 January 1815 in the *Marquis of Wellington*. Mary came free in the *Northampton* on 18 June 1815, giving birth to their eldest son Robert on the voyage.<sup>147</sup> Elizabeth Hannam, mother of Charlotte Hannam Flood, was also on board.<sup>148</sup> James and Mary Oatley's children born at Sydney were James (1817) and Frederick (1819).<sup>149</sup>

After his father's death on 8 October 1839 Frederick took over the watch and clockmaking business situated in George Street opposite the





**FIGURE 7  
NATIONAL'S SALE OF  
191 SUBDIVIDED LOTS**

present Town Hall.<sup>150</sup> Oatley last appears as a watchmaker in Sydney directories in 1847.<sup>151</sup>

Frederick married Jane Weedon at St Laurence's Church of England, Sydney, on 18 February 1841.<sup>152</sup> Their children born at Sydney were James Thomas (b. 1844, d. 1868), Frederica Mary (b. 1846, m. William Scarlett de Lisle Roberts), Alfred Weedon (b. 1848, d. 1868), Jessie Jane (b. 1850, m. Thomas Edward Luscombe Newman), Edwin Ernest Allen (b. 1851), Florence (b. 1853, m. Charles Henry Broughton), Mary Elizabeth (b. 1854, d. 1855), Frederick Augustus (b. 1856), Elizabeth Frances (twin of Frederick Augustus, d. 1856), Edith Constance (b. 1857, m. Edward Bailey McKenny), and Herbert Henry (b. 1861, d. 1862).<sup>153</sup>

In 1850 Oatley was the Inspector of Slaughter Houses and lived at the corner of Devonshire Street and Elizabeth Street South, Strawberry Hills.<sup>154</sup> He still held the same position in 1855 when he lived at Bourke Street, Surry Hills.<sup>155</sup> In 1860 he was domiciled at Sandy Knowe (Sandyknowe), Upper Ocean Street (later Trelawney Street), Woollahra, but in 1862 his position was restyled Inspector of Abattoirs.<sup>156</sup> He still held that position in 1884 when he was located at the Glebe Island Abattoir.<sup>157</sup>

What was Oatley's land used for before it became the subdivision known as Flood's Estate? *Sands's Directory* for 1873 lists Oatley's Cattle Yards at Parramatta Road, Leichhardt.<sup>158</sup> This use is further supported by Clark & Birch's 1888 map of the Municipality of Leichhardt showing

**TABLE 6  
LOTS SOLD TO INDIVIDUALS &  
LOTS SOLD TO INTERCOLONIAL  
VIA EQUITABLE**

Section	Indi-viduals	Inter-colonial	No. of Lots Subdivided
1.1	1	28	29
1.2	0	28	28
2.1	1	14	15
2.2	15	9	24
2.3	2	13	15
2.4	12	16	28
3.1	2	16	18
3.2	2	6	8
4.1	4	10	14
4.2	4	8	12
<b>TOTAL</b>	<b>43</b>	<b>148*</b>	<b>191</b>

\* Includes 26 lots, 19 of which had unreg mtgs, and others which were either settled during changeover to Intercolonial, or, for other reasons, were not available for resale.

“Oatley’s Cattle Yards” on Oatley’s land. Flood had bought Taverner’s Old Bay Horse strip in June 1866 for £300; Oatley evidently had the use of it because Clark & Birch’s map shows the cattle yards extending from Flood Street across Taverner’s former land to the boundary of Norton’s Elswick Estate (See Figure 5).<sup>159</sup>

No advertisements appear in the 1872 *Sydney Morning Herald* for cattle sales there, however, and it is most likely that the yards were used as resting paddocks for stock en route to the Glebe Island Abattoir (see Figures 5–6).

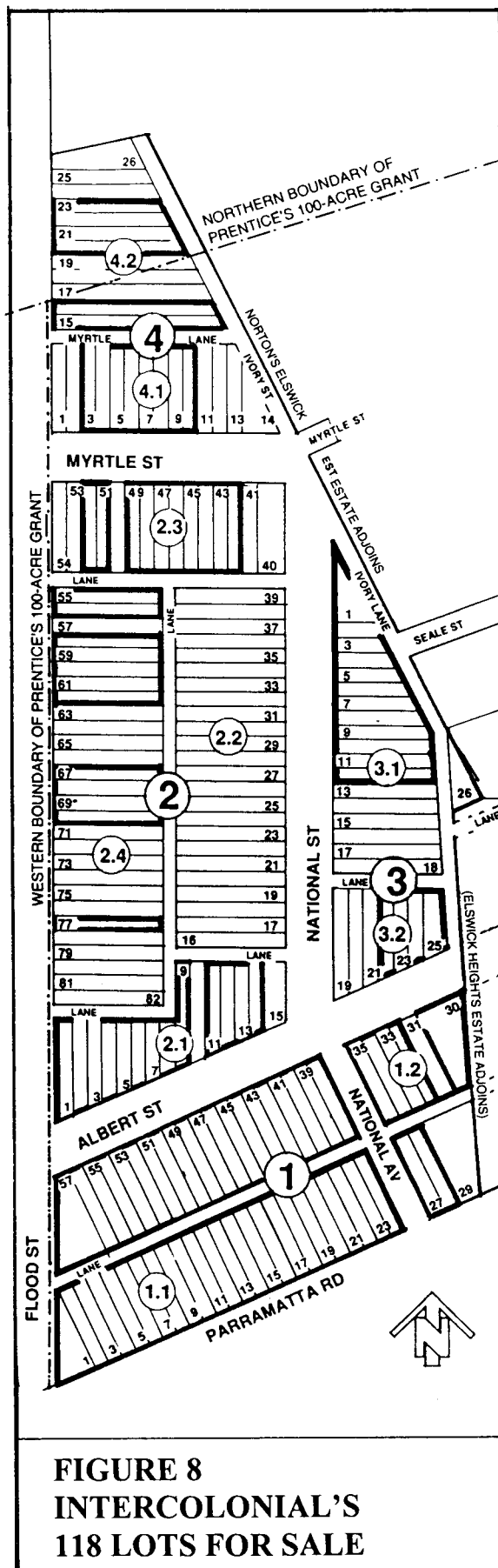
The slope of the land would have ensured drinking ponds for cattle and this commercial use would explain why the land was not developed for residential purposes when the land around was under subdivision. Although Oatley did not own the land outright until 1889, this would not have prevented him from using the land as cattle yards with his wife Jane’s, and Flood’s, permission.

It seems the urgent reason for Oatley’s formalising his possession of the land in 1889 was a prelude to residential development. He died, however, at Cambridge Street, Petersham, the home of his daughter Florence Broughton, on 29 May 1890.<sup>160</sup> A certificate of title to the land, now measuring 16 acres and valued at £8,000, was issued posthumously to Frederick Oatley on 8 August 1890 (see Figure 6).<sup>161</sup>

In May 1891 the 16 acres passed to Oatley’s sons Edward Ernest Allen, Frederick Augustus, and son-in-law Edward Bailey McKenny.<sup>162</sup> The

Section	Unreg Mortgages	Lots for National Avenue	Lots for Sale	No. of Lots Bought
1.1	-	2	26	28
1.2	1	2	25	28
2.1	1	-	13	14
2.2	9	-	0	9
2.3	3	-	10	13
2.4	2	-	14	16
3.1	4	-	12	16
3.2	2	-	4	6
4.1	2	-	8	10
4.2	2	-	6	8
<b>TOTAL</b>	<b>26*</b>	<b>4</b>	<b>118</b>	<b>148</b>

\* 7 of these were either settled during change-over to Intercolonial, or, for other reasons, were not available for resale.



**FIGURE 8  
INTERCOLONIAL'S  
118 LOTS FOR SALE**

inheritors attempted to dispose of the 16 acres to the National Building Land & Investment Co Ltd for £9,773.<sup>163</sup> Action by David Ramsay junior prevented the selling of the 1.25-acre part, north of the later Myrtle Lane (see Part B, Figure 6, Table 5). Sale of the 14.75-acre part, extending from the northern side of Myrtle Lane to Parramatta Road and exempt from Ramsay's action, was completed on 11 August 1892 (see Part A, Figure 6, Table 5).<sup>164</sup>

On 16 July 1891 National attempted to mortgage the 16 acres to the Oatley vendors but was forced to reduce the area mortgaged to the 14.5-acre part.<sup>165</sup> National borrowed £7,066.13.4 to be repaid at 5.5% on 24 April 1894.

### David Ramsay Junior

In March 1832 Dr David Ramsay (1794–1860) purchased 85 acres of the 270-acre grant to Hugh Piper (see Figure 1, Table 1).<sup>166</sup> He paid "John Piper of Bathurst" £314 but did not develop the land.<sup>167</sup> After Ramsay's death, the property passed to his wife Sarah Ann (née Lord) who subdivided the land in 1878.<sup>168</sup> Lord's Road and Piper's road (later Flood Street) were created by this subdivision.

After Mrs. Ramsay's death at Dobroyd on 28 January 1889, the land passed to her son David.<sup>169</sup> Piper's Road, beyond the northern boundary of Prentice's grant, had been taken out of the Ramsay land by the 1878 subdivision. David Ramsay junior reserved narrow strips along the street's eastern boundary to prevent access to it by adjoining owners, particularly Norton's Elswick estate. Along that part of Flood's Estate that abutted what the Ramsays saw as their Flood Street, David junior registered a narrow strip of land of about 3 feet wide (see Part B, Figure 6).<sup>170</sup>

The Oatley vendors successfully challenged this restriction and on 5 February 1896 sold the remaining 1.25 acres, barred by Ramsay's strip, to National for £577.<sup>171</sup>

## National Building Land & Investment Co Ltd

### Operatives Building Society

In 1877 the Operatives Building Society was founded with Michael Fitzpatrick, A H McCulloch junior and Albert Elkington as directors.<sup>172</sup> The aim of the company was "the purchase of land on such terms as would enable working men and others of limited means to become possessors of their *own freeholds* on which to build their *own homes*".<sup>173</sup>

Later in 1877, Operatives became the National Permanent Benefit Building Land & Investment Society formed under the *Friendly Societies Act, 1873*.<sup>174</sup>

## National Permanent Benefit Building Land & Investment Society

In March 1887 the company's new offices, designed by architects and company subscribers A L & G McCredie, were opened at 250 Pitt Street near Park Street with James A Todd as manager.<sup>175</sup> In an atmosphere of self-promotion, the announcement accompanying the opening stressed the "remarkable success which has characterised the career" of institutions such as National Permanent.<sup>176</sup>

There were, however, some advantages to the common artisan and small businessman in the company's statement that:

Building Societies are to the masses what the Banks and Stocks are to the trading and commercial classes. Unlike mere savings banks, they afford an outlet for enterprise; in the one case the timid and unenterprising are content so long as they get a secure place of deposit, and are nearly regardless of all thought as to the true theory of investment...while their more thoughtful and enterprising neighbours, who take a more business-like view of the position, see at glance that by a judicious investment in a safe progressive society, where the profits are based on the mutual principle, they may either get homes for themselves or participate in the advantages which homes are calculated to confer on others.<sup>177</sup>

Key words in this statement for Flood's Estate were "they may...get homes for themselves".<sup>178</sup> Many did, but events of the 1890s were to prove that neither the equity of the cautious, nor the enterprising, were entirely secure. The company backed up its claim for soundness by stating that "for thirty years past, not a single building and investment institution has come to grief".<sup>179</sup>

At the end of 1886, the company recorded an advance account of £57,426.10.3 fully secured by mortgage on substantial freeholds, an increase of nearly £16,000 on the previous year.<sup>180</sup> The company also accepted fixed deposits for any period and offered higher interest rates than banks. This, it was claimed would allow the working man "by such small savings he is gradually able to amass sufficient to make for himself a substantial position in life".<sup>181</sup> All business was based on "*security of Freehold Estate*" and the company claimed "an absolute immunity from losses by bad debts".<sup>182</sup>

When the subdivided Flood's Estate was put up for auction, the society had become a limited liability company.

**TABLE 8**  
**LOTS UNAVAILABLE FOR RESALE BY**  
**INTERCOLONIAL**

Sec	Lot	Mtgor	Address	No.
1.1	-	-	-	-
1.2	31	Elias Weekes	Dartbrook Rd Auburn	1
2.1	15	Frances Ashdown	Perry St Summer Hill	1
2.2	16*	Susan White	National St Leichhardt	1
2.2	17	W J Robinson	National St Leichhardt	1
2.2	22-23	Alexander Allen	National St Leichhardt	2
2.2	26-28	Rose Morford	National St Leichhardt	3
2.2	31-32	Eliza Green	Newstead, Brisbane	2
2.3	40	Martha Johnson	Myrtle St Leichhardt	1
2.3	41*	Martha Johnson	Myrtle St Leichhardt	1
2.3	50	Elizabeth Young	Myrtle St Leichhardt	1
2.4	57	Alexander Mc-Williams	22 Myrtle St Leichhardt	1
2.4	66	Henry Harrison	Flood St Leichhardt	1
3.1	13-14	Jane Campbell	National St Leichhardt	2
3.1	17*	Robert Ellis	National St Leichhardt	1
3.1	18	Henry Steer	National St Leichhardt	1
3.2	19-20	George Williams	Goodoga (NSW)	2
4.1	1	William H Symonds	157 Elswick St, Leichhardt	1
4.1	2*	William H Symonds	157 Elswick St, Leichhardt	1
4.2	24-25	Thomas Aldridge	Flood St Leichhardt	2
<b>TOTAL</b>				<b>26</b>
* Includes 7 lots which had unreg mtges or, for other reasons, were not available for resale.				

### National Building Land & Investment Co

By a special meeting of 2 May 1887, the society resolved that it be liquidated and reconstructed as a limited liability company. The liquidation took place when an agreement was signed on 30 June 1887 by its trustees, John Broomfield and Joseph Thomas Gibbs, its directors, Broomfield, Gibbs, Joseph Hector Carruthers, Henry Emanuel Cohen, pianoforte importer William Henry Paling and Henry Chapman, and the subscribers.<sup>183</sup>

On 1 July 1887 the new company was registered with the aim of acquiring "land, houses farms and other property and particularly to acquire the property and liabilities of the National Permanent Benefit Building Land & Investment Society".<sup>184</sup> The new company had capital of £200,000 made up of 40,000 shares at £5, with power to increase to £300,000.

In March 1891 National had subscribed capital of £28,865, paid-up capital of £24,760, reserved funds of £10,541, and offered the highest rate of interest to depositors and had land for sale "in fast improving neighbourhoods".<sup>185</sup> In June 1891 National's board of directors comprised chairman Francis Augustus Wright, W H Hentach, Henry Chapman, Judge Henry Emanuel Cohen and John Broomfield.<sup>186</sup> James A Todd was still the manager.

FA Wright (1835–1903), a former carrier and Mayor of Redfern in 1882–84, was elected to the Legislative Council in 1882 as Member for Redfern.<sup>187</sup> He became Postmaster-General and Secretary for Public Works in 1883 and in March 1885 "successfully managed the dispatch of the Sudan Contingent".<sup>188</sup> In 1886 he was committed for trial with others for conspiring to defraud the Commissioner for Railways in connection with the carrying firm of Wright Heaton & Co. Wright took over the management of that company in 1887 and became its chairman of directors in 1895. In 1889–1903 he represented Glen Innes in the Legislative Assembly. In his parliamentary career, he was in a position to be advantageous to National whose board of directors he chaired.

### National's Selling of Flood's Estate

National subdivided the 16 acres into 191 lots in four sections.<sup>189</sup> Apart from corner and irregular lots, the allotments had 20-foot frontages to 66-foot wide streets. For the coming sewerage reticulation, all lots had rear frontages to 20-foot wide lanes. With the exception of some lots in Section 4, all lots were well-drained. Auctioneers Hardie & Gorman, on behalf of National, announced that the sale would take place "on the ground" at 3.00 pm on 13 June 1891 (see page 27).<sup>190</sup> A special tram was to leave Bent Street in the city at 2.00 pm and prospective purchasers were urged to "call for tram tickets".<sup>191</sup>

Dignifying the estate by the name "Petersham Heights", in recognition of nearby Petersham railway station, the auctioneers trumpeted its virtues in the columns of the *Sydney Morning Herald* as "A Boon to the Working Man".<sup>192</sup>

The importance of other public transport services was not neglected by the auctioneers. At its northern extremity, the land was close to the Marion Street tramway, a horse-drawn omnibus service passed along its Parramatta Road frontage which was also close to Lewisham Station. It was "A Most Accessible Locality...within a short distance of Petersham Park with all its varied attractions".<sup>193</sup> All in all, being "Handy to the Public School and Churches of All Denominations" it was claimed to be "A Magnificent Subdivision" in a "Healthy and Densely-Populated Locality".<sup>194</sup>

The terms of sale were "easy", 10% deposit with the balance extending over a ten-year period at 6%.<sup>195</sup> Land title was the government guaranteed Torrens system which the auctioneers assured bidders would be "simple and inexpensive"; the Section 3 lot 26 was the first to be sold (see Figure 7).<sup>196</sup>

Financially, the auction was a disaster. Only 43 of the 191 lots sold outright and 26 on unregistered mortgages (see Figure 7, Tables 6–7).<sup>197</sup>

### The 1890s Economic Depression

The sales pitch to the working man may be seen as a realisation that large speculators had been damaged by the current economic collapse. Perhaps National rationalised that cutting the land up into small parcels, at low selling prices, would bring a steady return, one that larger and less financially secure buyers may not have been able to provide. The few purchases at Hardie & Gorman's auction indicate, however, that all classes were damaged by the depression.

Three months after the auction, the *Sydney Morning Herald* published a discussion of the financial state of the land companies.<sup>198</sup> For the previous year or two, the companies had found it almost impossible to buy and re-sell at profit. "Subdivisions have been a drug in the market" and where dividends had been paid "the amounts have been obtained from previous profits, or from the interest on time payments".<sup>199</sup>

In a vicious circle, building was not required to the same extent as in the past, because empty pockets could not fund new construction. "The large number of empty houses in the suburbs indicating that the metropolis has been overbuilt" is only a partial explanation of the problem.<sup>200</sup> The question was more of financing than supply and demand. For example, "mortgages have had a diminishing tendency, and in consequence the profits from this branch of business have not been sufficient to enable the companies which have

failed to pay off depositors and meet expenses".<sup>201</sup> The *Herald* went on to state that:

The principal cause of the present state of affairs is the almost total absence of that competition for land which was supposed to justify the formation of so many of these institutions. The demand was abnormal, and the number of companies formed to meet it was excessive. The reaction has no doubt been extreme. Land is a drug and the weaker companies have in consequence necessarily had to succumb...people have found that building subdivisions are only wanted as the population grows to occupy them. No doubt the population of Sydney is increasing...and we shall some day see a recovery in the demand, and probably an increase in the present value of such land. That is the hope which buoys up the companies which still have it for sale.<sup>202</sup>

The prevailing economy did not augur well for a profitable return to National from the selling of Flood's Estate.

At the end of 1895, when the company's office had moved to 284 Pitt Street, William Thomas Ball replaced Todd as manager.<sup>203</sup> In April 1896 the directors were chairman F A Wright MP, John Broomfield, Henry Chapman, Alfred Rofe, Thomas Miller and William Affleck MP.<sup>204</sup>

Sales to individuals and income from unregistered mortgages constitute little more than a dribble to National's funds throughout the early 1890s. Added to National's financial problems was the impending discharge of the 1891 mortgage to the Oatley vendors amounting to £7,066.13.4 on 4 March 1896.<sup>205</sup>

After discharging the mortgage, in an attempt to stave off the inevitable, National re-mortgaged the unsold land and outstanding unregistered mortgages on 14 February 1896 to the Equitable Permanent Benefit Building Land & Savings Institution.<sup>206</sup> The sum borrowed was £5,000 repayable at 6% on 1 February 1900.

### The Company Wound Up

On 24 February 1898, when the company was located at City Chambers, 243 Pitt Street, an extraordinary meeting of National's shareholders was held.<sup>207</sup> The meeting at the Temperance Hall, Pitt Street passed a resolution to wind up the company voluntarily, because "it cannot by reason of its liabilities continue its business".<sup>208</sup> Manager W T Ball was appointed liquidator.

By order of the liquidator, Hardie & Gorman auctioned the residue of Flood's Estate on 14 October 1899 as "grand business sites fronting Parramatta Road, splendid residential lots fronting Albert, Flood, National and Myrtle Streets".<sup>209</sup> Terms were the same as the first auction.



# FLOOD'S

## ESTATE

# LEWISHAM

*GRAND BUSINESS & RESIDENTIAL SITES  
Back Entrances to every Lot, Liberal Depths.*

FOR AUCTION SALE ON THE GROUND

## SATURDAY

JUNE 13<sup>TH</sup> 1891 at 3 P.M.

## HARDIE & GORMAN

*Auctioneers PITT STREET*

**LOCAL SKETCH**

**TERMS**

10 PER CENT DEPOSIT  
BALANCE EXTENDING OVER  
10 YEARS. INTEREST 6%

**TORRENS TITLE**

**LAYCOCK AND ADAM**

*Licensed Surveyors under R.P.A.*  
375 GEORGE ST

**VENDORS**

**THE NATIONAL AND INVESTMENT COY. L<sup>D</sup>**  
160 PITT ST  
**BUILDING LAND**

*J.A. TODD, Manager*

The auction was again unsuccessful. On 8 August 1901, after National's default, Equitable exercised its power of sale and sold the 148 unsold lots, including the 26 encumbered lots, for £4,600 to the Intercolonial Investment Land and Building Co Ltd (see Tables 6–7).<sup>210</sup>

## Intercolonial Investment Land & Building Co Ltd

### Early History

Founded in 1885 with a provisional board of directors comprising chairman G W Tate, vice-chairman W McCourt MLA, T Melliday, J T Lawler, C P Wymer and A McClements, the company's pro tem manager was Thomas Tate and its office was located in the YWCA's new building in Bathurst Street.<sup>211</sup> In October 1885 the company's authorised capital was stated to be £500,000 in £1 shares.

The objects of the company included the purchase of lands, houses and property within any of the Australian colonies; the enlargement, alteration and improvement of existing houses and buildings; converting land into building sites, roads, streets and gardens; the general improvement of the property of the company; selling, leasing and mortgaging lands, houses and other company property; borrowing or lending money; receiving money on deposit, the issuing of transferable and other bonds on mortgage debentures; "or securities founded or based upon all or any of the real or personal assets or the credits of the company".<sup>212</sup>

In 1885, as an indicator of the 1880s boom, Intercolonial claimed that:

No other companies or societies have yet paid there shareholders such large dividends as the companies interested in land transactions, and although this business has been carried on to a very large extent the demand for houses and land on easy terms is rapidly increasing in as much that the advantages and privileges of these companies are becoming better and more widely known.

There can be no safer investment than becoming a shareholder in such companies.<sup>213</sup>

After registration under the *Companies Act*, Intercolonial's board consisted of chairman W McCourt MLA, J T Lawler, Thomas Tate, George Dyson and R J Brandon, with W J Douglas as acting secretary.<sup>214</sup> By the end of April 1888, the paid up capital was £16,872.18.3, leaving the grand reserve to be called up of £44,127.1.9. Added to this was the reserve fund of £8,600, which was set aside out of past profits. As part of the Articles of Association, 20% of the net

profits of each year was to be carried to the reserved fund. Deposits to the end of October 1887 totalled £13,291.17.11 and deposits for the next six months amounted to £22,587.6.10.

Borrowers from Intercolonial were advised to first prepare plans and specifications of the proposed building and lodge them with the application for finance. The company would then advance money on its architect's valuation. Repayments could extend over any period from one to 12 years.

In the early part of 1887 "the scope and influence of the company" was increased by its acceptance of a proposal made by the Joint Stock Building Land & Investment Company to transfer its entire business to the company.<sup>215</sup> This resulted in a gain of £682.15.1 to Intercolonial.

An example of the caution exhibited by Intercolonial's board is contained in the half-yearly report for 20 April 1887. Recognising "the somewhat unsettled state of the land market", the board refrained from purchasing new estates and devoted itself to sales of its holdings at Balmain, Summer Hill, Sutherland and Como.<sup>216</sup> Intercolonial had also widened its interests by developing estates at Perth, WA.<sup>217</sup>

After surviving the 1890s depression, Intercolonial faced the new century with a sound bank balance. In 1901, the year of purchasing the residue of Flood's Estate, Intercolonial's board consisted of chairman William McCourt MLA, Alexander Campbell MLA, G Dyson, J T Lawler and D J Monk, with W J Douglas as manager.<sup>218</sup> The annual report for 1901 showed a profit on transactions of £7,359.3.7 and a reserve fund of £16,000.

### Intercolonial's Selling of Flood's Estate

The company commissioned auctioneers Watkin & Watkin to put the unencumbered lots bought from National under the hammer.<sup>219</sup> Equitable had sold 148 lots to Intercolonial, 26 of which were encumbered and thereby unavailable for resale. With four lots taken for the creation of National Avenue, Intercolonial could offer 118 lots only for sale (see Figure 8, Table 7).<sup>220</sup> For the 26 encumbered lots transferred from National via Equitable to Intercolonial, see Table 7.

At the auction on 28 September 1901, the number of lots had been reduced to 116 (see page 29). Giving the location as Leichhardt-Lewisham, the auctioneers advertised the land as "A Model Subdivision" with gas, water and sewerage available.<sup>221</sup> The Board of Water Supply and Sewerage had connected the estate to the Bondi Sewer in 1897 after the construction of aqueducts across White's and Johnston's Creeks.<sup>222</sup> Reticulating mains to connect each building were laid in the estate's back lanes. The all-night tram service was nearby.

# FLOODS ESTATE

Close to  
LEICHHARDT ELECTRIC TRAM  
(4 minute service)  
LEWISHAM RAILWAY STATION (Excellent train service)  
& WITHIN A FEW YARDS OF PETERSHAM PARK  
BUSINESS & RESIDENTIAL SITES, LIBERAL DEPTHS

**FOR AUCTION SALE ON THE GROUND ON  
SATURDAY 28<sup>TH</sup> SEPTEMBER 1901.  
AT 3 · P · M · BY**

## WATKIN & WATKIN

AUCTIONEERS  
313 PITT ST CITY, and at ASHFIELD

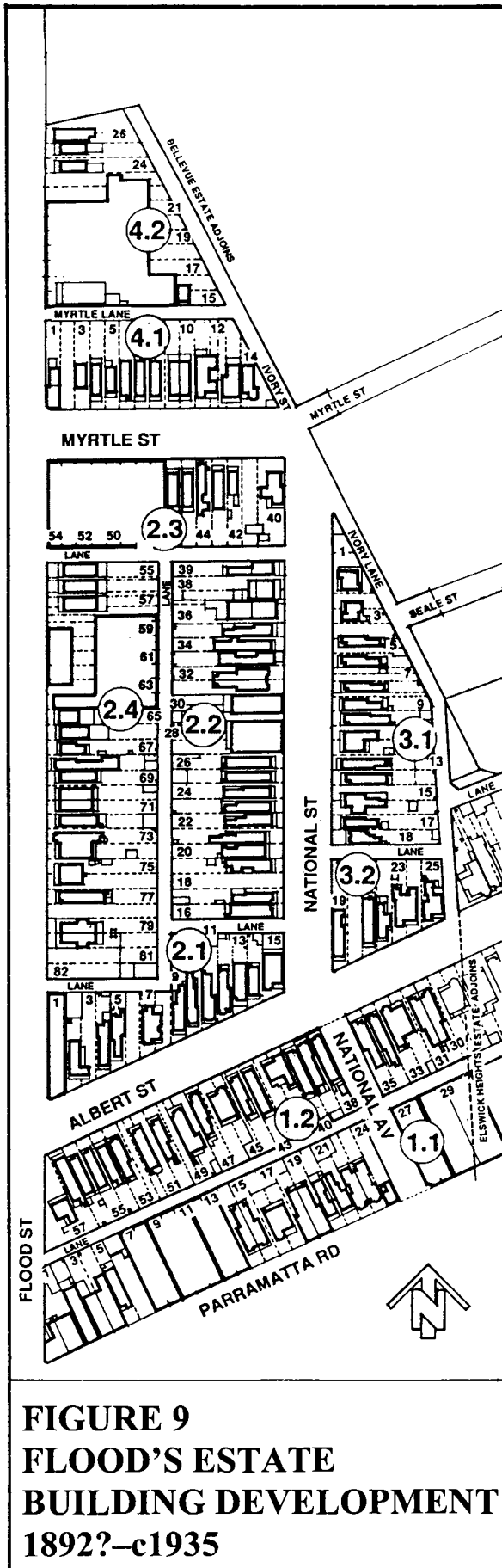
**TERMS 5 PER CENT DEPOSIT**  
BALANCE IN 60 EQUAL MONTHLY PAYMENTS  
WITH RIGHT TO PAY OFF AT ANY TIME WITH  
INTEREST TO DATE OF SUCH PAYMENT.  
**LIBERAL ASSISTANCE TO BUILD.**

**TITLE IS TORRENS**  
and is guaranteed absolutely clear & perfect  
Purchasers can have transfers immediately on  
completing the purchase.

Vendors  
**THE INTERCOLONIAL INVESTMENT  
LAND & BUILDING CO<sup>LTD</sup>** Established 1885  
14 MOORE ST CITY near G. P. O.  
W. J. Douglas, Manager.

**F. H. REUSS.**  
Licensed Surveyor with R.P.A.  
PITT ST. SYDNEY.

Note  
The Numbered Lots only  
are for Sale.



**FIGURE 9**  
**FLOOD'S ESTATE**  
**BUILDING DEVELOPMENT**  
**1892?-c1935**

Sales were only moderate and a subsequent advertisement by Watkin and Watkin read "It Will Pay You - To Buy a Lot or Two".<sup>223</sup> The auctioneers had a representative on the site near the corner of Parramatta Road and the newly constructed National Avenue (linking Albert Street to Parramatta Road) "to show intending buyers the lots for sale".<sup>224</sup>

On 5 October 1901 intending buyers were urged to "Be Ambitious - Your Own Home can be secured at a small weekly payment by the purchase of an allotment or two".<sup>225</sup> By 12 October 1901, 39 lots had been sold and the 77 remaining lots were advertised at £2.5.0 per foot of frontage.<sup>226</sup>

### Intercolonial's Later History

In 1912, William McCourt's last year as chairman, the company moved into Intercolonial House, its new premises at 4-6 Castlereagh Street, Sydney.<sup>227</sup> As reported, profit on transactions amounted to £41,481 and the reserve fund stood at £68,347.

After surviving the 1930s depression, Intercolonial signed the transfer of the Section 2 lot 41, the last transfer on Flood's Estate, in May 1938, although the land had been sold, on an unregistered mortgage by National many years before.<sup>228</sup> In that year Intercolonial reported a paid-up share capital of £261,873.12.0, a profit on transactions of £44,19.4, and a reserve fund of £190,000.

Following World War II and the post-war reconstruction, the company valued Intercolonial House in 1957 at £90,000 and offered it for sale.<sup>229</sup> Net profit for the year ending 30 June 1957 was £39,021.16.10, reserve fund £270,000, and issued capital £261,874, a very satisfactory result for a company founded in 1885 which had weathered two depressions and two world wars.

### Inventory of Buildings

Commencing in this Journal, and published in subsequent issues, the inventory will establish the history of each building on the 191 lots in the four sections of Flood's Estate. For the purposes of the inventory, the four sections have been divided into ten subsections, 1.1-1.2, 2.1-2.4, 3.1-3.2 and 4.1-4.2. The inventory will commence at Section 1.1, the Parramatta Road strip, which became an intensively developed commercial and industrial mix.

## Section 1.1

### Flood's Estate Lots 1–29

#### Parramatta Road

North Side (Nos. 573–635)

### Section 1

Bounded by Parramatta Road, Flood Street, Albert Street and the boundary separating Flood's Estate from the Elswick Heights Estate, Section 1 was subdivided into 57 lots.<sup>1</sup> Easter Street, a 20-foot service lane, separated the Section 1.1 lots from those in Section 1.2.

Lots 25–26 in Section 1.1 and the Section 1.2 lots 36–37 were taken for the creation of National Avenue.<sup>2</sup> On 23 August 1901 Intercolonial paid contractor Thomas Morford of National Street ten pence per cubic yard to excavate, fill and form "that portion of National Street [sic] between Parramatta Road and Albert Street as per plan and specification".<sup>3</sup> Completion and making good was to take no more than two weeks and all excavated material was to be spread on the low-lying portion of Section 4.

#### Section 1.1

In Section 1.1, frontages to Parramatta Road were 20-foot wide with the exception of lot 1 (65 feet 9 inches) and lot 29 (25 feet 2 inches).

Lots 1–13, 16–24 and 27–28 in Section 1.1 had covenants stating that any building had to be of at least £200 value. No building materials were specified, however. In the case of lots 14–15 the amount was raised to £400; materials stipulated were either brick and stone, or brick or stone. Lot 29 was free of covenant.<sup>4</sup>

### Lot 1

#### 1.1.01 Factory Buildings (part of) 631–635 Parramatta Road (1)

Sydney architect Ludovic George Houston McCredie bought lot 1 from Intercolonial in December 1913.<sup>5</sup> In January 1916 he sold to Guildford engineer Edward Edworthy.<sup>6</sup> Edworthy built brick buildings numbered 631–637 costing £900 in 1918.<sup>7</sup>

Built as No. 637 on the Flood Street corner, the two-storey brick building was let to Miss Jean Boyd in 1918–19; Mrs. Louisa Carter 1920; Ed-

ward Miller 1921; Mrs. L Williams 1922–24; fruiterer J Barnes 1925–26; estate agents McFarlane, Gray & Co 1927–30; and nl 1932.<sup>8</sup>

After Edworthy's death at Guildford on 3 October 1940, Nos. 631–637 passed in November 1940 to his widow May Louisa Jane of Guildford.<sup>9</sup> After her death at Guildford on 7 February 1945, the property passed to Leichhardt cycle mechanic Silas Edworthy.<sup>10</sup> In April 1950 he sold in equal shares to Mary Lavenia Barry, wife of Auburn electrician James Barry, Charlotte Dwyer, wife of Leichhardt provision salesman Charles Dwyer, Clara Grace Bleach, wife of Summer Hill draughtsman Harold Edward Bleach, and Ruby May Tarrant, wife of Leichhardt mechanic George Tarrant.<sup>11</sup>

After the death of Mrs. Dwyer, her share passed to her husband and on his death to Croydon widow Nellie Pearl Rickinson in November 1961.<sup>12</sup> In May 1962 Mrs. Rickinson and the other parties sold to Mrs. Monica Constance Torpy of Mosman who sold in May 1962 to Shane Properties Pty Ltd.<sup>13</sup> Now part of 631–635, the building contains a professional lighting/audio/video service. (There is currently no No. 637.)

#### 1.1.02 Factory Building (part of) 631–635 Parramatta Road (2)

Built by Edward Edworthy in 1918, the two-storey building numbered 635 was occupied by motor mechanic James C Dwyer in 1918–32. No. 635 had the same changes in ownership and fate as No. 637. Now part of 631–635, the building contains a professional lighting/audio/video service.

#### 1.1.03 Factory Building (part of) 631–635 Parramatta Road (3)

Built in 1918 by Edward Edworthy, who was listed there in 1919, the buildings numbered 631–633 were let to motor repairer Lawrie M Phipps in 1920–25; to the Tournai Garage in 1926–29, nl 1930; and to National Retreading Motor Tyres from 1932. Nos. 631–633 had the same changes in ownership and fate as No. 637. Now part of 631–635, the building contains a professional lighting/audio/video service.

### Lot 2

#### 1.1.04 Factory Building 629 Parramatta Road (4)

Catherine Duggan, wife of Newtown stonemason Joseph Duggan, bought lot 2 from Intercolonial in May 1906.<sup>14</sup> In June 1925 Mrs. Duggan sold to Ashfield motor trimmer Clarence Ashdown.<sup>15</sup> He built a two-storey brick factory costing £1,050 and operated the Ashdown Motor Trimming Co there in 1926–32.<sup>16</sup>

**TABLE 9**  
**FLOOD'S ESTATE**  
**SECTION 1.1 c1935**  
 SEE FIGURE 10

KEY No.	BUILDING	DOOR No.	BUILT
<b>Parramatta Road Northern Side</b>			
1	Factory	631-635	1918
2	Factory	631-635	1918
3	Factory	631-635	1918
4	Factory	629	1926
5	Factory	625	1922
6	Malfa Cottage*	621	1902
7	Factory	617-619	1927
8	Factory	611-615	1921
9	Factory	607-609	1923
10	Semi-detached*	603-605	1915
11	Semi-detached*	603-605	1915
12	Eltham Cottage*	601	1901
13	Shop/Dwelling*	599	1924
14	Shop/Dwelling	597	1928*
15	Bayou*	595	1908
16	Lorna Doone*	593	1901
17	Kuring-gai*	591	1905
18	Valetta*	589	1905
19	Shop*	587	1928
20	Factory	577	1938
21	Factory	575	1917† 1927‡
22	Factory	573	1917† 1927‡
*	Demolished		
†	First building demolished		
‡	Second building		

Part of the building was let to the Scotia Knitting Mills, hosiery manufacturers, in 1929, and to hairdressers and tobacconists Philip Boardman in 1930, and Les Harrison 1932. In April 1954, the top floor was let to Bondi footwear manufacturer Moses Waikovsky and his wife Victoria, and Bondi student Abraham Waikovsky.<sup>17</sup>

After Ashdown's death at Five Dock on 17 August 1965, No. 629 passed in January 1967 to Wahroonga chartered accountant Harry James Brigden, Five Dock spinster Ruby Emma Weller, and Mrs. Beryl Enid Mann of North Curl Curl.<sup>18</sup> The site is now occupied by a lighting and audio sale/hire service numbered 629.

## Lots 3-4

### 1.1.05 Factory Building 625 Parramatta Road (5)

Eliza Marion Garland, wife of Arthur Raglan Garland of Ouchinga, NZ, bought lots 3-4 in October 1914.<sup>19</sup> In February 1918 she sold to Leichhardt gentleman Samuel Partridge Hudson Cover who sold in October 1919 to Stanmore motor mechanic Walter Moriarty.<sup>20</sup> In 1922 he built a brick factory, numbered 627 and costing £650, in which he operated as a motor carriage builder from 1923.<sup>21</sup>

After his death at Strathfield on 4 March 1936, the property passed in August to his widow Lillian Annie Muriel of Strathfield.<sup>22</sup> In May 1940 Mrs. Moriarty sold No. 627 to Newtown merchant William Edward Bolstad who sold in July 1947 to Caravan Park Pty Ltd.<sup>23</sup>

Caravan Park sold to British Insulated Callendar's Construction Co in September 1952.<sup>24</sup> In September 1956 the company became British Insulated Cables (Australia) Pty Ltd.<sup>25</sup> Now numbered 625, the building contains a car-sale business. (There is currently no No. 627.)

## Lots 5-6

### 1.1.06 Malfa Cottage/Maurene 621 Parramatta Road (6)

Intercolonial built the brick cottage in 1902 using 25,632 bricks.<sup>26</sup> After allowing £55 for the cost of lots 5-6, £0.17.4 for building and other fees, the company sold the property to Leichhardt salesman Samuel Whitaker on 29 May 1903 for £406 plus £1.17.7 for fencing alterations, making a profit of £96.1.10.<sup>27</sup>

After repaying a loan from Intercolonial, Whitaker received title to the property in November 1906.<sup>28</sup> He had lived there from 1903, paying rent which probably counted as repayments, but sold to Leichhardt commercial traveller William Montague Barrell in June 1909.<sup>29</sup> Whitaker remained there, probably paying rent, until 1911 when Barrell sold Malfa Cottage to Catherine Gill, wife of Leichhardt engineer Thomas Gill in November of that year.<sup>30</sup>

Mrs. Gill let Malfa Cottage to James Jarvis 1912; John Bowden 1913-14; Thomas Taylor 1915-17; and William Coid 1918-19. In March 1923 Mrs. Gill sold the house to Annandale carrier John Fitzpatrick and his wife Marguerita Helen.<sup>31</sup> They were still there in 1932.

In June 1951 the Fitzpatricks sold Malfa Cottage to Gertrude Clarke, wife of Croydon merchant Albert Charles Clarke.<sup>32</sup> He transferred the house to a management company in July 1959.<sup>33</sup> Malfa Cottage, sometimes named

Maurene, has been demolished and the site is now occupied by an electrical goods wholesaler numbered 621. (There is currently no No. 627.)

**Lots 7-8**

**1.1.07 Factory Building  
617-619 Parramatta Road (7)**

Miss Florence Josephine Higgins of Westport, NZ, bought lots 7-8 from Intercolonial in March 1912.<sup>34</sup> In June 1919 Miss Higgins sold to Miss Jessie Smith of North Sydney and she sold in December 1919 to Lewisham gentleman Samuel Partridge Hudson Cover.<sup>35</sup>

In February 1920 Cover sold to Leichhardt manufacturer Theodore Alexander Wallace who in 1927 built a factory costing £1,800.<sup>36</sup> In July 1928 Wallace moved to a new factory at 571 Parramatta Road, and leased the building to Leichhardt motor salesman Charles Henry Wood and Alfred Keith Mackey.<sup>37</sup> The partners began trading there in 1928 as C H Wood Motor Car Sales & Service and were still there in 1932.

Wallace sold the property to Concord engineer Henry Ernest Smith in November 1946.<sup>38</sup> After Smith's death at Punchbowl on 12 May 1954, the property passed in December 1977 to Mrs. Laura Jean Hay of Cronulla.<sup>39</sup> Now numbered 617-619, the building now contains a window tinting specialist.

**Lots 9-11**

**1.1.08 Factory Building  
611-615 Parramatta Road (8)**

Gordon builder Edward Joseph Reynolds bought lots 9-10 from Intercolonial in November 1920.<sup>40</sup> Charles Roy Bridger, draper, Opatiki, NZ, bought lot 11 in April 1916.<sup>41</sup> After his death at Opatiki on 15 September 1916, the land passed in April 1921 to Thomas Percy and Arthur Edgar Bridger who sold to Reynolds in May 1921.<sup>42</sup>

In January 1921 motor carriage builders Jackson, Jones & Collins had plans and specifications approved by Leichhardt Council for a brick factory, numbered 615 and to cost £2,400, to be built on Reynolds' land.<sup>43</sup> Reynolds was the builder nominated in the approval. In May 1922 he leased lots 9-11 and the factory for ten years at a yearly rent of £442 to Jackson, Jones & Collins.<sup>44</sup> They were still there in 1932

In May 1960 Reynolds sold to Retailers Paper Bags.<sup>45</sup> Twenty years later the building became a panelbeater's workshop and is now occupied by a motor-body workshop, numbered 611-615.

**Lots 12-13**

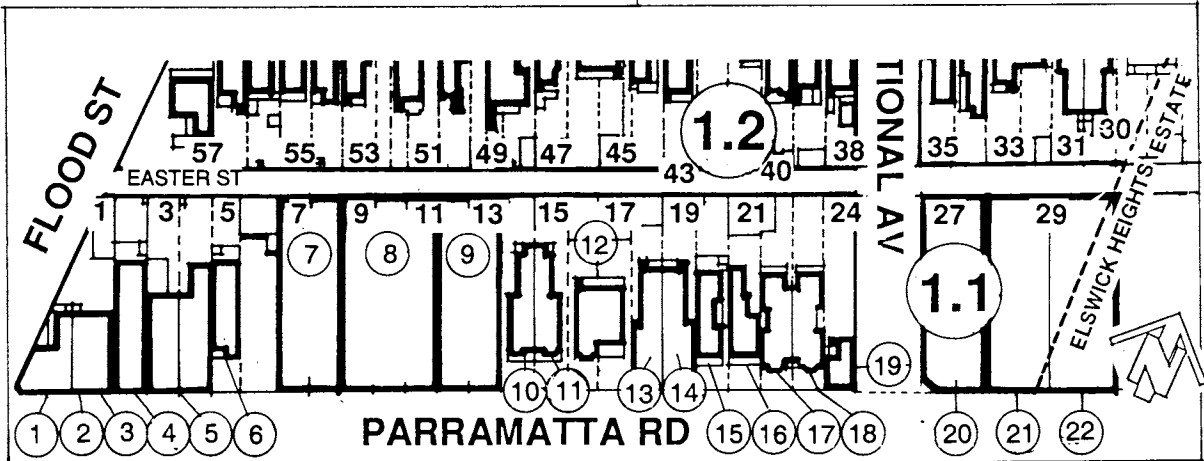
**1.1.09 Factory Building  
607-609 Parramatta Road (9)**

Gentleman's outfitter Charles Frederick Adair of Gisborne, NZ, bought lots 12-13 from Intercolonial in July 1914.<sup>46</sup> In October 1922 he sold to Leichhardt motor mechanic Robert May who in May 1923 mortgaged the land and built brick factory, numbered 613 and costing £1,300.<sup>47</sup>

In 1924 May let No 613 to motor engineer and piston ring manufacturer W A Harrington who was still there in 1932. May also leased No. 613 to Mort's Dock & Engineering Pty Ltd from February 1929.<sup>48</sup>

After May's death at Leichhardt on 30 October 1931, No. 613 passed in November 1933 to his widow Mabel Agnes; Mort's Dock surrendered the lease at this time.<sup>49</sup> In December 1933 Mrs. May sold No. 613 to bag manufacturers Arthur Governor Daniells Shannon of Petersham, Francis William Clarke of Abbotsford and Ernest Henry Horton of Concord.<sup>50</sup> The partnership sold in December 1938 to Credit

**FIGURE 10  
FLOOD'S ESTATE  
SECTION 1.1 in c1935**





Investors Pty Ltd who sold in March 1953 to Retailers Paper Bags Pty Ltd.<sup>51</sup> Twenty years later No. 613 became a panelbeater's workshop with the adjoining building which was numbered 615 (see 1.108). Now numbered 607–609, the building contains a racing-car service.

## Lots 14–15

### 1.1.10 Semi-detached House (part of) 603–605 Parramatta Road (10)

Elsie Helena Margarethe Mitchell, wife of Balmain East hotelier William Edmund Mitchell, bought lots 14–15 from Intercolonial in September and April 1915 respectively.<sup>52</sup> She built a brick pair, Nos. 603–605, in 1915 and let No. 605 to Joseph Thompson in 1915; nl 1916; Charles C Smith 1917–20; George H Smith 1921–26; E Snelling 1927–30; and Lewis Herman 1932.

In August 1916 Mrs. Mitchell gave her husband a half-share in Nos. 603–605.<sup>53</sup> The Mitchells sold the pair in June 1936 to Beryl Ettie Abberton, wife of Ashfield company director Andrew Abberton.<sup>54</sup> In August 1938 Mrs. Abberton sold the houses to Dorothy Adelaide Whereat, wife of Haberfield manufacturer Randolph Arnold Whereat.<sup>55</sup>

Mrs. Whereat sold Nos. 603–605 to Retailers Paper Bags Pty Ltd in July 1952 who owned the property for many years.<sup>56</sup> The house has been demolished and the site is now occupied by part of an auto-electrical and car/boat detailing workshop numbered 603–605.

### 1.1.11 Semi-detached House (part of) 603–605 Parramatta Road (11)

Built in 1915 by Mrs. Mitchell who lived there with her husband William Edmund and the house was still their home in 1932. No. 603 had the same change in ownership and fate as No. 605. The house has been demolished and the site is now occupied by part of an auto-electrical and car/boat detailing workshop numbered 603–605.

## Lots 16–17

### 1.1.12 Eltham Cottage 601 Parramatta Road (12)

Intercolonial built the tiled roof Eltham in 1901 using 23,211 bricks and after allowing £55 for the cost of the land, and building fees of £1.3.2, had expended £381.4.7 on the building.<sup>57</sup> The purpose of building Eltham in such a prominent position, and choosing not to sell it, was probably as a display home, recouping maintenance and other costs from rents.

The company let Eltham Cottage to George Aviet in 1903; Arthur Barringer 1904; William Wooford 1905; John Leckey 1906–08; nl 1909;

and Thomas J Ward 1910–23. Ward paid £1 rent per week in 1912, £1.2.6 in 1913–20, £1.5.0 in 1920–21, £1.7.6 in 1921–23 and, at his departure on 3 December 1923, was paying £1.10.0.<sup>58</sup>

Intercolonial's next tenant was motor engineer Robert May in 1924–25. At the beginning of 1924 he built a large asbestos cement and timber framed garage costing £100 across the full width of the land and fronting Easter Street.<sup>59</sup> The next tenants were motor renovators Brown & Pescod 1926; theatrical agents Allan & Johnson 1927–28, nl 1929; lacquer and polish manufacturers Wright McQueen Manufacturing Co 1930; and T J Wright 1932.

In January 1937 Patricia Mary Bannister, wife of Leichhardt overall supplier George Vincent Bannister, bought No. 601.<sup>60</sup> Mrs. Bannister sold the house in August 1950 to Earlwood wholesale grocer Basil Thomas English and his wife Elizabeth.<sup>61</sup> In November 1957 they sold to Blakehurst motor trader Francis Joseph McGrath.<sup>62</sup> The house has been demolished and the site is now occupied by bullbar fitters numbered 601.

## Lots 18–19

### 1.1.13 Attached Shop/Dwelling 599 Parramatta Road (13)

Leichhardt butcher Ernest Thomas Catley bought lots 18–19 from Intercolonial in May 1910.<sup>63</sup> He sold in September 1916 to Leichhardt gentleman William Edmund Mitchell who sold in January 1923 to Petersham engineer Silas Edworthy.<sup>64</sup>

On lot 18 in 1924 Edworthy built a two-storey brick residence, shopfront and galvanised iron garage, fronting Easter Street, and costing £1,500.<sup>65</sup> He operated a motor cycle and bicycle works there and was still there in 1932.<sup>66</sup>

After Edworthy's death at Leichhardt on 21 February 1963, No. 599 passed in June 1964 to Ashfield garage proprietor Ivor Edward Edworthy who sold in December 1966 to Five Dock company director Denis Stanley Geary and his wife Jean Elizabeth.<sup>67</sup> In May 1969 the Gearys leased No. 599 to Five Dock car salesman James William Madden who operated a car saleyard and showroom there.<sup>68</sup>

The Gearys leased the same property to Mad Barry's Pty Ltd in January 1974.<sup>69</sup> The shop and dwelling has been demolished and the site is now occupied by part of a motor-car showroom and service centre.

### 1.1.14 Attached Shop/Dwelling 597 Parramatta Road (14)

On lot 19 in 1928 Silas Edworthy built No. 597, the twin of No. 599, costing £1,200.<sup>70</sup> Not listed in 1928–29, the building was let to electrical engineering and radio specialists, Worboys Ltd,

in 1930. In October 1959 Edworthy leased No. 597 to Leichhardt radio engineer Paul Stevens.<sup>71</sup> No. 597 had the same changes in ownership and fate as No. 599. The shop and dwelling has been demolished and the site is now occupied by part of a motor-car showroom and service centre.

## Lot 20

### 1.1.15 Bayou

#### 595 Parramatta Road (15)

Leichhardt builder Ernest Thomas Catley bought lot 20 from Intercolonial in March 1908.<sup>72</sup> He mortgaged the land in July 1908 to build Bayou in 1909.<sup>73</sup> He let the house to O Gosling in 1909–12; nl 1913; Archibald Gosnell 1914–17; and Benjamin Charnock 1918.

In March 1919 Catley sold Bayou to Marcia Sarah Watson, wife of Petersham master plumber William Watson.<sup>74</sup> She let the house to Mrs. E Vincent-Smith in 1919; Alfred Griffiths 1920–22; and nl 1923–25.

Mrs. Watson transferred a half-share in Bayou to her husband in March 1926 and they let the house to J Thompson in 1926, but in 1928 they moved in and were still there in 1932.<sup>75</sup>

After Mrs. Watson's death, Bayou passed in September 1951 to her husband who, at the same time, transferred to Leichhardt spinster Jean Colston Watson.<sup>76</sup> In April 1954 Miss Watson sold to Leichhardt machinist Alex George Prendergast.<sup>77</sup> After his death, Bayou passed in December 1967 to his trustee who sold in April 1968 to Five Dock company director Denis Stanley Geary and his wife Jean Elizabeth.<sup>78</sup>

In September 1974 the Gearys sold No. 595 to managers Bruno Chang Sai Chun and Lawrence Seeto Shui Chick of Pt Moresby, NG, who leased it with Nos. 597–599 to Mad Barry's Pty Ltd from January 1974.<sup>79</sup> The house has been demolished and the site is now occupied by part of a motor-car showroom and service centre.

## Lot 21

### 1.1.16 Lorna Doone

#### 593 Parramatta Road (16)

In December 1901 Intercolonial advanced £400 at 7% to C H Denning of 105 Wilson Street, Surry Hills and, as security for the loan, retained title to lot 21. The loan helped cover the £85 cost of the land and the £476 cost of Lorna Doone, a two-storey, six-room brick house.<sup>80</sup> When the loan had been repaid, the company transferred the title to Sarah Matilda Palmer Denning, wife of Petersham cabinetmaker John Denning, who bought lot 21 from Intercolonial in May 1902.<sup>81</sup>

The Dennings lived in Lorna Doone in 1902–03 but let the house to builder Joseph Drummond

in 1904 but it was nl in 1905–06. When Mrs. Denning could not repay another loan, the mortgagee sold the house in March 1907 to Leichhardt butcher Ernest Thomas Catley who lived there in 1907–22.<sup>82</sup> In March 1922 Catley sold the house to Lewisham motor proprietor Robert May who was there in 1922–23.<sup>83</sup>

Fronting Easter Street, May built in 1922 a weatherboard and galvanised iron shed costing £30 across the full width of the land in which he conducted his works.<sup>84</sup> May rented Lorna Doone to Haberfield evangelist James Pollock who in 1924 traded there as Pollock & Culshaw, hat manufacturers. In November May sold to Pollock who let the house to Sydney Mills in 1925–26; nl 1927; Mrs. Helen M Costello 1928; William W Cameron 1929–30; and nl 1932.<sup>85</sup>

In September 1935 Pollock sold Lorna Doone to Petersham gentleman Sydney Bede McMahon who sold in October to Leichhardt spinster Elsie Maud Oxspring.<sup>86</sup> After Miss Oxspring's death at Stanmore on 7 June 1955, the house passed in February 1956 to Stanmore spinster Claudine Louisa Oxspring.<sup>87</sup>

After Miss Claudine Oxspring's death, also at Stanmore, on 8 May 1956, Lorna Doone passed in January 1957 to Basil Stanley Oxspring, retired, Leichhardt, who sold in May 1958 to Leichhardt engineers Luigi Appeticchia, Ariberto Longo and Gildo D'Amici.<sup>88</sup> In January 1963 D'Amici and his wife Filomena bought Apeticchia's half-share.<sup>89</sup> The house has been demolished and the site is now occupied by part of a motor-car showroom and service centre.

## Lot 22–23

### 1.1.17 Kuring-gai

#### 591 Parramatta Road (17)

Elizabeth Oliver, wife of Sydney bricklayer Patrick Henry Oliver, bought lots 22–23 from Intercolonial in April 1905.<sup>90</sup> She built Kuring-Gai and Valetta (Nos. 589–591), a pair of attached brick cottages, with bay-windowed fronts, in 1905 and let Kuring-Gai on lot 22 to George Keevers in 1906–07, and Leichhardt engine driver William John Holt from 1908.

In November 1914 Holt bought Kuring-Gai from Mrs Oliver and lived there until 1920.<sup>91</sup> He let the house to William Leonard in 1921–22; nl 1923; and Ernest Rose from 1924. In December 1926 Holt sold Kuring-Gai to Campsie medical practitioner James Robert McLean who continued Rose's tenancy.<sup>92</sup> McLean sold in May 1927 to James Sydney Edwards, retired of Petersham who continued Rose's tenancy to the end of 1927.<sup>93</sup> Edwards added an asbestos-cement sheeted garage costing £37 and fronting Easter Street in 1928.<sup>94</sup> Edwards lived there in 1928 but

in 1929–30 let the house to Ernest C Yates. The house was nl in 1932.

After Edwards' death at Haberfield on 18 July 1937, Kuring-Gai passed in October 1938 to Granville mechanical engineer Joseph Claxton Outhred Edwards.<sup>95</sup> In October 1957 J C O Edwards sold Kuring-Gai to Croydon managing director Wilfrid Robert Bradley.<sup>96</sup> The house has been demolished and site is now occupied by a motor-car showroom and service centre.

### 1.1.18 Valetta

#### 589 Parramatta Road (18)

Built by Mrs. Oliver on lot 23 in 1905, Valetta was let to John Holt in 1905–14 and Mrs. Catherine Holt 1915–23. Mrs. Oliver also lived there in 1915–24 but in 1920–24 let part of the house to Samuel John Mason. Mrs. Oliver let Valetta to S R Schmutter in 1925 and Mrs. H C Davis in 1926.

In December 1926 Mrs. Oliver sold Valetta to Campsie medical practitioner James Robert McLean and he let it to Sydney Mills in 1927–29; Leslie Doyle 1930; and Edgar Webster 1932.<sup>97</sup> After Edwards' death, Valetta with Kuring-Gai passed in October 1938 to his trustee who transferred the house in January 1939 to Granville mechanical engineer Joseph Claxton Outhred Edwards.<sup>98</sup> He transferred it in March 1939 to Mrs. Myra Ellen Mary Jack of Leichhardt; in November 1944 Mrs Jack sold to Elizabeth Bay hotelkeeper Arthur Harold Nance-Kivell; he sold at the same time to Leichhardt rubber worker John Stanley Douglas and his wife Florence Jean Douglas and they sold to Leichhardt ceramicist Orlando Montgomery Hodgson and his wife Laura May Hodgson.<sup>99</sup>

The house has been demolished and the site is now occupied by part of a motor-car showroom and service centre.

## Lot 24

### 1.1.19 Shop

#### 587 Parramatta Road (19)

Catherine Holt, wife of Leichhardt carter John Holt bought lot 24 from Intercolonial in September 1906.<sup>100</sup> In July 1911 Mrs. Holt sold to Elizabeth Oliver, wife of Sydney bricklayer Patrick H Oliver.<sup>101</sup> There are no further listings to 1932.

In December 1926 Mrs. Oliver sold to Campsie medical practitioner James Robert McLean.<sup>102</sup> McLean sold in May 1927 to James Sydney Edwards, retired of Petersham.<sup>103</sup> He built a brick shop on the corner of Parramatta Road and National Avenue after 1928.<sup>104</sup>

After Edwards' death on 18 July 1927, the shop passed in October 1938 to Granville mechanical engineer Joseph Claxton Outhred in

January 1939.<sup>105</sup> In March 1939 J C O Edwards transferred to Earlwood spinster Kathleen Mary O'Rourke who sold to A M Bless & Son Pty Ltd in May 1950.<sup>106</sup> A M Bless sold in July 1951 to Waverley merchant Hugh Sulter who sold to Beverley Hills ceramist Orlando Hodgson and his wife Laura May in February 1963.<sup>107</sup> The shop has been demolished and site is now occupied by a motor-car showroom and service centre.

## Lots 25-26

In 1901 these lots were withdrawn from sale and in September they became the site of National Avenue, a new street to join Parramatta Road and Albert Street.<sup>108</sup>

## Lots 27–28

### 1.1.20 Factory Building

#### 577 Parramatta Road (20)

Leichhardt grocer Herbert Matthews bought lot 27 from Intercolonial in April 1911 and built a stable costing £50 in that year.<sup>109</sup> He also bought lot 28 in December 1918.<sup>110</sup> In August and September 1938 Matthews sold each lot to the Lyke-Nu Dry Cleaning Co Pty Ltd.<sup>111</sup> Lyke-Nu probably built a two-storey brick factory in 1938 and operated there until July 1951 when it sold to Hayes Properties Pty Ltd who sold to Ashfield retailer Salvatore Lampuri and his wife Carmela in May 1976.<sup>112</sup>

In November 1979 Lampuri leased No. 577 to shopkeeper Francesco Arlotta and his wife Lucia, and shopkeeper Angelo Testa and his wife Maria.<sup>113</sup> Now numbered 577, the building contains a paint shop.

## Lot 29 (Flood's Estate)

## Lot 24 (Elswick Heights Estate)

### 1.1.21 Factory Building

#### 575 Parramatta Road (21)

Marrickville actuary John Burt Trivett bought lot 29 from the National Building Land & Investment Co Ltd in November 1896, the only lot in the section to be sold by that company.<sup>114</sup> In June 1910 he sold to Leichhardt auctioneer William Richard Ainsworth who in May 1914 also bought the Elswick Heights Estate lot 24 which adjoined lot 29.<sup>115</sup> Ainsworth sold both lots in August 1917 to Petersham engineer Thomas William Hoskins who built a factory at about that time and operated there in 1918.<sup>116</sup>

## Section 1.2

### Flood's Estate Lots 30–57

#### Albert Street

South Side (Nos. 32–72)

#### Flood Street

East Side (No. 1)

### Section 1

Bounded by Parramatta Road, Flood Street, Albert Street and the boundary separating Flood's Estate from the Elswick Heights Estate, Section 1 was subdivided into 57 lots. Easter Street, a 20-foot service lane, separates the Section 1.1 lots from those in Section 1.2. In 1901 the Section 1.2 lots 36–37 and lots 25–26 in Section 1.1 were removed from sale for the creation of National Avenue.<sup>1</sup>

#### Section 1.2

In Section 1.2, frontages to Albert Street were 20-foot wide with the exception of lot 57 (24 feet 10 inches). All lots had covenants stating that any building had to be of at least £200 value. No building materials were specified, however. All buildings are of one storey.

#### Lot 30

Shortly after the commencement of sales on Flood's Estate, Intercontinental began selling its land along Parramatta Road from Flood's Estate to Elswick Street as the Elswick Heights Estate. The Flood's Estate Section 1.2 lot 30 was taken into that estate and resubdivided as parts of lots 22–24 and lot 25 of Section B2. For clarity, lot 25 is discussed with the Flood's Estate Section 1.2 lot 31 below.<sup>2</sup>

#### Lot 25 (Elswick Heights Estate)

#### Lot 31 (Flood's Estate)

##### 1.2.01 Balevulin

##### 32 Albert Street (1)

Ann Kennedy, wife of Leichhardt engineer James Kennedy, bought lot 25, Section B.2 of the Elswick Heights Estate from Intercolonial in December 1904.<sup>3</sup> The Kennedys built Balevulin,

half of a semi-detached tiled roof, face brick pair (Nos. 32–34), costing £350 in 1910; Robert Grant Symes was the builder.<sup>4</sup> The Kennedys let Balevulin to Charles J Lewin in 1910–14 and Albert E Boyd from 1915.<sup>5</sup>

After Mrs. Kennedy's death at Eastwood on 12 June 1927, Balevulin passed in October 1927 to Mary Margaret Symes, wife of Eastwood carpenter Robert Grant Symes, to Lane Cove salesman John McLeod Kennedy, and to Annie Fairweather Hunt, wife of Ashfield painter George Hunt; they transferred to George and Annie Hunt in September.<sup>6</sup> The Hunts continued Boyd's tenancy to 1930 and then let the house to Robert W Irving in 1932.

After Mrs. Hunt's death at Merrylands on 8 March 1952, her share in Balevulin passed in January 1953 to her husband who sold to Leichhardt mechanic Norman Harvey Harrison and his wife Ruby Pearl.<sup>7</sup> The house has been coated with textured render.

##### 1.2.02 Hamilton

##### 34 Albert Street (2)

Elias Weekes of Dartbrook Road, Auburn, bought the Flood's Estate lot 31 from the National Building Land & Investment Co at some time before 1901 on an unregistered mortgage.<sup>8</sup> On 10 April 1901, when Intercolonial, took over National's unsold land and unregistered mortgages, after monthly payments of £0.15.0, he owed £11.8.1.<sup>9</sup>

When all payments had been made, Intercolonial transferred the title of the property to Auburn tinsmith Charles Henry Weekes in April 1906.<sup>10</sup> In August 1907 he sold to Leichhardt engineer James Kennedy.<sup>11</sup> In 1910 Kennedy built Hamilton, the other half of the semi-detached tiled roof, face brick pair (Nos. 32–34), on lot 31 costing £350; Robert Grant Symes again was the builder.<sup>12</sup> He let the house to James Newton in 1910–11 but moved in and lived there in 1912–21. He then let the house to Colin Grant in 1922–23 and James R Barriskill from 1924.

After Kennedy's death at Eastwood on 7 June 1927, Hamilton passed in October 1927 to Mary Margaret Symes, wife of Eastwood carpenter Robert Grant Symes, to Lane Cove salesman John McLeod Kennedy, and to Annie Fairweather Hunt, wife of Ashfield painter George Hunt, and they transferred to George and Annie Hunt in September.<sup>13</sup> The Hunts continued Boyd's tenancy to 1930 and then let the house to Robert W Irving in 1932.

After Mrs. Hunt's death at Merrylands on 8 March 1952, her share in Hamilton passed in January 1953 to her husband who sold to Leichhardt clerk Arthur Joseph Sorenson and his wife Thelma Irene in August 1957.<sup>14</sup>

**TABLE 10**  
**FLOOD'S ESTATE**  
**SECTION 1.2 c1935**  
**SEE FIGURE 11**

KEY No.	BUILDING	DOOR No.	BLT
<b>Albert Street Southern Side</b>			
1	Balevulin	32	1910
2	Hamilton	34	1910
3	Yooralla	36	1903
4	Eunice Villa	38	1906
5	Noel	40	1910
6	Marshwood	42	1905
7	Wellington/ Mahala‡	44	1905
8	Detached house	46	1924
9	Billesholme/Brunswick‡	48	1902
10	Glenroy/Myola‡	50	1910
11	Wainui	52	1903
12	Altona/Gladysville‡/ Teroma§	54	1901
13	Greystanes	56	1903
14	Strathmore	58	1904
15	Clarence/Glen Ayr‡	60	1901
16	Roseburn	62	1903
17	Cairo	64	1902
18	Gulval	66	1905
19	Royston	68	1903
20	Elsmere	70	1904
21	Maleta	72	1912
<b>Flood Street Eastern Side</b>			
22	Detached House	1	1911
*	Demolished		
‡	Second name		
§	Third name		
	Key numbers encircled		

## Lot 32–33

### 1.2.03 Yooralla

#### 36 Albert Street (3)

Mary Margaret Symes, wife of Leichhardt joiner Robert Grant Symes, built Yooralla, a large tiled roof, face brick house with bay-windowed front, on lots 32–33 in 1903. She received title from Intercolonial in June 1905.<sup>15</sup> The Symeses lived there from 1903 until February 1914 when they

sold to Botany widow Elizabeth Louisa Kearton who was there in 1914–15.<sup>16</sup>

In October 1915 Mrs. Kearton sold Yooralla to Mrs. Mary Ward Pollock of Leichhardt who lived there with her husband James in 1916–18, calling the house Lamont.<sup>17</sup> Mrs. Pollock sold in November 1918 to Sydney merchant William Gockson who was there until February 1922 when he sold to Margaret McDougall Mason, wife of Leichhardt pressman James Ernest Mason.<sup>18</sup> The Masons were still there in 1932.

Mrs. Mason sold Yooralla in November 1961 to Leichhardt testing mechanic Luigi Sclipa and his wife Antonina.<sup>19</sup>

## Lot 34

### 1.2.04 Eunice Villa

#### 38 Albert Street (4)

Ashfield builder Daniel Slade bought lot 34 from Intercolonial in January 1905.<sup>20</sup> Probably utilising an Intercolonial standard plan, Slade built the tiled roof, face brick house, with bay-widowed front, in 1906 and let it to storeman William John Potter from 1907.<sup>21</sup> Slade sold Eunice Villa to Potter in September 1910 and he lived there until 1925.<sup>22</sup> Potter then let the house to Samuel Slater in 1926–27; Bert Weir 1928–29; W W Baker 1930; and Mrs. B Baker 1932.

In June 1946 Potter sold Eunice Villa to Stanmore spinster Kathleen Mary O'Sullivan who remained the owner for many years.<sup>23</sup>

## Lot 35

### 1.2.05 Noel

#### 40 Albert Street (5)

Ashfield builder Daniel Slade bought lot 35, at the corner with National Avenue, from Intercolonial in January 1905.<sup>24</sup> Probably utilising an Intercolonial standard plan, Slade built the tiled roof, face brick house in 1910 and sold it to Leichhardt painter George Hunt in June 1910.<sup>25</sup> Hunt lived at Noel until February 1921 when he sold it to Caroline Ann Maclaren, wife of Leichhardt pipelayer Duncan Maclaren.<sup>26</sup> The Maclarens were still there in 1932.

After Mrs. Maclaren's death at Leichhardt on 1 July 1965, Noel passed in February 1966 to the Rev Albert James Skinner of Burwood and to Mrs. Maureen French Moore of West Pennant Hills.<sup>27</sup> They owned Noel for many years.

## Lots 36–37

In 1901 these lots were withdrawn from sale and in September they became part of the site of National Avenue, a new street joining Parramatta Road and Albert Street.<sup>28</sup>

**Lot 38**

**1.2.06 Marshwood  
42 Albert Street (6)**

Mahala Elizabeth Matthews, wife of Leichhardt grocer Herbert Matthews, bought lot 38 from Intercolonial in January 1903.<sup>29</sup> The Matthews built the face brick house, with bay-windowed front, in 1905 and were still there in 1932.<sup>30</sup> In 1906 Herbert Matthews built a small grocer's shop at the rear of Marshwood, facing National Avenue, and was still trading there in 1932.<sup>31</sup>

After Mrs. Matthews' death at Leichhardt on 11 July 1953, Marshwood passed in November 1953 to her husband and to Epping traveller Arthur Harold Flaxman.<sup>32</sup> After Herbert Matthews' death at Leichhardt on 12 December 1958, the house passed in October 1959 to Flaxman who immediately sold it to Leichhardt bootmaker Bozo Handic.<sup>33</sup>

Marshwood's design is a survivor of the Victorian terrace-type stucco house realised in Federation face brick. The house now has a corrugated iron roofed.

**Lot 39**

**1.2.07 Wellington/Mahala  
44 Albert Street (7)**

Stanmore labourer Arthur Edward Flaxman bought lot 39 from Intercolonial in January 1904.<sup>34</sup> He built the face brick, terrace-type house, with bay-windowed front, in 1905 and lived there until 1923.<sup>35</sup> At first the house, almost the twin of Marshwood next door, was listed as Wellington but from 1908 the name had changed to Mahala, the first name of Mrs. Matthews, the owner of Marshwood next door.<sup>36</sup>

So close was the relationship between the Matthews' family and the Flaxmans that there was no fence dividing the two properties. In 1916 the Flaxmans gave Mahala a weatherboard bathroom costing £10.<sup>37</sup>

In April 1923 Flaxman sold Mahala to Leichhardt carpenter Edward Bate Francis who let it to Mrs. F E Hughes in 1924–30 and Reginald Flood in 1932.<sup>38</sup> After Francis's death at Wollstonecraft on 22 October 1948, Mahala passed in February 1950 to Five Dock foreman joiner Edward Francis who sold to Randwick widow Marie Verona Weir in May 1951.<sup>39</sup>

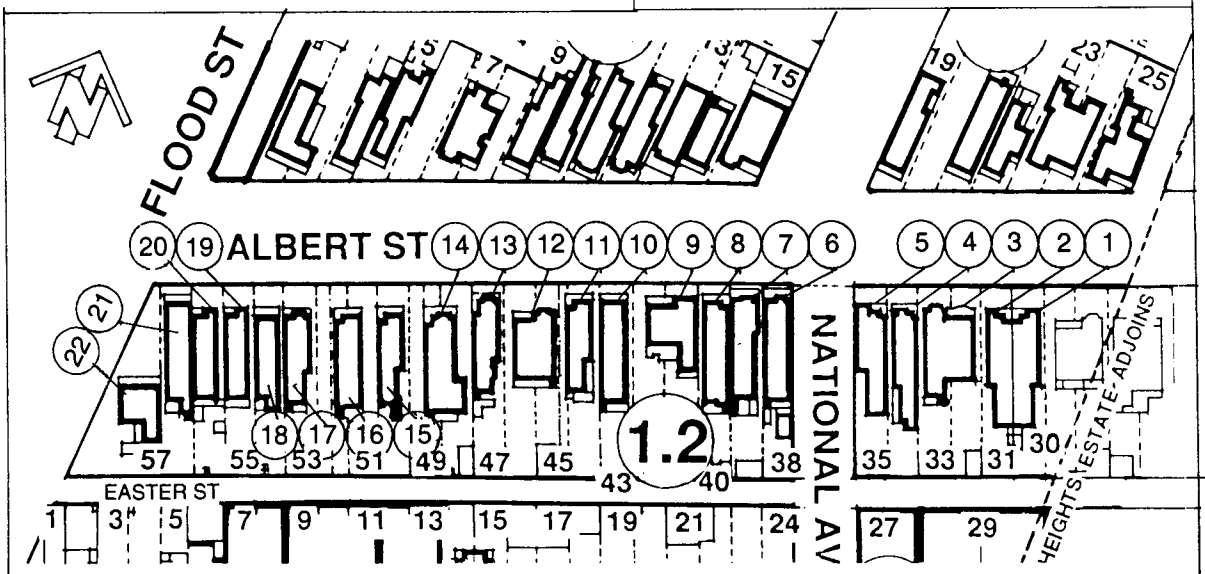
Mahala's design is a survivor of the Victorian terrace-type stucco house realised in Federation face brick. The house now has painted brickwork and a concrete tile roof.

**Lot 40**

**1.2.08 Detached House  
46 Albert Street (8)**

Petersham painter John Ellis junior bought lot 40 from Intercolonial in March 1906.<sup>40</sup> He sold the land in March 1908 to Bertha Flaxman, wife of timber yard foreman Arthur Edward Flaxman, who sold in April 1923 to Leichhardt bricklayer Frederick Ellis.<sup>41</sup> On 16 October 1923 Frederick Ellis applied to build the tiled roof, face brick house, estimated to cost £650.<sup>42</sup> He built the house in 1924 and let it to John Ellis in 1925–26 and then lived there himself in 1927–30 but let it to Albert E Boyd in 1932.

**FIGURE 11  
FLOOD'S ESTATE  
SECTION 1.2 in c1935**



In December 1935 Frederick Ellis sold No. 46 to Stanmore company director John Bailey.<sup>43</sup> After Bailey's death at Stanmore on 26 October 1947, No. 46 passed in November 1948 to Matraville grocer Ernest Henry Bailey, to Anastacia (Anastasia) Harrison, wife of Leichhardt tram driver William H Harrison, to Stanmore widow Esther Bailey, and to Bankstown assistant publisher Leslie Bailey.<sup>44</sup> They transferred the house in July 1955 to Mrs. Harrison.<sup>45</sup>

After Mrs. Harrison's death at Leichhardt on 21 December 1969, No 46 passed in April 1970 to Auburn engineer Ernest John Harrison who immediately transferred it to Mrs. Ruby Clare Butcher of Five Dock.<sup>46</sup> The house now cement rendered brickwork.

## Lots 41–42

### 1.2.09 Billesholme/Te Anue/Brunswick 48 Albert Street (9)

Sydney cellarman John Peter Pearson bought lots 41–42 from Intercolonial in November 1901.<sup>47</sup> He built the large tiled roof, face brick house with verandah, which he named Billesholme in 1902.<sup>48</sup> Pearson lived there until November 1903 when he sold Brunswick to Thomas Matthew Tinley, the manager of the Sydney Insurance Co.<sup>49</sup> In 1904–07 Tinley let the house to Charles Tinley who changed the name to Te Anue. Tinley's next tenant from 1908 was Leichhardt civil servant Edwin Kippax (Kippad).<sup>50</sup>

In March 1911 Kippax and his wife Agnes bought the house and renamed it Brunswick and lived there until his death on 13 May 1916.<sup>51</sup> The house passed in May 1916 to Mrs. Kippax who remained at the house until 1917.<sup>52</sup> She then let Brunswick to George E Newman in 1918–19; George Buckworth 1920–23; Frederick Ellis 1924–26; F Loveday 1927; Thomas Halligan 1928–29; and Samuel B Ashton 1932.

Mrs. Kippax sold Brunswick in January 1935 to Dulwich Hill carter Robert N Croker who sold to Granville piano tuner Archibald Charles Brown and his wife Jenny.<sup>53</sup> The Browns remained owners for many years and probably eliminated the verandah and rebuilt the front of the house with Inter-War Functionalist style details.

## Lot 43

### 1.2.10 Glenroy/Myola 50 Albert Street (10)

Annie Janison, wife of Leichhardt railway employee Christopher George Janison, bought lot 43 from Intercolonial in January 1905.<sup>54</sup> In March 1909 she sold the land to Leichhardt gentleman William Alexander McKillop who, probably utilising an Intercolonial standard plan,

built the tiled roof, face brick house, which he named Glenroy in 1910.<sup>55</sup> He let the house to John Kennedy in 1910–12 but it was nl in 1913

In April 1914 McKillop sold Glenroy to Mary Emma Sewell, wife of Leichhardt hotelkeeper William Joseph Sewell.<sup>56</sup> She let it to —Walsh in 1914; John Selby 1915–16; Mrs. Mary Buckworth 1917–19; and William J Keir 1920–21.

Mrs. Sewell sold Glenroy in November 1921 to Paddington hotelkeeper James William Hart and he lived there in 1922–27.<sup>57</sup> Not listed in 1928–29, the house was let to E W Davies in 1930–32. It was renamed Myola after 1932.<sup>58</sup>

After Hart's death at Vaucluse on 28 December 1941, Myola passed in May 1942 to his widow Elizabeth Mary who sold to Leichhardt cleaner Matthew Kennedy Adam and his wife Sarah in September 1955.<sup>59</sup>

## Lots 44–45.1

### 1.2.11 Wainui 52 Albert Street (11)

Petersham porter William Joseph Sewell either bought the tiled roof, face brick Wainui ready-built from Intercolonial or built it himself in 1903 utilising one of the company's standard plans. In any case, his transfer from Intercolonial of lot 44, and a 6-foot strip of lot 45, was registered in May 1902.<sup>60</sup> He lived there until October 1904 when he sold to Annandale railway employee Christopher George Janison.<sup>61</sup> He lived at Wainui until he sold in March 1909 to Leichhardt gentleman William Alexander McKillop.<sup>62</sup>

McKillop let Wainui to John Ladd in 1909; James Harrison 1910–11; Mrs. James Harrison 1912; and John F O'Reilly 1913–14. In April 1914 Mary Emma Sewell wife of W J Sewell, now a Leichhardt hotelkeeper, bought Wainui from McKillop.<sup>63</sup> She let it to John R Garside in 1915; Albert E Grimley 1916; and Henry T Pemberton 1917–20.

In October 1920 Mrs. Sewell sold Wainui to Bertha Davies, wife of Petersham boot operator Walter Herbert Davies, and they were there in 1921–22.<sup>64</sup> Mrs. Davies sold the house in November 1921 to Leichhardt horse driver John Joseph Edwards but he did not move in until 1923 and was there until 1928 when he let the house to Frank Kennedy in 1929–32.<sup>65</sup> After Edwards's death at Ashfield on 26 June 1969, Wainui passed in May 1973 to his widow Margaret.<sup>66</sup>

## Lots 45.2–46

### 1.2.12 Altona/Gladysville/Teroma 54 Albert Street (12)

Intercolonial built the tiled roof, face brick Altona using Croydon Brick Co bricks in 1901 and sold



the house to Robert William Meek for £475 on 31 December.<sup>67</sup> After allowing £37.2.6 for lot 46 and the 14-foot strip taken from lot 45, the company made a profit of £84.4.0.<sup>68</sup> Intercolonial supervised the construction of the house using bricklayer H King and carpenter A Grant as sub-contractors.<sup>69</sup>

Meek let the house to —Wood in 1902 but it was nl in 1903. Meek lived at the house, now named Gladysville, in 1904 only and could not meet his payments to Intercolonial who sold the house in October 1905 to Thomas Spedding for £475.<sup>70</sup> Spedding lived at Gladysville in 1906 but he also lost the house through not being able to meet payments due.<sup>71</sup> The company then let the house to John Small in 1907 and in 1908–13 to John E Robertson who paid a weekly rent of £0.18.0 up to 1912 and then £1 until he left on 13 September 1913.<sup>72</sup>

Intercolonial's next occupant was H Clifford Best Carter who probably bought Gladysville, paying instalments as rent. He renamed the house Teroma and lived there from 1914 to his death there on 26 August 1922.<sup>73</sup> His widow Ivy Pearl Best Carter lived there from 1922 and was still there in 1932. In July 1927 Mrs. Best Carter received title to Teroma from Intercolonial.<sup>74</sup> She sold the house to Leichhardt labourer Francesco Saffioti and his wife Concetta in February 1975.<sup>75</sup> The house now has painted brickwork.

## Lot 47

### 1.2.13 Greystanes

#### 56 Albert Street (13)

Redfern musician Walter George Cook bought lot 47 from Intercolonial in August 1903.<sup>77</sup> He built the tiled roof, face brick Greystanes, with bay-windowed front, possibly utilising one of the company's standard plans.<sup>76</sup> In 1927 Cook added a weatherboard/asbestos-cement shed for £30.<sup>78</sup>

After Cook's death at Leichhardt on 31 March 1953, Greystanes passed in August 1954 to Mrs. Edna Rita Manners of Leichhardt and to Mrs. Gwyn Westman Wicken of Bexley.<sup>79</sup> They owned the house for many years.

## Lots 48–49.1

### 1.2.14 Strathmore

#### 58 Albert Street (14)

On 1 December 1904 Intercolonial advanced £305 at 7% to Leichhardt musician and music teacher John Horace Bissell to build the tiled roof, face brick house, with bay-windowed front.<sup>80</sup> Paying £90 for lot 48 and the 10-foot strip of lot 49, Bissell lived in the house of "three rooms, kitchen, etc", in 1905–1919.



1.2.13: Greystanes, 56 Albert Street, 1903

*A delightfully preserved Federation Bungalow style house showing a face brick front embellished with turned and fretted timber decoration.*

*(B Crosson)*

Before receiving title to the property in August 1907, he attracted the censure of the company in a marginal note in the loans ledger, "this man said he had a buyer for one of our cottages but would not give his name or do anything unless we promised 2.5%".<sup>81</sup> In 1918 the Bissells added a weatherboard verandah at the rear and a corrugated iron extension costing £50 and, in 1919, a £10 weatherboard shed.<sup>82</sup>

In March 1920 Bissell sold Strathmore to Elizabeth Jessie Riese, wife of Sandringham brass finisher Archibald Alfred Riese.<sup>83</sup> They lived at the house until 1924 but let it to Ray Masters in 1925–26 and William A Lawson 1927. Mrs. Riese sold in September 1927 to Leichhardt signal ganger Thomas Oswald Mitchell who was still there in 1932.<sup>84</sup> After Mitchell's death at Leichhardt on 5 May 1950, Strathmore passed in January 1951 to his widow Sarah who sold to Rosie Lorna White, wife of Leichhardt labourer Ernest Victor White, in February 1954.<sup>85</sup>

## Lots 49.2–50

### 1.2.15 Clarence/Glen Ayr

#### 60 Albert Street (15)

Intercolonial built the tiled roof, face brick Clarence, using Croydon Brick Co bricks, in 1901 on lot 50 and the 10-foot strip taken from lot 49.<sup>86</sup>

The company sold the house on terms in March 1902 to Margaret Higgins, wife of Leichhardt ironmonger Arnold Ernest Higgins, for £375.<sup>87</sup> After completing her payments, Mrs Higgins received title to the property from Intercolonial in September 1905.<sup>88</sup> The Higginses renamed the house Glen Ayr and lived there in 1902–11.

In June 1911 Mrs. Higgins sold Glen Ayr to Leichhardt boilermaker David Morrison who lived there until 1924.<sup>89</sup> He then let to Fred Flack in 1925–28 and William Mills in 1929–32. John Geary was also there in 1932. Morrison sold Glen Ayr in January 1950 to Leichhardt butcher Ralph Leslie Frater and his wife Alice Ruby May.<sup>90</sup> The house now has textured render.

## Lots 51–52.1

### 1.2.16 Roseburn

#### 62 Albert Street (16)

Intercolonial built the tiled roof, face brick house using 25,783 bricks in 1903 on lot 51 and a 10-foot strip of lot 52.<sup>91</sup> After allowing £41.5.0 for the cost of the land, and building fees of £0.17.4, sold it on 22 August 1903 to William Williams for £415.<sup>92</sup> The sale generated a profit of £97.3.0.<sup>93</sup> Williams requested alterations to the design which cost him an additional £4.<sup>94</sup>

Williams lived at Roseburn until 1908 when he evidently lost the house by inability to meet repayments on his unregistered mortgage with Intercolonial.<sup>95</sup> In December 1908 the company sold Roseburn to Leichhardt scale maker Thomas Bowrey who lived there until 1923.<sup>96</sup> He then let the house to John J Rogers from 1924; Rogers was still there in 1932.

After Bowrey's death at Leichhardt on 3 February 1942, Roseburn passed in June 1942 to his widow Alice Lillian who sold to Leichhardt springsmith's assistant Thomas Philip Haddock and his wife Dorothy Amelia.<sup>97</sup> They owned Roseburn for many years.

## Lots 52.2–53

### 1.2.17 Cairo

#### 64 Albert Street (17)

Intercolonial built the tiled roof, face brick house, with bay-windowed front, on lot 53 and a 10-foot strip of lot 52 in 1902 using 20,167 bricks.<sup>98</sup> The single-fronted cottage had a full-width front verandah, a corridor at the side giving access to the two bedrooms, both having fireplaces and opening into the living room which ran across the full width of the house.<sup>99</sup> The living room fireplace backed on to the kitchen fuel stove which opened to the wash house which had laundry tubs and bath. The attached WC was entered from the outside.

After allowing £292.10.1 for building the house, £27.10.0 for the cost of the land, and building fees of £0.16.11 and other costs, the company sold the land to J Smith on 11 December 1902 for £405.0.0, making a profit of £61.16.6.<sup>100</sup> Smith lived at Cairo in 1903–05 but evidently lost the house by not meeting repayments to Intercolonial who let Cairo to Mrs. Shorter in 1906.

Hutcheson Parker was the next tenant in 1906–15 and Mrs. C Parker in 1916–20. The Parkers' weekly rent to the company was £0.14.0 in 1912–13, £0.15.0 in 1913–20, and £0.18.0 from 2 February 1920.<sup>101</sup> The reason for the £0.15.0 rent not varying for such a long period was because Mrs. Parker approached Intercolonial to forego rent increase.<sup>102</sup> Her son, a World War I digger, had to go into hospital, she told the company. Intercolonial showed its compassion by agreeing, endorsing the rent book in bold, red ink, "Widow, son returned soldier."<sup>103</sup>

On 16 May 1921 Intercolonial sold Cairo to another purchaser who also failed to meet payments.<sup>104</sup> This was probably Herbert Allan who lived there in 1921–24. The company let the house to Albert H Harding in 1925. In April 1925 Lewisham widow Ada Matilda Calder bought Cairo and was still there in 1932.<sup>105</sup>

Mrs. Calder sold Cairo in August 1948 to Leichhardt compositor Ernest William Pride and his wife Eva May and they sold to McMahon's Point clerk John James Power in June 1950.<sup>106</sup> In March 1954 Power sold to Leichhardt clerk Walter Joseph Vicq and his wife Pearl Elizabeth.<sup>107</sup>

## Lot 54

### 1.2.18 Gulval

#### 66 Albert Street (18)

Intercolonial probably built the corrugated iron roofed weatherboard house in 1905 on lot 54 and sold it to Lewisham widow Annie Shaw in February 1906 and she was still there in 1932.<sup>108</sup> Mrs. Shaw employed builder G B Lendt to build a weatherboard laundry in 1919.<sup>109</sup>

After her death at Leichhardt on 13 February 1955, Gulval passed in September 1955 to Leichhardt spinster Edith Odessa Shaw who sold in November it to G Dunmore Pty Ltd 1965.<sup>110</sup> That company sold in December 1965 to Leichhardt clerk Joseph Patrick Cloughessy.<sup>111</sup>

## Lots 55

### 1.2.19 Royston

#### 68 Albert Street (19)

Intercolonial built the corrugated iron roofed weatherboard house on lot 55 and sold it to Thomas Wanless on 18 July 1903 for £300.<sup>112</sup> Wanless

lived there until 1905 but forfeited the house when he failed in repayments. The company then sold Royston to J R Hargrave who lived there in 1906 but he also could not meet repayments.<sup>113</sup>

Intercolonial let Royston to Hartley Lonsdale in 1907; John Dickson 1908; Edwin Campbell 1909; Mrs. E Smith 1910; Christopher Martin 1911; and Edward Grimley from 1912.

In November 1920 Canterbury plasterer Albert Hector Lawrence Grimley bought Royston and continued Edward Grimley's tenancy to 1927.<sup>114</sup> His next tenant was Peter Gardiner in 1928 and Leichhardt labourer Arthur Gilbertson from 1929. A H L Grimley sold Royston in February 1932 to Gilbertson who sold in July 1929 to Stanmore engine driver Charles Edward Baker.<sup>115</sup> He sold in the same month to Leichhardt widow Ellen Chapman.<sup>116</sup>

After Mrs. Chapman's death, Royston reverted in January 1964 to C E Baker who sold to Margaret Hannah Lewin.<sup>117</sup> The house now has a tiled roof.

## Lot 56

### 1.2.20 Elsmere 70 Albert Street (20)

Intercolonial built the corrugated iron roofed weatherboard twin to Royston on lot 56 in about 1904 and sold it to Leichhardt painter Charles Lycurgus Whiteley in 1905.<sup>118</sup> He lived there from 1905, repaying his unregistered mortgage, probably as rent.<sup>119</sup> He had completed payments by October 1912 when the company gave him title to the property.<sup>120</sup>

After Whiteley's death at Elsmere on 28 February 1923, the house passed in July 1923 to his widow Annie Louisa and she was still there in 1932.<sup>121</sup> In December 1959 Mrs. Whiteley sold Elsmere to Mrs. Isla Jean Fowler of Leichhardt.<sup>122</sup> The house now has asbestos-cement sheeted walls and a tiled roof.

## Lot 57

### 1.2.21 Maleta 72 Albert Street (21)

Leichhardt grocer Christopher Martin bought the irregularly shaped lot 57 from Intercolonial in October 1911.<sup>123</sup> Probably utilising a company standard plan, he built the tiled roof, face brick Maleta in 1912 costing £400.<sup>124</sup> In 1911 he subdivided lot 57, retaining Maleta on a frontage to Flood Street of 20 feet 10 inches.<sup>125</sup> He let the house to Charles Thomas in 1912; John Murray 1913; John H G Maitland 1914; Arthur Ward 1915; Alexander Lumb 1916; John E Butler 1917–18.



**1.2.19: Royston, 68 Albert Street, 1903**

*A simple low-cost weatherboard house built by Intercolonial and sold to its first owner, Thomas Wanless.*

Martin sold Maleta to Brookvale gentleman Arthur Oswald Johnson who let the house to Richard Edwards 1919; Henry J French 1920.<sup>126</sup> In February 1920 Johnson resold the house to Martin who, by this time, was a poultry farmer at Brookvale.<sup>127</sup> Martin sold Maleta in August 1920 to the War Service Homes Commission.<sup>128</sup> Not listed in 1921–22, the commission let the house to James Hanley in 1923–26 and Mrs. Barbara Crago in 1927–32.

In February 1920 the commission sold Maleta to James Hanley, now a Leichhardt piano tuner.<sup>129</sup> After Hanley's death at Leichhardt on 22 August 1952, his trustee transferred Maleta in May 1955 to Joyce Ellen Clayton, wife of Leichhardt salesman Sydney Alfred Clayton, and to Concord salesman Norman Lesley Hanley.<sup>130</sup>

### 1.2.22 Detached House 1 Flood Street (22)

In 1911 Christopher Martin subdivided lot 57 and built No. 1 (numbered No. 74 Albert Street at the time), costing £300, and lived there in 1912.<sup>131</sup> Not listed in 1913, the house was sold by Martin in December 1913 to Frances Bennett, wife of St. Peters gentleman Frederick Joseph Bennett.<sup>132</sup>

Mrs. Bennett let No. 1 to Mrs. Margaret Grimshaw who operated a laundry there in 1914–15. Mrs. Bennett employed builder W Newell to add a weatherboard bathroom and let the house to Henry Lashatelle 1916 and W M J Holman 1917–

Henry Lashatelle 1916 and W M J Holman 1917–24.<sup>133</sup> In June 1924 Mrs. Bennett sold to Forest Lodge estate agent Wilton Leftwich who sold to Ashfield motor driver Neville John Bedson in November.<sup>134</sup>

Not listed in 1925–26, No. 1 was home to Bedson in 1927–29 but he let it to Alec Locke in 1930–32. In March 1944 Bedson sold the house to Potts Point spinsters Queenie Olive and Zaida Violet Stella Weatherley who sold to Cremorne master showman Ronald George Byrnes in June 1953.<sup>135</sup> Byrnes sold in October 1953 to Leichhardt machinist William Henry Andrews.<sup>136</sup> No. 1 has been rebuilt.

## The Labor Party in Inner Sydney

*Continued from page 10*

### Forest Lodge Branch

Forest Lodge was the smallest in boundary size and membership. It was not an easy branch to join, with members of a particular family occupying the key positions on its executive. The central figure in the branch was Les McMahon, secretary of the Plumbers Union, Leichhardt councillor from 1968 to 1971, and Federal member for Sydney from 1975 to 1980. Forest Lodge's occupational composition was similar to Glebe branch. Membership ranged from 29 in 1974 to 98 in 1982.<sup>79</sup>

### Decline in Membership

An intensive study of ALP membership records by Andrew Scott has revealed that the party attained its peak membership in the decade after the end of World War II. Scott has calculated that one in 33 Labor voters was a party member in the late 1940s, a proportion that declined to 1 in 90 in the late 1960s and 1 in 273 in the late 1980s.<sup>80</sup>

### Overview of Inner-City Labor 1891-1991

The first Labor Electoral Leagues were established in the inner suburbs of Sydney in 1891. The language of class became a way of describing social divisions generated by industrial capitalism in the 1890s. Conflict was inevitable between the owners of the means of production, the capitalists, and the men and women who sold their labour on a weekly, daily or even hourly basis, the working-class or proletariat.

A growing middle-class perception of inner-Sydney as a breeding-ground for disease, poverty and crime was reinforced in 1900 with the outbreak of Bubonic Plaque, quickening the tempo of the middle-class withdrawal to semi-detached houses and bungalows with gardens on the fringes of development. Extension of trams and train lines facilitated the movement of better-off people to the outer suburbs of Drummoyne, Haberfield, Summer Hill, Randwick and Waverley. An inner-city zone embracing the city centre, the Rocks, Pyrmont, Woolloomooloo, Surry Hills, Camperdown, Paddington, Redfern, Glebe and Balmain housed the poorest inhabitants by 1901. They would remain working-class in their identity for a long time, and strongholds of the Labor Party.<sup>81</sup>

The working-class culture that had developed in the inner suburbs was undermined after the 1939-45 war by a massive decline in the manufacturing and service industries as Sydney's industrial structure underwent profound changes. The number of factories declined and at the same time as blue-collar jobs shifted to the western suburbs, office and professional jobs in Sydney grew. Blue-collar and clerical workers with a strong industrial, working-class background had been the backbone of Leichhardt's Labor with branches for decades but as the municipality's social structure experienced change from the early 1970s so too did the character of local politics.<sup>82</sup>

The inner suburbs have undergone a dramatic social transformation with a strong upward shift in occupational status and levels of owner occupancy, and property values have risen sharply. At the 1995 Leichhardt Council elections the Liberals won three seats on Council. The growing concentrations of affluent people now choosing to live in the inner suburbs could see significant changes in voting patterns that have altered little since the 1914–18 war.

## Flood's Estate

Land and Building Development in Leichhardt South from 1830 – Part 1

### Notes and References

#### Notes

##### 1 Acknowledgments

Stephen Carrick's study, *Leichhardt South: A History* (BArch thesis, Univ of NSW, 1988), was the starting point. My thanks to him for laying the groundwork. I drew much information from Anthony Cusick's thesis *Leichhardt West – Elswick* (BArch, Univ of NSW, 1985) which studied the break up of the Leichhardt West grants & the Elswick Estate. Don Truman's *Leichhardt East: A History, The Biggers & Piperston Estates 1794–1986* (BArch thesis, Univ of NSW, 1986) helped me understand how John Piper, father & son, influenced the evolution of Leichhardt. Joan Hatton, Hurstville Historical Society, contributed details on the Flood & Oatley families. The title-chain searches could not have been done without the expert guidance of Peter Chadwick & Stephen Barlow, NSW LTO. The staff of Noel Butlin Archives Centre, ANU, facilitated my study of Intercolonial. I am most grateful to Terry Kass for inspiring me to search the Intercolonial files at NBA. Dr Lesley Muir read & commented on the draft of the Introduction. My thanks to Bruce Crosson for photography & to Alison Stevens for her tuition on Pagemaker.

**Please not that LTO is now Land & Property Information NSW.**

##### 2 Sources and Method

Refer to "Notes & References", Items 4-10, in *Leichhardt Hist J* 18, p 77. In addition it should be noted:

- Sale dates, unless otherwise stated, are the date (month & year) of actual LTO transfer from Intercolonial & others to individuals.
- Searching *Sands's Sydney & Suburban Directory* (Sands) & comparing findings with the LTO title search, plus my visual appraisal of the build-

ing, is the basis of arriving at approximate building dates.

##### 3 Trades and Professions

Occupations of individuals have been discovered from the title chain, from Sands & from other sources. Where I show no occupation in the text, I mean that no occupation could be ascertained. The word "gentleman" is quoted as the occupation shown on the LTO transfer & though of little meaning, it at least shows the person named.

##### 4 Occupants and House Names

Generally taken from the Sands Directory for the year after that stated in text (ie, allowing one year for the publication of the directory). The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881. Some house names are shown on the WB Mid-1930s Detail Survey sheets.

##### 5 Building Development

Density of development is based on WB Mid-1930s Detail Survey sheets. Only portion of the sheets survive: the northern end of Flood's Estate does not. I charted development on this end from NSW Lands Dept Aerial Map May 1951. Where a building allotment has been sold with part of an adjoining lot, I re-number the lots as, eg, lot 2 equals 2.1+2.2, & so on.

##### 6 Architectural Style

Where I make no comment on style, I mean that the building is outside the classifications established in R Apperly, R Irving & P Reynolds, *Identifying Australian Architecture, a Pictorial Guide to Style & Terms from 1788 to the Present* (A&R, Sydney, 1989). Broadly speaking, for Flood's Estate most buildings can be described as either "of the Federation period", or "of the Inter-War period". A period is a "vintage" not a style.

##### 5 Emboldened Names

In References, where the same citation is repeated, the author's name, or other key word, is emboldened in the first citation. In subsequent references to the same citation, the word, on its own & in normal type, will appear as the reference to the full citation.

### References

#### Introduction

- ADB*, Vol 4, pp 190-191 (& all references to Edward Flood unless noted).
- ADB*, Vol 4, pp 190-191.
- R W **Rathbone**, *A Village Called Arncliffe* (Rathbone, Arncliffe, 1997), p 5. J S **Cumpston**, *Shipping Arrivals & Departures. Sydney, 1788-1825* (Roebuck, Canberra, 1977), p 77 (*Admiral Gambier*). M R **Sainty & K A Johnson** (eds), *Census of NSW, Nov 1828* (Lib of Aust History, Sydney, 1980), p 177 (publican).
- Rathbone, p 9.
- Rathbone, p 9.
- Aust*, 7 Mar 1828, p 3c.
- Rathbone, p 9.
- Rathbone, p 9. See also Cumpston, p 97 (*Northampton*). Sainty & Johnson, p 177 (Elizabeth Hannam "came free").
- J **Hatton** (Kogarah) to P Reynolds 15 June 1999 (b. dates of chn). See also *HRA Ser 1*, Vol 8, p 553.
- OST Bk 426 No 258 (J W Flood).
- ADB*, Vol 4, pp 190-191.
- M Corry (Waverley Library) to P Reynolds, 11 June 1999. Flood's vault is Grave No 446 Section 6 (just inside the Trafalgar St fence). This seems not to accord with Rathbone in *ADB*, Vol 4, pp 190-191, where he states that Flood "was buried in the Oatley vault".
- ADB*, Vol 4, pp 190-191 (5 sons, 4 daus). Sands for 1889, Frederick Augustus Oatley listed as Managing Trustee for estate of late Hon Edward Flood MLC.
- NSW Calendar & General Post Office Directory 1832-37. NSW & Pt Phillip Directory (Maclehose) 1839. Brabazon's NSW General Town Directory 1843. Low's City of Sydney Directory for 1844-47. Ford's Sydney Commercial Directory for the Year 1851. Waugh &*

- Its Suburbs 1855. Cox & Co's Sydney Post Office Directory 1857* (nil entry).
- 15 Sands for 1858/59-1888.
- 16 *Australian Men of Mark* (Maxwell, Melb, 1889), Vol 2, Ser 4, pp 144-148.
- 17 BT, A2000-4, p 995, ML. NSW Corps, etc, see *AE*, Vol 6, p 294b.
- 18 BT, A2000-4, p 995, ML. Norfolk Is Victualling Book, ML. P G King Letter Book, 1788-99, p 316, ML.
- 19 BT, A2000-4, p 995, ML.
- 20 NP, ML MSS 1-127B, A 5328-1
- 21 BT, A2000-4, p 995, ML.
- 22 GI, Ser 1, 68 (2).
- 23 NP, ML MSS 1-127B, A 5328-1. See also DD Packet 1021 Deed 6 (Piper to Weedon).
- 24 NP, ML MSS 1-127B, A 5328-1, SD of G Hill, 1868.
- 25 Cumpston, p 132. See also *SG*, 12 Apr 1822, p 2a. See also *SG*, 1 March 1822, p 2a, the *Tiger* had left England on 8 Oct 1821 & reached the Cape on 18 Dec 1821. See also *SG* 15 Feb 1822, p 2c, the *Tiger* had reached Hobart.
- 26 NP, ML MSS 1-127B, A 5328-1. See DD Packet 1021 Deed 6, Piper to T Weedon, wherein the date is stated as 17 Aug 1822. See also PA 422202, Assignmmt of 100 acres by J T Prentice to J Piper sen, 17 Aug 1822.
- 27 NP, ML MSS 1-127B, A 5328-1. PA 1669 (Search Book), J T Prentice 1822 to J Piper jun who would have been 16 years old.
- 28 NP, ML MSS 1-127B, A 5328-1 (Osmond to J Piper sen, 25 Sep 1822).
- 29 NP, ML MSS 1-127B, A 5328-1 (Osmond to J Piper sen, 25 Sep 1822).
- 30 NP, ML MSS 1-127B, A 5328-1 (Osmond to J Piper sen, 25 Sep 1822).
- 31 NP, ML MSS 1-127B, A 5328-1 (Osmond to J Piper sen, 25 Sep 1822). Cumpston, p 139 (arrival of Regalia). See also *SG*, 13 Feb 1823, p 2a; 23 Jan 1823, p 2b. *The Regalia* left England on 7 Aug 1822 & called at Madeira, Cape of Good Hope & arrived at the Derwent on 6 Jan 1823 under Capt T Collins & not Capt Munro as stated in J Osmond's letter of 25 Sep 1822. Capt D N Munro was commander of the brig *Thalia* which did not arrive at Sydney from London & Hobart until 18 June 1823. For *Thalia*, see Cumpston, p 142.
- 32 *ADB*, Vol 2, pp 334-335.
- 33 J Arnold, Journal, 13 July 1815, p 397, ML MSS C720.
- 34 *ADB*, Vol 2, pp 334-335. J Broadbent & J Hughes, *Francis Greenway*, Architect (Historic Houses Trust of NSW, Glebe, 1997), pp 92-93 (neither F H Greenway nor H Kitchen claimed authorship of the design).
- 35 GI, Ser 7 No. 29. See also DD Packet 1021, Deed 2. See also NP, ML MSS 1-127B, A 5328-1, Abs of Title of Elswick House.
- 36 For an early map of road, see DD Packet 1021 Deed 7.
- 37 PA 45.
- 38 PA 45. J Darbyshire endorsed his sale to J Piper sen on the back of his original grant. The monetary value of the "consideration" was not stated.
- 39 D J Truman, *Leichhardt East: A History, The Biggers & Piperston Estates 1794-1986* (B Arch thesis, Univ of NSW, 1986), p 21.
- 40 *ADB*, Vol 2, pp 334-335.
- 41 *ADB*, Vol 2, pp 334-335. BT, A2000-4, p 993.
- 42 BT, A2000-4, p 993. NP, ML MSS 1-127B, A 5328-1, Case 1669, 4 June 1867 (H Piper & his wife were stated to have died).
- 43 NP, ML MSS 1-127B, A 5328-1 (Osmond to J Piper sen, 25 Sep 1822).
- 44 GI, Ser 7 No 28. See also DD Packet 1021 Deed 7. See also A Cusick, *LHJ* 16, Fig 3, p 17.
- 45 Cusick, Figs 44-45, pp 64-65.
- 46 PA 45, L & R of 62 acres of Macquarie Gift by J Piper sen to P de Mestre, 1 & 2 Mar 1832 & other deeds.
- 47 PA 45, Examiner's Report 4 June 1863. Piper's possessory claim was supported by stat decs in PA 45 from G Hill, gentleman, Surry Hills (2 June 1863), & Daniel Egan, Esquire, Sydney (May 1863).
- 48 There are no documents for this transaction but in DD Packet 1021 Deed 7, when J Piper sen was selling part of Macquarie Gift to J Foster, dated 1 & 2 Mar 1832, it is declared that the land "is now & has been upwards of 20 years the property & in the tenure or occupation of the said John Piper...".
- 49 OST Bk W No 121. See also NP, ML MSS 1-127B, A 5328-1, Abs of Title of Elswick House. The wording is extremely convoluted: "In the nature of a bill of sale endorsed on last mentioned grant [270 acres] from John Piper the younger eldest brother & heir-at-law of said Hugh Piper in favour of his father said John Piper...". See also PA 1669 (Hugh Piper to J Piper jun 1832).
- 50 Cusick, Fig 3, p 17.
- 51 OST Bk E No 271 (to D Ramsay), Bk E No 262 (157 acres to J Foster), Bk D No 505 (3 acres to T Weedon), Bk E No 267 (to P De Mestre). De Mestre's land with 30-acre Darbyshire grant which he bought from John Piper sen became Helsarmel Estate, see PA 45 & Old Register Bk 5 No 154; see also FM 4/9196, Insolvency Index, J Piper for Dulcibella Wood.
- 52 NP, ML MSS 1-127B, A 5328-1, J Piper sen to J Norton, 29 Dec 1831.
- 53 SR (k), IF 2/8727 No 700.
- 54 *ADB*, Vol 2, pp 334-335.
- 55 T D Mutch Index to BDM, ML.
- 56 Mutch.
- 57 SR (k), IF 2/8731 No 731.
- 58 Mutch.
- 59 PA 1669 (Search Book, J T Prentice 1822 to J Piper jun who would have been 16 years old). See also NP, ML MSS 1-127B, A 5328-1, Abs of Title of Elswick House For location of Weedon's Cherry Tree Gardens, see Village of St Thomas, Petersham, M2 811.1824/1861/1, ML. *NSW Calendar & General Post Office Directory 1834*, p 48, ML.
- 61 I have not been able to identify the location of the 12.5 acres

- but see later Piper's 5 acres and Redmond's 7.5 acres.
- 62 PP, Vol 3 p 750, ML. For Thomas Raine (1793-1860), see *ADB*, Vol 2, pp 359-360.
- 63 PP, Vol 3 p 750, ML.
- 64 OST Bk D No 613. For Hearn's land & Balmain Rd, see Cusick, p 18 (Fig 4), p 19 (Fig 5), p 21, p 26 (Fig 12). See also NP, ML MSS 1-127B, A 5328-1, Abs of Title of Elswick House.
- 65 *NSW Calendar & PO Directory 1832*, p 48, reads "On the right. Rd to Birch Grove, a pleasant spot on the Parramatta River, the property of Dr Gilchrist, is at present occupied by S A Perry Esq, the Deputy Surveyor General". Birch Grove House was then owned by R W Loane. This directory entry predates the building of Waterview House in 1835, the first house on the Balmain grant.
- 66 OST Bk D No 505 (17 acres to T Weedon); Bk E No 262 (50 acres to J Foster); Bk D No 613 (21 acres to A Hearn). For 3 acres taken from Piperston, see DD Packet 1021 Deed 4 (3 acres, J Piper jun to J Piper sen, 2 Dec 1830). See also Deed 5 (in 21 acres J Piper sen to A Hearne, 28 May 1831 reciting 3 acres, J Piper jun to J Piper sen, 2 Dec 1830)
- 67 PP, Vol 3 p 750, ML.
- 68 J Piper sen's & A Hearn's Subdivision of 1841, M2 811.1822/1841?/1, ML. See also OST Bk V No 877 (Biggers' 30 acres & 5.5 acres on Parramatta Rd between Hearn's land & Edward Redmond's land & south of J Piper's 165 acres).
- 69 FP 979233 (1309 L), Plan of Redmond's Subdivision. See also OST Bk V No 877 (Bigger's 30 acres & 5.5 acres on Parramatta Rd between Hearn's land & Edward Redmond's land & south of J Piper's 165 acres).
- 70 NP, ML MSS 1-127B, A 5328-1, "Rough Plotting of the Estate of Captain Piper Compiled from the Descriptions in the Various Grants" (nd), M Ser 4 810/3 A 5328, Map 1, ML. "Hampton Farm" is incorrectly shown as "Hammond [sic] Hill Farm" which was actually opposite on the south side of Parramatta Rd in present-day Petersham. On 28 May 1793 Principal Surgeon John White (1756?-1832) was granted 100 acres "in the district of Petersham Hill" (R J Ryan (ed), *Land Grants 1788-1809*, p 14). White was recommended for the post of surgeon to the Colony of NSW by Captain Sir Andrew Snape Hamond & White named "Hamond Hill Farm" after him. On 3 Dec 1794 White was granted a further 30 acres which he added to "Hamond Hill" (Ryan, p 39). White's Creek had its source on "Hamond Hill" & gained its name from John White. "Hamond Hill's" 130 acres stretched along the south side of Parramatta Rd from about West Street, Lewisham, to about Cannon Lane, Petersham. R Crocker & M Kelly, *Sydney Takes Shape, A Collection of Contemporary Maps from Foundation to Federation* (Doak Press, Sydney, 1978) p 26. In *ADB*, Vol 2, pp 594-595, R Rienits writes that "Hamond Hill" was "afterwards part of the suburb of Leichhardt". He would have been led into this error by documents such as the map in NP (the subject of this footnote). Rienits erroneously writes that White's 30 acres had "a frontage to White Bay". He may have meant White's Creek. White Bay is now regarded as being enclosed by Balmain-Rozelle & Glebe Island. White's Creek flows into Rozelle Bay. Rienits writes further that White "retained these grants (100 + 30) acres until 1822 when they were sold to a settler, Edward Redmond". Redmond (Mc-Redmond, Redman?) was to own the 16 acres fronting Parramatta Rd, between Catherine St & White's Creek, granted to M Moore on 24 Oct 1809 (PA 6745, PA 8538, Ryan, p 290). For E Redmond see *ADB*, Vol 2, p 371. For "Hammond [sic] Hill, see DD Packet 1021 Deed 6 (Piper to Weedon).
- 71 NP, ML MSS 1-127B, A 5328-1, Abs of Title of Elswick House.
- 72 B Dyster, *Servant & Master, Building & Running the Grand Houses of Sydney 1788-1850* (NSWUP, Kensington, 1989), p 50 (managing clerk). *NSW Calendar & General Post Office Directory 1833*, p 55 ("Elswick, the seat of Mr James Foster"), p 55. For a splendid photograph of Elswick House, see J Broadbent, *The Australian Colonial House* (Hordern House, Sydney, 1997), p 348. The water-colour by Conrad Martens, once marketed by the State Library as "Elswick House", is actually Deputy Commissary-General James Laidley's "Rose Bank" (see Broadbent, p 184, plates 9.3). In *LHJ* 16 (1986), p 21, I erroneously stated that Rose Bank was built for Colonial Treasurer Campbell Drummond Riddell
- 73 OST Bk E No 262.
- 74 M Solling & P Reynolds, *Leichhardt: On the Margins of the City* (Allen & Unwin, Sydney, 1997), p 22.
- 75 *NSW Calendar & General Post Office Directory 1835*, p 132, ML. See also Cusick, pp 18-19; the year 1828 stated as date of purchase of 207 acres now appears to be an editing error.
- 76 OST Bk G No 308. See also NP, ML MSS 1-127B, A 5328-1, Abs of Title of Elswick House (207 acres crossed out & 220 acres substituted). See also Dyster, pp 50-51 ("who had overspent himself in its construction"). See also Cusick, pp 18-20.
- 77 *ADB*, Vol 2, p 289 & all refs to life of J Norton.
- 78 Dyster, pp 50-51, PP 59-60. See also Cusick, pp 18-20.
- 79 OST Bk H No 338. See also DD Packet 1021 Deed 10. See also NP, ML MSS 1-127B, A 5328-1, Abs of Title of Elswick House.
- 80 For a plan of Norton's pur-



- chase, see DD Packet 1021 Deed 10.
- 81 Hatton, (T Weedon, b. London).
- 82 Sainty & Johnson, p 386, W0839. There is no listing for the *Anne* in 1813 in Cumpston.
- 83 BDM 1820 2584/3, m. cert of Thomas Weedon & Mary Field; 1820 97/8, m. cert of Thomas Weedon & Mary Field. Age of Mary Field Weedon calculated from ages shown in Sainty & Johnson in 1828, p 386, W0839–W0843. BDM 68 02276, d. cert of Mary Field Weedon (parents' names).
- 84 Hatton, (Mary Weedon's maiden name). BDM 1830 10153/1 & 283/14, b. & bapt. certs of Elizabeth Weedon. BDM 1821 591/1 & 238/6, b. & bapt. certs of Thomas Elijah Weedon. BDM 1830 10153/1 & 283/14, b. & bapt. certs of Elizabeth Weedon. Dates of b. for Jane Weedon & Joseph Weedon calculated from ages shown in Sainty & Johnson in 1828, p 386, W0839–W0843. BDM d. cert of Joseph Weedon could not be found in index.
- 85 *SG*, 10 Dec 1814, p 26; 31 Dec 1814, p 1a.
- 86 *SG*, 20 Jan 1825, p 3e (town lot). Sainty & Johnson, p 386, W0839 (shopkeeper).
- 87 *Aust*, 18 July 1827, p 3d.
- 88 *Aust*, 18 July 1827, p 3d.
- 89 *Aust*, 18 July 1827, p 3d.
- 90 *Aust*, 7 Mar 1828, p 3c.
- 91 *Aust* 6 Mar 1829, p 3c.
- 92 *Aust*, 2 Apr 1830, p 4c ("sign of the Spread Eagle"). *Aust*, 5 Aug 1831, p 4c. *NSW Calendar & General Post Office Directory 1832*, ML.
- 93 *Aust*, 15 Apr 1831, p 4d (No. 11, Parish of St Lawrence); 20 May 1831, p 6d (town allotment, not described); 16 Mar 1832, p 1b (Parish of St Lawrence No 3?).
- 94 *Aust*, 8 Jan 1836, p 3c (Claim No 11).
- 95 *Aust*, 2 Apr 1840, p 4c.
- 96 *SG*, 7 Aug 1830, p 1b.
- 97 PA 5186, unreg deed (A Nicholls to J White, five shillings nominal consideration for lease, for purchase price of £181 for release).
- See also Abs of Title of F Oatley (4 acres) in PA 5186.
- 98 PA 5186, unreg deed (G Gambling to A Nicholls).
- 99 PA 5186, unreg deed (G Gambling to A Nicholls).
- 100 PA 5186, unreg deed (G Gambling to A Nicholls, husbandman). See also Abs of Title of F Oatley (written in description of Gambling's grant, "to be called by the name of Toothill"). For location of Gambling's 40 acres, see Crocker & Kelly, p 26. See also Parish Map.
- 101 PA 5186, PA 5186, unreg deed (G Gambling to A Nicholls).
- 102 OST Bk C No 433 (J & M White to T Weedon).
- 103 For location of "Weedon's Cherry Gardens", see Map of Village of St Thomas, Petersham, M2 811.1824/1861/1, ML. West Street (Lewisham) is shown as "New Cook's River Rd" & Thomas St (Lewisham) as "Upper Canterbury Rd". The present Old Canterbury Rd, Lewisham, is depicted as "High Canterbury Rd".
- 104 OST Bk Y No 83. See also Abs of Title of F Oatley in PA 5186.
- 105 OST Bk Y No 105 (A & S Philip to J Roberts); Sydney victualler Joseph Moss was the trustee named in the conveyance. See also Abs of Title of F Oatley in PA 5186.
- 106 OST Bk 33 No 163 (d. of J Roberts). BDM 795/422, bapt. cert of William Roberts in PA 5186. For other sons of John & Susannah Roberts, see stat dec of William Roberts, solicitor, Sydney, 13 June 1882. See also Abs of Title of F Oatley in PA 5186
- 107 BDM 817/153, m. cert of bachelor John Roberts & spinster Susannah Moss in PA 5186. For L/A granted on 4 Nov 1829 to Susannah Moss Roberts in intestate estate of John Roberts, see SD of William Roberts, solicitor, Sydney, 13 June 1882.
- 108 OST Bk 33 No 163 (W Roberts to T Weedon).
- 109 *Aust*, 12 July 1833, p 4a. For location of Cherry Gardens, see "Village of St Thomas, Petersham", M2 811.1824/1861/1, ML.
- 110 For location of Cherry Gardens, see "Village of St Thomas, Petersham", M2 811.1824/1861/1, ML.
- 111 List of Assigned Convicts encl with Governor Bourke's Despatch No 118, CY650, Vol 25, p 756, p 758, ML.
- 112 For John Brown, publican of the "Old Cheshire Cheese", see *Aust*, 1 May 1841, p 1.
- 113 *NSW Calendar & General Post Office Directory 1834*, p 48, ML describes the Cherry Gardens & the Cheshire Cheese (north of Parramatta Rd between Tebutt St & Long Cove Creek bridge) in similar terms, Vauxhall being the famous London "pleasure gardens".
- 114 Sands for 1858/59-73 does not list Thomas Weedon as licensee of the Cherry Gardens. Sands for 1868 has Louisa Smith as licensee of Cherry Garden Hotel; for 1865, Mrs. Louisa Smith, Cherry Tree Inn (Parramatta Rd, Petersham). Sands for 1868 is the last listing for Thomas Weedon in "Parramatta Rd, Petersham".
- 115 *Aust*, 20 Feb 1841, p 3b. BDM 1841 677/25, m. cert of Jane Weedon & Frederick Oatley. A Henry J Weedon m. Frances Needham or Ritchie in 1836, see BDM 1836 429/73.
- 116 *Aust*, 17 May 1852, p 3f. BDM 1851 269/38, m. cert of Elizabeth Weedon & Augustus Morris. OST Bk 70 No 624 (d. of Elizabeth Weedon Morris).
- 117 BDM 1855 235/43, m. (1) cert of Thomas Elijah Weedon & Elizabeth Francis Hollinshed. BDM 1856 528/122, d. cert of Elizabeth Frances Hollinshed Weedon. A Francis Weedon d. in 1805, see BDM 1805 1954/2. A Mary Weedon d. at 19 yrs in 1836, see BDM 1836 36/20.
- 118 BDM 1859/311, m. (2) cert of Thomas Elijah Weedon & Marion [sic] Hollinshed. For their dau Blanche M, see BDM 1865/2780, b. cert. For their dau Maude M, see

- BDM 1891/11723, d. cert. (Blanche M & Maude M may have been the same child). BDM d. cert for Marian Hollinshed Weedon could not be found in Index up to end of 1905; she was still alive in 1885, see PA 5186, stat dec, 31 Mar 1885.
- 119 PA 5187, Will of Thomas Weedon.
- 120 BDM 66 01747, d. cert of Thomas Elijah Weedon. See also PA 5187, Will of Thomas Weedon.
- 121 PI 1/7950, d. of Thomas Weedon. BDM 1869 02313, d. cert of Thomas Weedon, 85 yrs, at St George. A John Weedon d. at Deniliquin in 1865, see BDM 65 03485. A Thomas Weedon, son of Charles & Mary Weedon, d. in 1866, see 66 00404. For place of d. of Thomas Weedon see stat dec of Frederick Oatley, 5 June 1882, in PA 5186, wherein he states that Weedon died on William Roberts's land. Weedon may have moved out of the Cherry Gardens into one of the houses on Robert's former land at the end of his life.
- 122 PA 5187, L/A of estate of Thomas Weedon, No 7950, 4 March 1869.
- 123 OST Bk 196 No 502.
- 124 BDM 68 02276, d. cert of Mary Field Weedon.
- 125 OST Bk 196 No 502.
- 126 PA 5186 or PA 5187, unreg deed (M Weedon to F Oatley).
- 127 OST Bk D No 505. For the location of the reserved road, see DD Packet 1021 Deed 7. See also NP, ML MSS 1-127B, A 5328-1, "Rough Plotting of the Estate of Captain Piper Compiled from the Descriptions in the Various Grants" (nd), M Ser 4 810/3 A 5328, Map 1, ML.
- 128 S G Carrick, Leichhardt South: A History (BArch thesis, Univ of NSW, 1985), pp 77-79. See *V&PLA 1900 Vol 6*, "Report from the Select Committee on Proposed Government Alignment of Flood Street, Leichhardt", pp 873-890. See also Plan of Segerson's Estate, M2 811.1822/1838?/1.
- 129 OST Bk K No 683.
- 130 For Old Bay Horse Inn, see Hallen & McEvoy's "Plan of Subdivision of Elswick Estate 1867", M2 811.1822/1867/1, ML. See also Cusick, p 24 (Fig 10).
- 131 *Aust* 2 May 1839, p 2g.
- 132 A search of the OST Deeds Registry failed to locate deeds for these transactions. For part plan of this land, see DD Packet 1021 Deed 10.
- 133 OST Bk H No 338 (Mary Weedon joined her husband Thomas in this conveyance). See also DD Packet 1021 Deed 10. See also NP, ML MSS 1-127B, A 5328-1, Abs of Title of Elswick House.
- 134 For a plan of the subdivision, see OST Bk 42 Nos 742 & 743.
- 135 OST Bk 42 No 742 (lot 1, to T J Weedon).
- 136 OST Bk 77 No 965 lot 1, (mtge to F E G Croft in recital).
- 137 OST Bk 77 No 965 (lot 1, to E Flood).
- 138 OST Bk 426 No 258 (appt of execs & trustees).
- 139 OST Bk 426 No 258 (lot 1, to F Oatley).
- 140 OST Bk 49 F 200 (lot 2, to Elizabeth Weedon Morris). BDM 1852 269/38, m. cert of Elizabeth Weedon & Augustus Morris.
- 141 OST Bk 70 No 624, d. cert of Elizabeth Weedon Morris (lot 2, to Jane Weedon Oatley).
- 142 PI 19909, d. of Jane Weedon Oatley. J Hatton (Kogarah) to P Reynolds 15 June 1999.
- 143 OST Bk 426 F 257 (chn of Jane Weedon Oatley).
- 144 OST Bk 426 F 257 (lots 2-3, to Frederick Oatley).
- 145 OST Bk 42 No 743 (lot 3, to Jane Weedon Oatley).
- 146 *ADB*, Vol 2, pp 291-292.
- 147 Cumpston, p 97 (arrival of Northampton with 106 female prisoners).
- 148 Sainty & Johnson, p 177.
- 149 *ADB*, Vol 2, pp 291-292.
- 150 *ADB*, Vol 2, pp 291-292 (Frederick Oatley).
- 151 *Low's City of Sydney Directory for 1847*, p 69.
- 152 Hatton (m. of Jane Weedon & Frederick Oatley).
- 153 OST Bk 426 F 257 (chn of Jane Weedon Oatley).
- 154 *Ford's Sydney Commercial Directory for...1851*, p 104.
- 155 *Waugh & Cox's Directory of Sydney...1855*, p 148.
- 156 Sands for 1858 (nil entry). Sands for 1861 (Inspector of Slaughter Houses). Sands for 1863 (Sandy Knowe Cottage, Ocean St upper, Woollahra). Sands for 1864-65 (Inspector of Abattoirs, Sandy Knowe, Trelawney St, Woollahra). No listing of occupation after Sands 1865.
- 157 Sands for 1885.
- 158 Sands for 1873, p 218.
- 159 OST Bk 99 No 243 (to Flood). Clark & Birch, "Map of the Municipality of Leichhardt 1888", M4 811.182/1888/1, ML.
- 160 PI 3/20198, d. of Frederick Oatley. Hatton (place of d. of F Oatley). PA 7920 L/A 8 May 1890 (to Jane Oatley, Trelawney St, Woollahra).
- 161 CT V 977 F 106 (to Frederick Oatley). PA 7920, Examiner's Report.
- 162 CT V 977 F 106 transm 5693 (to E E A Oatley & F A Oatley & E B McKenny).
- 163 CT V 977 F 106 transf 199563 (14.75 acres, to National). For action on D Ramsay jun's caveat, see documents attached to transf 199563.
- 164 CT V 977 F 106 transf 199563
- 165 CT C 1068 F 157 mtge 199564.
- 166 OST Bk E No 271.
- 167 OST Bk E No 271.
- 168 Cusick, pp 41-44.
- 169 PI 3/18173, d. of S A Ramsay.
- 170 CT V 1115 F 17 (survey diagram shows Ramsay's strip).
- 171 CT V 977 F 106 transf 248-818 (1.25 acres, to National).
- 172 *ISN*, 15 Mar 1887, p 21. OST Bk 181 No 751.
- 173 *ISN*, 15 Mar 1887, p 21.
- 174 SR (k), DCI 3/5863 No 610, Mem of Articles of Assoc.
- 175 *ISN*, 15 Mar 1887, p 21.
- 176 *ISN*, 15 Mar 1887, p 21.
- 177 *ISN*, 15 Mar 1887, p 21.
- 178 *ISN*, 15 Mar 1887, p 21.
- 179 *ISN*, 15 Mar 1887, p 21.
- 180 *ISN*, 15 Mar 1887, p 21.
- 181 *ISN*, 15 Mar 1887, p 21.
- 182 *ISN*, 15 Mar 1887, p 21.
- 183 SR (k), DCI 3/5863 No 610, Mem of Articles of Assoc. For W H Paling, see *ADB*, Vol 5, pp 389-390.
- 184 SR (k), DCI 3/5863 No 610, Mem of Articles of Assoc.
- 185 *SMH*, 25 Apr 1891, p 3g.

- 186 *SMH*, 25 Apr 1891, p 3g.  
 187 *ADB*, Vol 6, pp 441-442. For H E Cohen, see *ADB*, Vol 3, pp 437-438.  
 188 *ADB*, Vol 6, pp 441-442.  
 189 DP 2829.  
 190 *SMH*, 13 June 1891, p 15e. Ap Card L5/111, ML.  
 191 *SMH*, 13 June 1891.  
 192 *SMH*, 13 June 1891.  
 193 *SMH*, 13 June 1891.  
 194 *SMH*, 13 June 1891.  
 195 *SMH*, 13 June 1891.  
 196 *SMH*, 13 June 1891. For sale of lot 26, Sec 3.2, see Section 3.2 to be published at a future date.  
 197 See Tables 6-8.  
 198 *SMH*, 25 Sep 1891, p 4gh.  
 199 *SMH*, 25 Sep 1891, p 4gh.  
 200 *SMH*, 25 Sep 1891, p 4gh.  
 201 *SMH*, 25 Sep 1891, p 4gh.  
 202 *SMH*, 25 Sep 1891, p 4gh.  
 203 SR (k), DCI 3/5863 No 610, letter to RG 15 Oct 1895. Letter to RG 25 Nov 1895.  
 204 SR (k), DCI 3/5863 No 610, letter to RG 29 Apr 1896.  
 205 CT V 1068 F 157 disch of mtge 199564.  
 206 CT V 1190 F 164 mtge 248820 (to Equitable, trustees Henry Hudson & Charles Brown).  
 207 SR (k), DCI 3/5863 No 610, letter to RG 3 Feb 1898 (City Chambers). Letter & enclosure to RG 24 Feb 1898 (winding up).  
 208 SR (k), DCI 3/5863 No 610, letter to RG 24 Feb 1898 (winding up). CT V 1190 F 164 notice of extraordinary resolution 278704.  
 209 *SMH* 14 Oct 1899, p 17f.  
 210 CT V 1190 F 164 transf 327869 (to Intercolonial).  
 211 *SMH*, 10 Oct 1885, p 5d.  
 212 *SMH*, 10 Oct 1885, p 5d.  
 213 *SMH*, 10 Oct 1885, p 5d.  
 214 NBA, IC 23/1/3 Prospectus & all following refs to capital, profits.  
 215 NBA, IC 23/1/4 Report 30 Apr 1887.  
 216 NBA, IC 23/1/4 Report 30 Apr 1887.  
 217 For Intercolonial's sales advertisements for Perth, see *SMH* 7 Mar 1891, p 13d.  
 218 NBA, IC 23/1/29 Report 5 Dec 1901.  
 219 *SMH*, 28 Sep 1901, p 17g.  
 220 CT V 1190 F 164 transf 327869 (lots 1-28, 30-57 Sec 1; lots 1-9, 11-15, 22, 23, 31, 32, 36-51, 55-64, 66-70, 77 Sec 2; 1-14, 17-20, 22-25 Sec 3; 1-10, 15, 16, 20-25 Sec 4 to Intercolonial).  
 221 *SMH*, 28 Sep 1901, p 17g.  
 222 Sydney Water Plan Room, Chief Engr J M Small signed completion on 8 Nov 1897.  
 223 *SMH*, 5 Oct 1901, p 15e.  
 224 *SMH*, 5 Oct 1901, p 15e.  
 225 *SMH*, 5 Oct 1901, p 15h.  
 226 *SMH*, 12 Oct 1901, p 17h.  
 227 NBA, IC 23/1/43 Report 12 Dec 1912.  
 228 CT V 1678 F 235 transf C666364. Next CT V 4947 F 242. For transfer of lot 41, Sec 2, see Section 2.3 to be published at a future date. NBA, IC 23/1/75 Report 17 Aug 1938.  
 229 NBA, IC 23/1/94 Report 4 Sep 1957.
- Section 1.1**
- 1 PA 7920, DP 2829.  
 2 NBA, IC General Agreements File 23/37/1, p 153.  
 3 NBA, IC General Agreements File 23/37/1, p 153.  
 4 CT V 2615 F 16 transf A202522 (covenant lot 14). CT V 2570 F 201 transf A170982 (covenant lot 15).  
 5 CT V 1678 F 235 transf A154829. Next CT V 2549 F 38. Possibly located on lot 1: Sands for 1903 "N J Powell fuel merchant"; Sands for 1906 "Leichhardt Bottle Exchange, John Lowe"; Sands for 1914 "Coke, Tar & General Transport Co, A C Brown, manager".  
 6 CT V 2549 F 38 transf A230253 (to E Edworthy).  
 7 RAA 2241, appr 17 Oct 1917.  
 8 Unless otherwise cited, for all refs to occupancies, see Sands's Sydney & Suburban Directory 1858/ 59-1932/33 for the year following that cited in the text. The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881.  
 9 PI 4/253116 (d. of E Edworthy). CT V 2549 F 38 transm C964636 (to M L J Edworthy).  
 10 PI 4/304452 (d. of M L J Edworthy). CT V 2549 F 38 transm D440973 (to S Edworthy).  
 11 CT V 2549 F 38 transf F265923 (to M L Barry, C Dwyer, C G Bleach & R M Tarrant). Next CTs V 6276 F 229-232.  
 12 CT V 6276 F 230 Sec 94 Appn N642420 (quarter-share to J C Dwyer). Sec 94 Appn H904021 (quarter-share to N P Rickinson).  
 13 CTs V 6276 F 229-232 transf J77490 (lot 1, to M C Torpy). Next CT V 9237 F 135. Transf J77491 (to Shane).  
 14 CT V 1678 F 235 transf 431-639. Next CT V1695 F 142.  
 15 CT V1695 F 142 transf B222095 (to C Ashdown).  
 16 RAA 3806, appr 28 Oct 1925.  
 17 CT V1695 F 142 lease G93-418 (to M, V & A Waikovsky).  
 18 PI 603385 (d. of C Ashdown). CT V1695 F 142 Sec 94 Appn K550987 (to H J Brigden, R E Weller, BE Mann). Next CT V 13528 F 247.  
 19 CT V 1678 F 234 transf A143250. Next CT V 2531 F 132.  
 20 CT V 2531 F 132 transf A371416 (to S P H Cover). Transf A502716 (to W Moriarty).  
 21 CT V 2531 F 132 mtge A791484 (to M E Scott, disch 24 Feb 1925). RAA 2896, appr 25 Jan 1922.  
 22 PI 4/211495 (d. of W Moriarty). CT V 2531 F 132 transm C461010 (to L A M Moriarty).  
 23 CT V 2531 F 132 transf C902-598 (to W E Bolstad). Transf D704333 (to Caravan Park).  
 24 CT V 2531 F 132 transf F731169 (to British Insulated Callendar's).  
 25 CT V 2531 F 132 transf G608779 (to British Insulated Cables).  
 26 NBA, IC 23/11 Building Accounts Book folio 310-311.  
 27 NBA, IC 23/11 Building Accounts Book folio 310-311.  
 28 CT V 1678 F 235 transf 447383. Next CT V 1745 F 5. On WB Mid-1930s series DS, "Malfa Cottage" was shown as "Maurene".  
 29 CT V 1745 F 5 transf 529991 (to W M Barrell).  
 30 CT V 1745 F 5 transf 635395 (to C Gill).  
 31 CT V 1745 F 5 transf A548-195 (to J & M H Fitzpatrick). Next CT V

- 6409 F 208.
- 32 CT V 6409 F 208 transf F478464 (to G Clarke).
- 33 CT V 6409 F 208 transf H277000 (to G C Management Corp).
- 34 CT V 1678 F 235 transf 649-316. Next CT V 2239 F 241.
- 35 CT V 2239 F 241 transf A487614 (to J Smith). Transf A527247 (to S P H Cover).
- 36 CT V 2239 F 241 transf A53704 [sic] (to T A Wallace). RAA 4191, appr 2 Mar 1927.
- 37 For 571 Parramatta Rd, see Section A, Elswick Heights Estate. CT V 2239 F 241 lease B709152 (to C H Wood & A K Mackey).
- 38 CT V 2239 F 241 transf D596679 (to H E Smith).
- 39 PI 427959 (d. of H E Smith). CT V 2239 F 241 transm Q484747 (to L J Hay).
- 40 CT V 1678 F 235 transf A697-010. Next CT V 3193 F 209.
- 41 V1678 F 235 transf A240-224. Next CT V 2665 F 36.
- 42 PI 105713 (d. of C R Bridger). CT V 2665 F 36 transm A683283 (to T P & A E Bridger). Transf A700414 (to E J Reynolds).
- 43 RAA 2719, appr 5 Jan 1921.
- 44 CT V 3193 F 209 lease A814 852 (lots 9-10, to Jackson, Jones & Collins; the lease includes "the building erected thereon"). CT V 2665 F 36 lease A814 852 (lot 11, to Jackson, Jones & Collins).
- 45 CT V 3193 F 209 transf H490764 (lots 9-10, to Retailers). CT V 2665 F 36 transf H490764 (lot 11, to Retailers).
- 46 CT V 1685 F 235 transf A118-643. Next CT V 2494 F 200.
- 47 CT V 2494 F 200 transf A877529 (to R May). Mtge A931558 (to St Joseph's Investment & Building Soc, disch 30 Oct 1926). RAA 3153, appr 4 April 1923.
- 48 CT V 2494 F 200 lease B788887 (to Mort's Dock).
- 49 PI 4/178672 (d. of Robert May). CT V 2494 F 200 transm C216715 (to M A May).
- 50 CT V 2494 F 200 transf C224095 (to A G D Shannon, F W Clarke & E H Horton). Next CT V 4609 F 2-4.
- 51 CT V 4609 F 2-4 transf C746961. CT V 5018 F 97 transf F673971 (to Retailers).
- 52 CT V 1678 F 235 transf A202522 (lot 14). Next CT V 2615 F 16. CT V 1678 F 235 transf A170982 (lot 15). Next CT V 2570 F 201.
- 53 CT V 2615 F 16 transf A264656 (half-share lot 14 to W E Mitchell). CT V 2570 F 201 transf A264656 (half-share lot 15 to E E Mitchell). Next CTs V 2696 F 84 (half-share to W E Mitchell), V2696 F 95 (half-share to E H M Mitchell).
- 54 CT V 2696 F 84 transf C450-505 (half-share to B E Abber-ton). V2696 F 95 C450505 (half-share to B E Abber-ton). Next CT V 4778 F 136.
- 55 CT V 4778 F 136 transf C710949 (to D A Whereat). Next CT V 4983 F 219.
- 56 CT V 4983 F 219 transf F711121 (to Retailers). Next Auto-Consol 4983-219.
- 57 NBA, IC 23/9/2 Building Accounts Book folio 193-196.
- 58 NBA, IC 12/13/2 Rents Record Book folio L 1.
- 59 RAA 3312, appr 28 Nov 1923.
- 60 CT V 1628 F 235 transf C505-198. Next CT V 4822 F 167.
- 61 CT V 4822 F 167 transf F301119 (to B T & E English).
- 62 CT V 4822 F 167 transf G848315 (to F J McGrath).
- 63 CT V 1678 F 235 transf 564-684. Next CT V 2062 F 246.
- 64 CT V 2062 F 246 transf A267-251 (to W E Mitchell). Transf A905826 (to S Edworthy).
- 65 RAA 3293, appr 31 Oct 1923.
- 66 Sands for 1925. WB Mid-1930s series (garage)
- 67 PI 569289 (d. of S Edworthy). CT V 2062 F 246 Sec 94 Appn J688076 (to I E Edworthy). Transf K536938 (to D S & J E Geary).
- 68 CT V 2062 F 246 lease L630466 (to J W Madden).
- 69 CT V 2062 F 246 lease N770410 (to Mad Barry's).
- 70 RAA 4389, appr 9 Nov 1927.
- 71 CT V 2062 F 246 lease H366002 (to P Stevens).
- 72 CT V 1678 F235 transf 488-077. Next CT V 1864 F 228.
- 73 CT V 1864 F 228 mtge 496476 (to A Hambly, disch 25 June 1913).
- 74 CT V 1864 F 228 transf A445695 (to M S Watson).
- 75 CT V 1864 F 228 transf B346373 (half-share to W Watson).
- 76 CT V 1864 F 228 Notice of d. F534832 (d. of M S Watson). Transf F534833 (to J C Watson). Next CT V 6804 F 225.
- 77 CT V 6804 F 225 transf G56-664 (to A G Prendergast).
- 78 CT V 6804 F 225 Sec 94 Appn K858728 (to Public Trustee). Transf L35287 (to D S & J E Geary).
- 79 CT V 6804 F 225 transf P14127 (to B C S Chun & L S S Chick). Lease N770410 (to Mad Barry's).
- 80 NBA, IC Loans Ledger 23/6/2 folio 247.
- 81 CT V 1370 F 215 transf 344403 (the transf actually included a 1-inch wide strip of lot 20, so frontage of lot 21 = 20-foot 1 inch wide). Next CT V 1411 F 201.
- 82 CT V 1411 F 201 mtge 344-404 (to W M W Bennetts & E Whitehead). By power of sale 456936 (to E T Catley).
- 83 CT V 14511 F 201 transf A795423 (to R May). Next CT V 3554 F 40.
- 84 RAA 2940, appr 5 May 1922.
- 85 CT V 3554 F 40 transf B29117 (to J Pollock).
- 86 CT V 3554 F 40 transf C376450 (to S B Mc-Mahon). Transf C382789 (to E M Oxspring).
- 87 PI 433692 (d. of E M Ox-spring). CT V 3554 F 40 Sec 94 Appn G432688 (to C L Oxspring).
- 88 PI 447603 (d. of C L Ox-spring). CT V 3554 F 40 Sec 94 Appn G620726 (to B S Oxspring). Transf G963-686 (to L Appetichia, A Longo, & G D'Amici). Next CTs V 7532 F 51-53, V 8168 F 79, F 79-80, F 80.
- 89 CT V 8168 F 79 transf J331546 (half-share to G & F D'Amici).
- 90 CT V 1370 F 215 transf 407-312. Next CT V 1610 F 226.
- 91 CT V 1610 F 226 transf A144993 (lot 22, to W J Holt). Next CT V 2536 F54.
- 92 CT V 2536 F54 transf B450589 (lot 22, to J R

- McLean).
- 93 CT V 2536 F54 transf B505067 (lot 22, to J S Edwards).
- 94 RAA 4406, appr 23 Nov 1927.
- 95 PI 4/224097 (d. of J S Edwards). CT V 2536 F 54 transm C717045 (lot 22, to Public Trustee). Transf C752-709 (to J C O Edwards).
- 96 CT V 2536 F54 transf G815813 (lot 22, to W R Bradley).
- 97 CT V 2536F 66 transf B450558 (lot 23, to J R Edwards).
- 98 CT V 2536 F54 transm C717045 (lot 23, to Public Trustee). Transf C752709 (to J C O Edwards).
- 99 CT V 2536 F 66 transf C752706 (lot 23, to M E M Jack); CT V 5456 F 101 (to A H Nance-Kivell); transf D316265 (to J S & F J Douglas); transf C302128 (to O M & L M Hodgson – O R Hodgson changed his name to Robin Orlando on 29 Jan 1965, L M Hodgson d. on 4 Sep 1980).
- 100 CT V 1678 F 235 transf 442-520. Next CT V 1729 F 205.
- 101 CT V 1729 F 205 transf 615744 (to E Oliver).
- 102 CT V 1729 F 205 transf B450588 (to J R McLean).
- 103 CT V 1729 F 205 transf B505067 (to J S Edwards).
- 104 WB Mid-1930s series DS.
- 105 C CT V 1729 F 205 transm C717045 (to Public Trustee & J C O Edwards).
- 106 CT V 1729 F 205 transf C772555 (to K M O'Rourke). Transf F296872 (to A M Bless).
- 107 CT V 1729 F 205 transf F541-166 (to H Sulter). Transf F812-766 (to O & L M Hodgson).
- 108 NBA, IC General Agreements File 23/37/1, p 153.
- 109 CT V 1678 F 235 transf 604814 (lot 27). Next CT V 2147 F 119. RAA 590, appr 26 June 1911.
- 110 CT V 1678 F 235 transf A429068 (lot 28). Next CT V 2900 F 92.
- 111 CT V 2147 F 119 transf C698-246 (lot 27, to Lyke-Nu). CT V 2900 F 92 transf C698246 (lot 28, to Lyke-Nu).
- 112 WB Mid-1930s series DS (factory). CT V 2147 F 119 transf F507425 (lot 27, to Hayes Properties). CT V 2900 F 92 transf F507425 (lot 28, to Hayes Properties). Transf P752420 (to S & C Lampuri).
- 113 CT V 2147 F 119 lease R443571 (lot 27, to F & L Arlotta & A & M Testa). CT V 2900 F 92 lease R443571 (lot 28, to F & L Arlotta & A & M Testa). Next CTs V15379 F18-19.
- 114 CT V 1068 F 157 transf 258-849. Next CT V 1208 F 127.
- 115 CT V 1208 F 127 transf 566565 (lot 29 Sec 1, to W R Ainsworth). CT V 2025 F 155 transf A112956 (lot 24 Sec A Elswick Heights Estate, to W R Ainsworth). Next CT V 2487 F 200.
- 116 CT V 1208 F 127 transf A330994 (lot 29 Sec 1, to T W Hoskins). CT V 2487 F 200 transf A330994 (lot 24 Sec A, to T W Hoskins).
- 117 CT V 1208 F 127 lease B65438 (lot 29 Sec 1, to Valves Ltd). CT V 2487 F 200 lease B65438 (lot 24 Sec A, to Valves Ltd).
- 118 RAA 4389, appr 31 Aug 1927.
- 119 PI 148663 (d. of T W Hoskins). CT V 1208 F 127 transm D992971 (lot 29 Sec 1, to M J Hoskins & E F Irvine). CT V 2487 F 200 transm D992971 (lot 24 Sec A, to M J Hoskins & E F Irvine).
- 120 PI 521749 (d. of E F Irvine). CT V 1208 F 127 Sec 101 Notice of d. J273329 (lot 29 Sec 1, to M J Hoskins). CT V 2487 F 200 Sec 101 Notice of d. J273329 (lot 24 Sec A, to M J Hoskins). Next CTs V 9428 F 194-195, DP 217513 lots 1-2.
- 121 CT V 1208 F127 Sec 101 Notice of d. J273329 (lot 29 Sec 1, to M J Hoskins). CT V 2487 F 200 Notice of d. Sec 101 J273329 ( Lot 24 Sec A to M J Hoskins). ). Next CTs V 9428 F 194-195, DP 217513 lots 1-2.

## Section 1.2

- 1 NBA, IC General Agreements File 23/37/1, p 153.
- 2 PA 11947, DP 3930.
- 3 CT V 1416 F 177 transf 397677 (lot 25 Sec B.2 Elswick Heights Estate). Next CT V 1579 F 5.
- 4 RAA 86, appr 1 Nov 1909.
- 5 Unless otherwise cited, for all refs to occupancies, see *Sands's Sydney & Suburban Directory 1858/ 59-1932/33* for the year following that cited in the text. The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881.
- 6 PI 145958 (d. of Anne Kennedy). CT V 1579 F 5 transm B571080 (to M M Symes, J M Kennedy & A F Hunt). Transf B571081 (to A F & G Hunt).
- 7 PI 395591 (d. of A F Hunt). CT V 1579 F 5 Notice of d. F788232 (to G Hunt). Transf G783326 (to H H & R P Harrison). Next CT V 11309 F 65.
- 8 NBA, IC 23/7/1 General Agreements, p 51.
- 9 NBA, IC 23/7/1 General Agreements, p 51.
- 10 CT V 1678 F 235 transf 429752. Next CT V 1689 F 57.
- 11 CT V 1689 F 57 transf 470408 (to James Kennedy).
- 12 RAA 86, appr 1 Nov 1909.
- 13 PI 145967 (d. of James Kennedy). CT V 1689 F 57 transm B571078 (to M M Symes, J M Kennedy & A F Hunt). Transf B571081 (to A F & G Hunt).
- 14 PI 395591 (d. of A F Hunt). CT V 1689 F 57 Notice of d. F788232 (to G Hunt). Transf G783325 (to A J & T I Sorenson). Next CT V 9544 F 247.
- 15 CT V 1370 F 215 transf 410788. Next CT V 1623 F 81. Sands for 1904 (date of house). IC's practice was to give purchasers such as M M Symes a stamped transfer of sale and an unregistered mortgage reserving the right to hold title to the property until the mortgage had been discharged by the purchaser.
- 16 CT V 1623 F 81 transf A85959 (to E L Kearton).

- 17 CT V 1623 F 81 transf A242994 (to M W Pollock).
- 18 CT V 1623 F 81 transf A430623 (to W Gockson). Transf A793320 (to M M McDougall).
- 19 CT V 1623 F 81 transf H926082 (to L & A Sclippa). Next CT V 15528 F 81.
- 20 CT V 1370 F 215 transf 399-680. Next CT V 1585 F 127.
- 21 CT V 1585 F 127 mtge 463-109 (to Commercial Banking, disch 20 Sep 1910).
- 22 CT V 1585 F 127 transf 579112 (to W J Potter).
- 23 CT V 1585 F 127 transf D530-837 (to K M O'Sullivan). Next CT V 13312 F 104.
- 24 CT V 1370 F 215 transf 399-680. Next CT V 1585 F 128.
- 25 CT V 1585 F 128 transf 567210 (to G Hunt).
- 26 CT V 1585 F 128 transf A679805 (to C A Maclaren).
- 27 PI 602249 (d. of C A Maclaren). CT V 1585 F 128 Sec 94 Appn K253529 (to A J Skinner & M F Moore). Next CT V 14423 F 245.
- 28 NBA, IC General Agreements File 23/37/1, p 153.
- 29 CT V 1370 F 215 transf 365-927. Next CT V 1449 F 163.
- 30 CT V 1449 F 163 mtge 386-194 (to ESA Bank, disch 9 June 1916).
- 31 Sands for 1907-32/33 (under National Av).
- 32 PI 407724 (d. of M E Matthews). CT V 1449 F 163 transf F977576 (to H Matthews & A H Flaxman).
- 33 PI 490383 (d. of H Matthews). CT V 1449 F 163 Sec 101 Notice of d. H317587 (to A H Flaxman). Transf H317588 (to B Handic). Next CT V 12373 F 116.
- 34 CT V 1370 F 215 transf 378-309. Next CT V 1516 F 19.
- 35 CT V 1516 F 19 mtge 392047 (to T Gainsley, D J Bedford & H E Bedwell).
- 36 Sands for 1906-08 ("Wellington"). Sands for 1909-18 ("Mahala").
- 37 RAA 2080, added to Valuation Book 15 Oct 1917
- 38 CT V 1516 F 19 transf A937316 (to E B Francis).
- 39 PI 348537 (d. of E B Francis). CT V 1516 F 19 transm F156-600 (to E Francis). Transf F456868 (to M V Weir). Next CT V 12635 F 130.
- 40 CT V 1678 F 235 transf 432-770. Next CT V 1702 F 187.
- 41 CT V 1702 F 187 transf 487825 (to B Flaxman). Transf A938879 (to F Ellis).
- 42 RAA 3211, appr 27 June 1923. F Ellis nominated himself as the builder.
- 43 CT V 1702 F 187 transf C936777 (to J Bailey).
- 44 PI 335603 (d. of J Bailey). CT V 1702 F 187 transm D924-135 (to E H Bailey, A Harrison, E Bailey & M L Bailey).
- 45 CT V 1702 F 187 transf G372987 (to A Harrison).
- 46 PI 684073 (d. of A Harrison). CT V 1702 F 187 Sec 94 Appn L798312 (to E J Harrison). Transf L798313 (to R C Butcher).
- 47 CT V 1370 F 215 transf 334-642. Next CT V 1387 F100.
- 48 CT V 1387 F100 mtge 338389 (to E P Capper & L Gibson, disch 10 Nov 1903).
- 49 CT V 1387 F 100 transf 374246 (to T M Tinley). For Tinley family of Balmain, see *LHJ* 24 (1985), p 27.
- 50 PI 4/74304 ("Kippax or Kippad").
- 51 PI 4/74304 (d. of E Kippax). CT V 1387 F 100 transf 599430 (to E & A Kippax).
- 52 CT V 1387 F 100 Notice of D. A246637 (to A Kippax).
- 53 CT V 1387 F 100 transf C311-683 (to R N Croker). Transf C556812 (to A C & J Brown). Next CT V 13513 F 45.
- 54 CT V 1370 F 215 transf 400-494. Next CT V 1587 F 177.
- 55 CT V 1587 F 177 transf 521605 (to W A McKillop).
- 56 CT V 1587 F 177 transf A96728 (to M E Sewell).
- 57 CT V 1587 F 177 transf A754262 (to J W Hart).
- 58 WB Mid-1930s series DS shows "Myola".
- 59 PI 4/265993 (d. of J W Hart). CT V 1587 F 177 transm D128970 (to E M Hart). Transf G388389 (to M K & S Adam). Next C/F 43/1/2829.
- 60 CT V 1370 F 215 transf 343-413. Next CT V 1410 F 110.
- 61 CT V 1410 F 110 mtge 348-258 (to Bank of A'asia). Transf 394069 (to C G Janison).
- 62 CT V 1410 F 110 transf 521606 (to W A McKillop).
- 63 CT V 1410 F 110 transf A96728 (to M E Sewell).
- 64 CT V 1410 F 110 transf A627329 (to B Davies). Next CT V 3123 F202.
- 65 CT V 3123 F 202 transf A758517 (to J Edwards).
- 66 PI 703874 (d. of J J Edwards). CT V 3123 F 202 Sec 93 Appn N203946 (to M Edwards). Next CT V 13955 F4.
- 67 NBA, IC 23/11 Building Accounts Book, folio 169.
- 68 NBA, IC 23/11 Building Accounts Book, folio 169.
- 69 NBA, IC 23/11 Building Accounts Book, folio 169.
- 70 NBA, IC 23/11 Building Accounts Book, folio 69.
- 71 NBA, IC 23/9/2 Building Ledger, folio 1.
- 72 NBA, IC 23/13/2 Rent Book, folio L5.
- 73 PI 117237? obs (d. of H C B Carter).
- 74 CT V 1678 F 235 transf B466464. Next CTs V 3969 F 229, V 4834 F 173.
- 75 CT V 4834 F 173 transf P171252? obs (to F & C Saffioti). Current CT.
- 76 CT V 1370 F 215 transf 371-408. Next CT V 1494 F 184.
- 77 CT V 1494 F 184 mtge 377-716 (to G Shannon, A & M Faviell, disch 13 Jan 1909).
- 78 RAA 4200, appr 16 Mar 1927.
- 79 PI 409331 (d. of W G Cook). CT V 1494 F 184 transm G598-863 (to E R Manners & G W Wicken). Next CTs V 6849 F 148-149, V 9250 F 238.
- 80 NBA, IC 23/6/2 Loans Ledger, folio 462.
- 81 CT V 1678 F 235 transf 471976, Next CT V 1814 F 140. NBA, IC 23/6/2 Loans Ledger, folio 462 (quote).
- 82 RAA 2326, appr 1 May 1918.
- 83 CT V 1814 F 140 transf A555115 (to E J Riese).
- 84 CT V 1814 F 140 transf B561687 (to T O Mitchell).
- 85 PI 367953 (d. of T O Mitchell). CT V 1814 F 140 transm F383831 (to S Mitchell). Transf G24187 (to R L White).
- 86 NBA, IC 23/11 Building Accounts Book, folio 169.
- 87 NBA, IC 23/11 Building Accounts Book, folio 169.
- 88 CT V 1370 F 215 transf 416-984. Next CT V 1644 F 122.
- 89 CT V 1644 F 122 transf 613335 (to D Morrison).

- 90 CT V 1644 F 122 transf F166-348 (to R L & A R M Frater). Next CT V 9985 F 223.
- 91 NBA, IC 23/11 Building Accounts Book, folio 359.
- 92 NBA, IC 23/11 Building Accounts Book, folio 359.
- 93 NBA, IC 23/11 Building Accounts Book, folio 359.
- 94 NBA, IC 23/11 Building Accounts Book, folio 359.
- 95 See (15) above.
- 96 CT V 1678 F 235 transf 518-249. Next CT V 1951 F 30.
- 97 PI 321059 (d. of T Bowrey). CT V 1951 F 30 transm D138817 (to A L Bowrey). Transf F119562 (to T P & D A Haddock). Next CT V 11639 F 30.
- 98 NBA, IC 23/9/2 Building Ledger, folio 34.
- 99 NBA, IC 23/13/2 Rent Book, folio L4. Cairo's plan is shown on the folio.
- 100 NBA, IC 23/9/2 Building Ledger, folio 34.
- 101 NBA, IC 23/13/2 Rent Book, folio L4.
- 102 NBA, IC 23/13/2 Rent Book, folio L4.
- 103 NBA, IC 23/13/2 Rent Book, folio L4.
- 104 NBA, IC 23/13/2 Rent Book, folio L4. Name of purchaser was not shown.
- 105 CT V 1678 F 235 transf B209-438. Next CT V 3730 F 67.
- 106 CT V 3730 F 67 transf D885-404 (to E W & E M Pride). Transf F257903 (to J J Power).
- 107 CT V 3730 F 67 transf G52-597 (to W J & P E Vicq). Next CT C/F 1/723588.
- 108 CT V 1678 F 235 transf 428-751. Next CT V 1686 F 4.
- 109 RAA, 2435, appr 8 Jan 1919.
- 110 PI 430797 (d. of A Shaw). CT V 1686 F 4 transm G370-221 (to E O Shaw). Transf K178758 (to G Dunmore).
- 111 CT V 1686 F 4 transf K210213 (to J P Clough-essy). Next C/F 54/1/2829.
- 112 NBA, IC 23/11 Building Accounts Book, folio 314.
- 113 NBA, IC 23/9/2 Building Ledger, folio 36.
- 114 CT V 1678 F 235 transf A642-042. Next CT V 3133 F 105.
- 115 CT V 3133 F 105 transf C111-926 (to A Gilbertson). Transf C806677 (to C E Baker).
- 116 CT V 3133 F 105 transf C814817 (to E Chapman).
- 117 PI 348953 (d. of an Ellen Chapman at Tweed Heads on 24 September 1948). CT V 3133 F 105 Sec 94 Appn J540-079 (to C E Baker). Transf J608225 (to M H Lewin). Next CT V 9684 F 16.
- 118 My assumption of IC's part in Elsmere is based on Roy-ston's construction and sales. Sands for 1904 possibly has J Whiting at Elsmere.
- 119 My assumption of IC's part in Elsmere is based on Roy-ston's construction and sales.
- 120 CT V 1678 F 235 transf 684-868. Next CT V 2310 F 27.
- 121 PI 117695 (d. of C L White-ley). CT V 2310 F 27 transm A967980 (to A L Whiteley).
- 122 CT V 2310 F 27 transf H389169 (to I J Fowler). Next CT V 14488 F 74.
- 123 CT V 1678 F235 transf 628-772. Next CT V 2196 F 230.
- 124 RAA 868, appr 18 Mar 1912.
- 125 CT V 2196 F 230 (lot B, "Mal-eta"). Next CT V 2437 F159.
- 126 CT V 2437 F 159 transf A393-176 (lot B, to A O Johnson).
- 127 CT V 2437 F 159 transf A537-861 (lot B, to C Martin).
- 128 CT V 2437 F159 transf A651-207 (lot B, to War Service)
- 129 CT V 2437 F 159 transf F167-278 (lot B, to J Hanley).
- 130 PI 398329 (d. of J Hanley). CT V 2437 F 159 transm G187802 (lot B, to Perman-ent Trustee). Transf G660-716 (to J E Clayton & N L Hanley). Next CTs V 8393 F 156-158.
- 131 RAA 624, Appr 24 July 1911.
- 132 CT V 2196 F 230 transf A73664 (lot A No 1 Flood St, to F Bennett). Next CT V 2437 F 144.
- 133 RAA 2073, added to Valua-tion Book 15 Oct 1917.
- 134 CT V 2437 F 144 transf B98167 (lot A, to W Left-wich). Transf B155676 (to N J Bedson).
- 135 CT V 2437 F 144 transf D270216 (lot A, to Q O & Z V S Weatherley). Transf F868498 (to R G Byrnes).
- 136 CT V 2437 F 144 transf F801101 (lot A, to W H Andrews). Next CTs V 7332 F 188, V 13853 F 177. \_\_\_\_\_

## The Labor Party in Inner Sydney

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- 2 A W Martin, "The Legisla-tive Assembly in NSW 1856-1900", *Australian Journal of Politics & History* 2 (1956).
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- 5 L Lynch, A Community Study - Balmain c1860-1894 (PhD thesis, Univ of Sydney, 1982) pp 506-507.
- 6 *Australian Workman* 4, 11, 18 Apr 1891; Lynch, p 510.
- 7 Nairn, p 59.
- 8 *ADB*, Vol 9, p 374. Nairn, pp 27-28.
- 9 Nairn, pp 61-3.
- 10 R W Connell & T H Irving, *Class Structure in Australian History* (Longman, Cheshire, 1980) p 191.
- 11 B Scates, "'Millennium or Pandemonium?' Radicalism in the Labour Movement in Sydney 1889-1899", *Labor History* 50 (1986) pp 77-83. *Australian Workman*, 12 Mar 1892.
- 12 "Royal Commission on Strikes, Sydney 1891", *NSWPP 1891 Second Session*, p 1002. "Precis of evidence", pp 244-246. *SMH*, 21 May 1928.
- 13 G Davison, J Hirst, S Macin-tyre (eds) "Trade Unions", *The Oxford Companion to Australian History* (Oxford

Continued on page 98



# From Cooper Street to Waterview Street

Waterview Estate  
1835–1970: Part 1

*Peter Reynolds*

## Introduction

### Frederick Parbury (d. 1877)

#### Arrival at Sydney

Not to be confused with the later subdivision known as “Mort’s Town of Waterview”, the story of the Waterview Estate, Precinct 7 in the suburbanisation of Balmain series, begins with Frederick Parbury.<sup>1</sup> On 6 May 1829 Parbury arrived at Sydney from London on the brig *Resource*.<sup>2</sup> Also on board were John Lamb, his wife and five children.

#### John Lamb

Within six days of his arrival, Lamb opened business at 98 George Street in partnership with Walter Buchanan of Leadenhall Street, London.<sup>3</sup> On opening day they advertised the 242-ton *Resource* under Captain Robert Smith for freight or charter.<sup>4</sup> In January 1830 Lamb, Buchanan & Co had for sale “a few casks of Schweppe’s superior soda water, porter & ale in casks and bottles, confectionary of excellent quality, wool-bagging and canvas, Cape wine and fruits, Madeira, Port, Champagne and Spanish Burgundy”.<sup>5</sup> The company advertised the *Sophia Jane*, the first steamer in the coastal trade, in July 1831 as:

This beautiful steam vessel reported one of the fastest ever built, is four years old, but has been running only two years. Her engine of 40-horsepower, is on the most approved construction, and there are duplicates of all the material parts.<sup>6</sup>

On 31 December 1833 the partnership with Buchanan was dissolved.<sup>7</sup> Lamb continued

business on his own account as John Lamb & Co and on 3 March 1834 notified the public that he wanted “500 woolled ewes to four years old. Samples of their wool will be required”.<sup>8</sup>

#### Return of Parbury to Sydney

For reasons not known, Parbury went back to England, perhaps to persuade John Borthwick Gilchrist to sell his Sydney landholding, now the suburb of Balmain. By an endorsement of sale dated 7 July 1801, Gilchrist had become the owner of the land granted to William Balmain on 26 April 1800.<sup>9</sup> On 30 April 1833 in London, whatever the reason for the visit, Gilchrist made out a power of attorney to Parbury.<sup>10</sup>

On 6 May 1833 Parbury and his wife Ann Eliza sailed from the Downs on the *Sir John Rae Reid* and arrived at Sydney on 24 September 1833.<sup>11</sup> Calling at Hobart on the voyage, and leaving that port on 16 September, the ship carried 11 other cabin passengers, plus 20 in the steerage, and the Parburys.<sup>12</sup>

Frederick and Ann Eliza settled in Castlereagh Street and on 15 February 1834 their son Charles was born.<sup>13</sup> On 19 June 1835 another son, Frederick, was born at Castlereagh Street but he died at Woolloomooloo (Darlinghurst) on 2 October 1841.<sup>14</sup>

By 1835 Parbury had joined the firm of J Lamb & Co of Castlereagh Street.<sup>15</sup> On 13 June 1837 Lamb & Parbury, merchants, advertised as agents for *The Truelove* under Captain Coulton then “laid on for the Mauritius”.<sup>16</sup> Lamb & Parbury had their storehouse at Lamb’s Wharf, Darling Harbour, where they dealt in general merchandise.<sup>17</sup>

On 9 June 1836, to forestall any doubt over the validity of his agency for Dr Gilchrist, Parbury registered the endorsement signed by William Balmain on 7 July 1801.<sup>18</sup>

#### Parbury and Waterview House

In 1835 Parbury seems to have built Waterview House, the first residence on the Balmain Estate. Its location was a few minutes away across Darling Harbour from his warehouse. Evidence for the existence of the house appears on a conveyance to Sydney merchant James Curtis of 10 acres “lying in a small Bay...in which is Waterview House”.<sup>19</sup> The small bay came to be known as Waterview Bay (later Mort Bay): in other words the house was known *before* the bay. The conveyance is dated 23 August 1836 and predates the first public auction of Balmain land by two months.<sup>20</sup> At the auction, Parbury acted as vendor by virtue of his power of attorney. No person, other than Parbury, could have built on unsold parts of the Balmain Estate.<sup>21</sup>

### Other Parbury Homes

Parbury's time at Waterview House, however, is not known. On 19 November 1836 George William was born to Frederick & Ann Eliza at Castlereagh Street.<sup>22</sup> At their next home in Fort Street, twin daughters arrived on 5 June 1838: one was still born but the other Eliza survived only to die at Woolloomooloo (Darlinghurst) in July 1841.<sup>23</sup> The Parburys had moved to Darlinghurst when Alfred was born on 26 February 1840.<sup>24</sup>

Other children born at Darlinghurst, and probably in a house named Allwell, were Laura S (b. 20 June 1841), Ann Eliza (b. 22 August 1842), Frederick A (b. 12 January 1845), and Emma (b. 24 May 1846).<sup>25</sup> Another daughter, Edith Georgiana, was born probably after the Parburys returned to London.<sup>26</sup>

### Parbury's Castle

It seems most likely that Parbury looked for a grander expression of his increasing fortune. Rising on Potts Point, Caleb's Castle was seen as a rival to Sydney's projected new Government House.<sup>27</sup> James Broadbent, in his definitive *The Australian Colonial House*, tells the story of ironmonger Caleb Wilson's battlemented and towered pile, built from 1836. Wilson died in 1838 and Parbury bought Wilson's unfinished dream which became known as "Parbury's Castle" or Grantham (Granthamville).<sup>28</sup>

The contrast between the simple, homestead-like Waterview House and the extravaganza at Potts Point is understandable when one looks at Parbury's life. In September 1836, Parbury, a confirmed member of the establishment, unsuccessfully petitioned the government against the incorporation of the "Irish System of National Education" in public schools. He claimed that, "because most of the free inhabitants of New South Wales are protestant", the proposed system would be inappropriate.<sup>29</sup> Parbury had misconstrued the secular nature of the system which was introduced in 1849.<sup>30</sup>

Parbury made a gift of £5 to the Sydney Association "for the temporary relief of the poor" in September 1839.<sup>31</sup> Gifts ranged from £1 to £80.

### Parbury Returns to London

By 1858 Parbury's son, Charles, had joined Lamb & Parbury, then located at Macquarie Street.<sup>32</sup> In about 1859 Parbury, with Charles now established in Sydney, like many a successful colonial, took his family back to the Old Country.<sup>33</sup> He set up as a merchant with a warehouse at 7 East India Avenue, near the East India Docks.<sup>34</sup> In his will of 19 November 1875, he left his wife Ann Eliza the household effects, the house at 99 Lancaster Gate (Hyde Park), the

stables, the warehouse and £1,000. The sons, Charles (who returned to London in 1874) and George William, and Francis Henry Hogg of London, were appointed executors over Parbury's property in England, Australia and elsewhere.<sup>35</sup> George William also received £60,000.

Income from Parbury's shares in the Colonial Sugar Refining Co, Sydney, and the Victorian Sugar Co, were left to his wife and daughter Emma, wife of Reverend Samuel Curtois. By a codicil of 26 July 1877, his daughter Edith Georgiana, wife of John Chapman of Bayswater, also received an equal share.

Parbury died at the Lancaster Gate house on 15 October 1877, much wealthier than when he was living at Waterview House.<sup>36</sup>

## George Cooper (1794–1867)

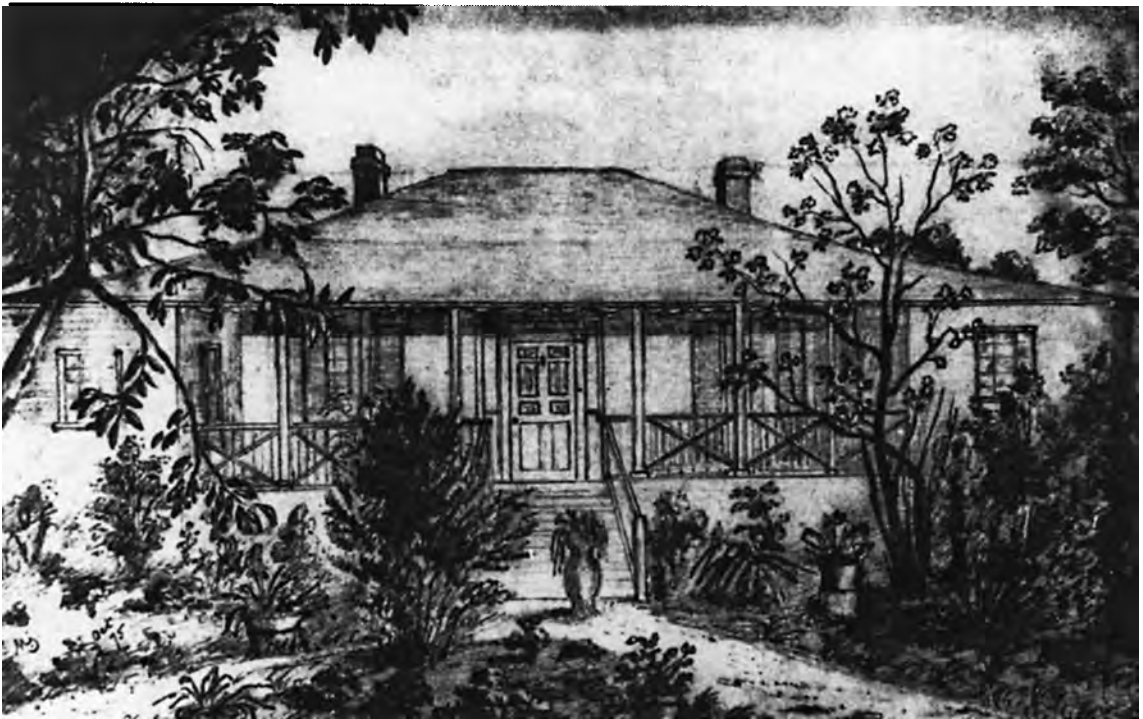
### Arrival At Sydney

On 19 June 1836 the *Hooghly* left London bound for China via Sydney carrying George Cooper from Dublin with his wife and seven children.<sup>37</sup> Born in 1794 at County Kildare, Cooper, the son of George Cooper, and his wife Caroline, had been a customs agent in Ireland and England since 1816.<sup>38</sup> Cooper brought an introduction to Rev Samuel Marsden from Lady Grey:

The gentleman's name is Mr George Cooper. He is to [be]...Comptroller of the Customs. Mrs. Cooper is the daughter of a clergyman in Dublin and they both wish to be thrown among the religious persons of the Colony.<sup>39</sup>

The new Comptroller of Customs and his family arrived at Sydney on 12 October 1836, 12 days before the first public auction of Balmain land took place.<sup>40</sup> On that date, Cooper's salary of £600 per annum for his official duties began.<sup>41</sup> His post was secondary to that of the Collector of Customs, Lt Colonel Gibbes.<sup>42</sup> As Cooper's duties were to do with handling money, he had been required to find sureties before leaving London. Comptroller General of Stamps, J S Cooper, and Daniel Simmons, both of Dublin, executed a £500 bond in London on Cooper's behalf before he left for Sydney.<sup>43</sup>

In September 1837 Cooper made an unsuccessful attempt to gain the post of Comptroller of Customs at Port Phillip, then administered by the New South Wales government.<sup>44</sup> In the following year he was allowed an additional £75 as Superintendent of Distilleries which position he held simultaneously with, but separate from, his customs duties.<sup>45</sup>



*Waterview House in 1875*

*Mary Stephen, Pencil Sketch, Wilkinson Family Papers, Vol 4, No. 13, ML*

### Cooper Buys Waterview House

Cooper's first of many acquisitions of land on the Balmain Estate was the leasehold of the house and 10 acres for a five-year period commencing on 2 January 1837 at an annual rental of £40.<sup>46</sup> Cooper and his wife Emily, née Buck, were living at Waterview House when Shaftsbury, their eighth child, was born on 10 January 1839.<sup>47</sup> Shaftsbury Cooper was baptised at Petersham Church of England on 7 February by Rev Thomas Steele. Their other children, born in Ireland, were George, Catherine Emily, John, Richard, Henry, William, Sarah and Arthur.<sup>48</sup>

On 8 January 1840 Cooper felt secure enough to purchase the freehold of the 10-acre property with an additional 5 acres from Parbury for £700.<sup>49</sup> To finance this undertaking, he mortgaged the 15 acres and Waterview House on 15 January 1840 to the Savings Bank of New South Wales for the purchase price.<sup>50</sup> He managed to discharge this mortgage on 11 July 1840 with payment in full including interest amounting to £35 and immediately re-mortgaged the property for two-and-a-half times the purchase price.<sup>51</sup> He did this two days after the settlement with the Savings Bank, when he bound himself to pay £1800 at 12.5% to barrister Matthew Henry Marsh on 13 July 1842.<sup>52</sup>

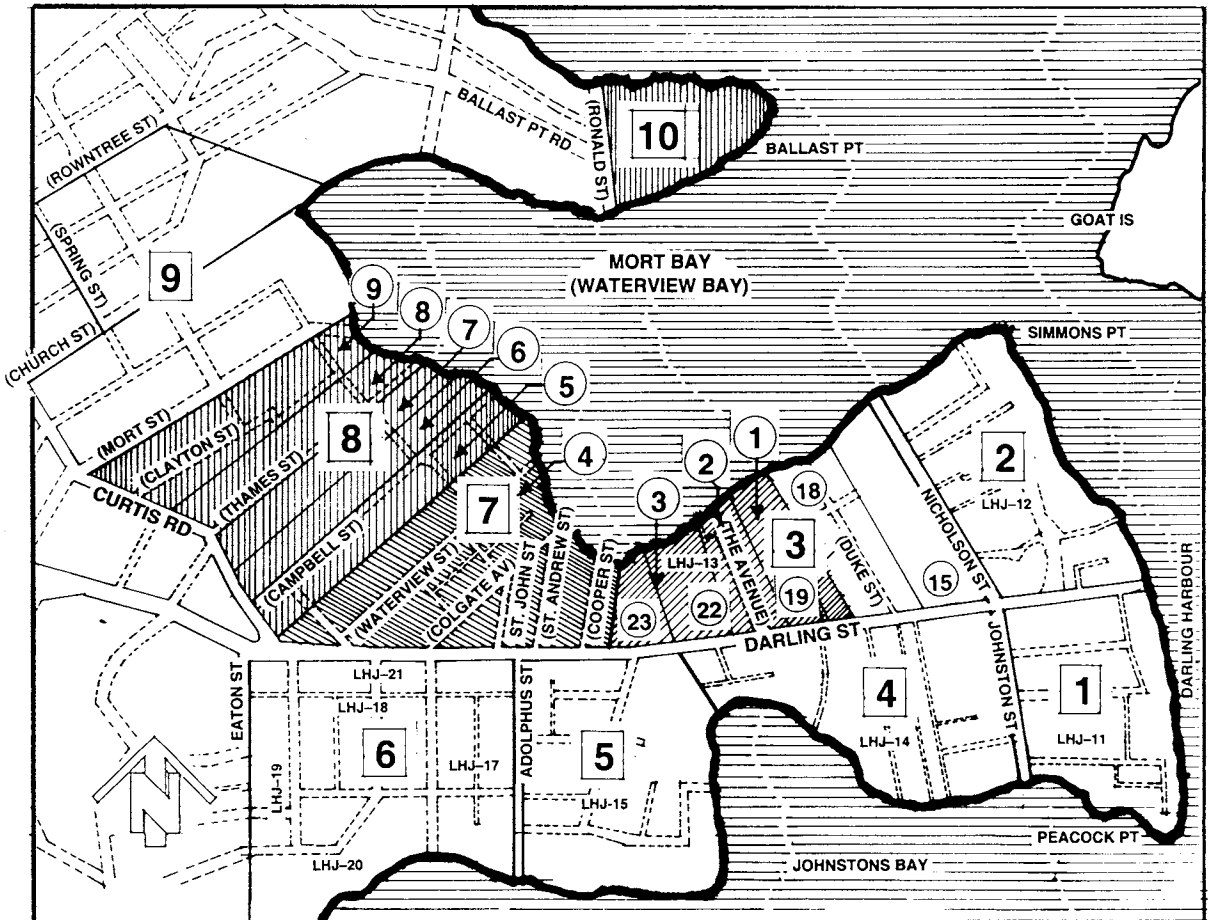
By also borrowing £700 at 15% from Sydney financier James Tod Goodsir, as a second mortgage, in February 1841, Cooper was over-extended.<sup>53</sup> In August 1841 Goodsir transferred

the second mortgage to financiers Andrew Blowers Smith and Henry Smith.<sup>54</sup> The financiers advanced Goodsir £500 to be repaid on 10 February 1842.

### Cooper's Waterview Bay Purchases

Including the Waterview Estate, and the 5-acre extremity of Ballast Point, Cooper owned about 51.5 acres around the waterfront. He bought the original Gilchrist lots 19 and 22 at the auction on 24 October 1836 for £349.15.8.<sup>55</sup> He also acquired the 1.25-acre lot 23 which gave him 8.5 acres between Nicholson's land and the Waterview Estate.<sup>56</sup> He bought the 23 acres between the Waterview and Strathean Estates, from Gilchrist in January 1839 for £575. In June 1840 he bought from Gilchrist the Ballast Point 5 acres for £225 (see Figure 1).<sup>57</sup>

With so much urban residential land available, on 1 August 1838 Cooper unsuccessfully offered to exchange the 8.5 acres "for cattle or sheep".<sup>58</sup> On 20 January 1840, the day after Cooper left for New Zealand, the Australian Auction Co advertised the 8.5 acres and the 23 acres in nine allotments to be sold on Cooper's behalf.<sup>59</sup> Included in the sale was a fine stone house, Spring Hill, (later Northumberland House). The auction took place on 22 January and was not successful.<sup>60</sup> Cooper gained £1,350.15.0 for the sale of the 8.5 acres in three lots in 1840; the fourth lot, the Waterview Estate contained Waterview



**FIGURE 1  
GEORGE COOPER'S SALES ON  
WATERVIEW BAY 1836-1840**

Precinct Nos. squared.  
Lot Nos. encircled (smaller Nos. refer to lots in 1836 auction).

**TABLE 1  
George Cooper's Land Sales  
Waterview Bay 1840-41**

LOT No.	NAME	OCC	COST	DATE	AREA
<b>COOPER'S 8.5# ACRES</b>					
1	S A Perry	Dep SG	£600	14 Apr 1840	2.8.4
2	W Vallack	Clerk	£273	11 Apr 1840	2.2.8
3-4†	H Mace	Chemist	£478	11 Apr 1840	3.3.1
<b>COOPER'S WATERVIEW ESTATE</b>					
4	M H Marsh	Barri-ster	£1800*	13 July 1840	15.0.0

**COOPER'S 23 ACRES**

5	R Camp- bell	Mer- chant	£340	13 May 1840	4.00
6	J T Hughes	Mer- chant	£200	8 Apr 1840	4.00
7	M Met- calfe	Mer- chant	£400	13 Mar 1840	4.00
8	M Met- calfe	Mer- chant			4.00
9	P Hayes	-	£420	8 Apr 1840	7.00

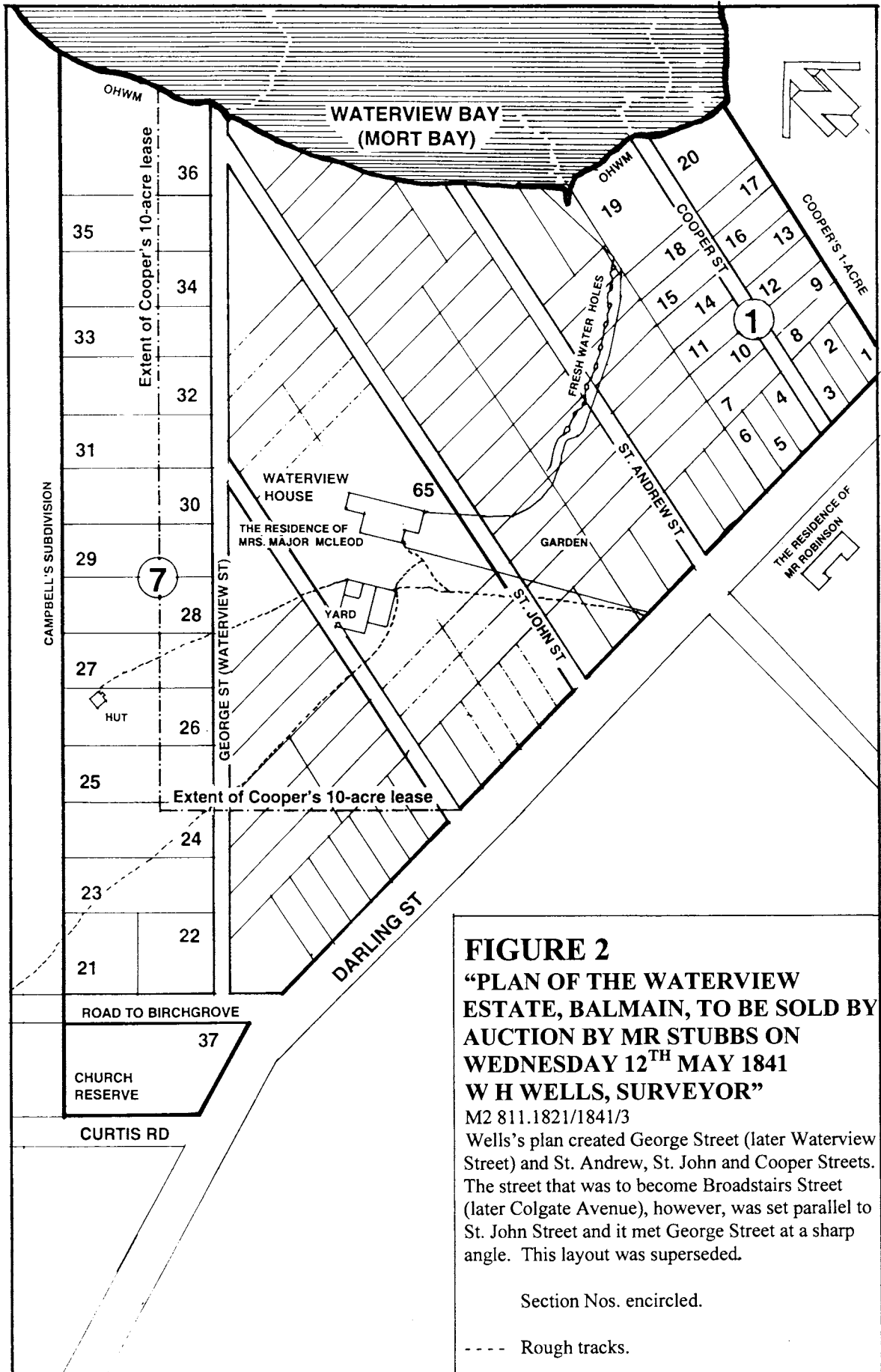
**COOPER'S BALLAST POINT LAND**

-	J T Goodsir	Finan- cier	£700 *	3 Feb 1841	5.00
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# Acreage rounded upwards.

\* Mortgage.

† Sold as lot 3.



**FIGURE 2**  
**“PLAN OF THE WATERVIEW ESTATE, BALMAIN, TO BE SOLD BY AUCTION BY MR STUBBS ON WEDNESDAY 12<sup>TH</sup> MAY 1841 W H WELLS, SURVEYOR”**

M2 811.1821/1841/3  
 Wells’s plan created George Street (later Waterview Street) and St. Andrew, St. John and Cooper Streets. The street that was to become Broadstairs Street (later Colgate Avenue), however, was set parallel to St. John Street and it met George Street at a sharp angle. This layout was superseded.

Section Nos. encircled.

----- Rough tracks.

House.<sup>61</sup> Also in 1840 the 23 acres sold in 5 lots brought in £1,368.<sup>62</sup> The Ballast Point land was lost in a mortgage to financier James Tod Goodsir (see Figure 1, Table 1).<sup>63</sup>

### Cooper in New Zealand

In addition to soliciting the Port Phillip appointment, Cooper sought a similar post in the colony of New Zealand. On 21 December 1839, with his wife and baby son, he left Sydney in the brig *Jessie*, no doubt to be interviewed at Auckland for the position.<sup>64</sup> On 14 January 1840, he learned that his application had been successful.<sup>65</sup> His salary was to be the same as the New South Wales post.<sup>66</sup> The New Zealand government insisted that Cooper put up a bond for £2,000 as security for his good conduct.<sup>67</sup> This new appointment was announced in the colonial press on 14 January 1840, the same day that he arranged the mortgage to the Savings Bank on his 15 acres at Waterview.<sup>68</sup>

On 19 January 1840 Cooper embarked with the new Lieutenant Governor Captain William Hobson in HMS *Herald* for New Zealand where, as Comptroller of Customs and Colonial Treasurer, he was “charged with the whole pecuniary transactions of the Government”.<sup>69</sup> As a senior public servant, Cooper was present at the first sitting of the New Zealand Legislative Council on 24 May 1841. Styled as the “Honourable George Cooper, Colonial Treasurer”, he sat down with Colonial Secretary W Shortland, Attorney General Francis Fisher and other dignitaries.<sup>70</sup>

### Temporary Return of Cooper to NSW

On 26 March 1840 Cooper returned to Sydney as the only passenger on HMS *Herald* some 70 days after leaving it for New Zealand, to collect his wife and children.<sup>71</sup> He probably took advantage of his return to attend to financial matters because he was attempting to sell off his other Balmain property (see Figure 1, Table 1).<sup>72</sup>

The New Zealand Governor Hobson advised Governor Gipps that Cooper had departed without permission and requested that he be dismissed from his post.<sup>73</sup> Despite venting his displeasure, Gipps replied that he had no jurisdiction over Cooper and, other than directing him to return to Auckland, could take no official action.<sup>74</sup> Accordingly, Cooper sailed for New Zealand on 4 June 1840 in the *Chalhydra* accompanied by his wife, eight children and governess.<sup>75</sup> This second voyage took place a little more than a month before Cooper’s mortgage to Marsh which eventually brought about the loss of the Waterview Estate.

On 28 September 1842 Cooper again returned to Sydney in the *Bee* on an official mission to raise £15,000 for the New Zealand government.<sup>76</sup> When it was found that the New Zealand

governor had no authority to draw upon Her Majesty’s treasury, the mission failed.<sup>77</sup> No doubt Cooper also needed to attend to matters in Sydney arising from his insolvency. On 13 October 1842 he returned to Auckland on the *Bristolian*.<sup>78</sup>

### Waterview House in 1841

Set on the centre of the estate and looking down the slope towards the bay, the timber framed and shingle roofed Waterview House had stables and a coach house with “Men’s Huts and other outbuildings...detached at a proper distance from the house”.<sup>79</sup> Water for the extensive gardens was taken from a chain of waterholes curving across the hillside (where Broadstairs and St. John Streets now are) which formed a stream flowing into the bay midway between present-day St. Andrew and Cooper Streets.<sup>80</sup>

A 42-foot long verandah, stopped at each end by pavilions or “stranger’s rooms”, ran the full width of the front.<sup>81</sup> The main rooms were symmetrically disposed and generously planned. On either side of the 6-foot wide entrance hall, the dining and drawing rooms were 17 feet 6 inches square. Behind the front rooms were the breakfast and sleeping rooms, each 17 feet 6 inches by 14 feet. The main rooms had “good stoves” and in the dining room were “cabinet fixtures...each side of the fire place”.<sup>82</sup> At the rear was the kitchen and servant’s pantry” fitted up with a stove, oven, presses and other convenience” and a servant’s bedroom.<sup>83</sup>

The generous front verandah looked across a “parterre lawn” which extended to the water’s edge.<sup>84</sup> Cooper’s subdivision of the estate retained the house and parterre on 2.25 acres.

Now in New Zealand, Cooper let the house to the wife of Major McLeod in 1841.<sup>85</sup>

### Cooper Attempts to Develop Waterview

The terms of the mortgage to Marsh involved quarterly interest payments, and default would automatically make the land Marsh’s. Cooper aimed to reap a substantial profit by selling off the 15 acres in small to medium-sized building lots. He commissioned surveyor William Henry Wells to lay out the subdivision for sale by Thomas Stubbs on Wednesday 12 May 1841.<sup>86</sup>

Wells’s plan created George Street (probably named after Cooper’s father George, later Waterview Street) and St. Andrew, St. John and Cooper Streets. The street that was to become Broadstairs Street (later Colgate Avenue), however, was set parallel to St. John Street and it met George Street at a sharp angle. This layout was later superseded by the plan of surveyor Alexander W Meikle (see Figure 2).

On 25 March 1841 Mr Stubbs advertised 5 acres for sale on Wells’ plan as “the most improved and valuable part of the Waterview Est-

ate...which will be wholly landlocked and... suitable for Villas, Wharfs Ship Yards, etc".<sup>87</sup> The campaign was unsuccessful and Cooper tried again on 27 April 1841.<sup>88</sup> On 6 May 1841 he stepped up his campaign by advertising "The Flower of Balmain", the 20 smaller lots of Section 1. Six of these lots fronted Darling Street and the remainder were divided by Cooper Street.<sup>89</sup> Also included were the 16 lots of Section 7.<sup>90</sup> These were lots 21–36 of Section 7, almost all with 66-foot frontages, facing Waterview Street, and which were intended to appeal to more moneyed purchasers.

As well as extolling the virtues of the lots, auctioneer Thomas Stubbs was prophetic in his assertion, "There is no situation in the whole Harbour of Port Jackson so well adapted or sited as Waterview Bay for the establishment of Dockyards or a Patent Slip".<sup>91</sup> Thomas Mort was to make Stubbs's words come true on the Strathean Estate.

By the time of the advertisement of 17 July 1841, surveyor Meikle had been commissioned to amend the layout to provide more lots.<sup>92</sup> Sections 1 and 7, the extremity sections, were left untouched, and together became referred to as "Meikle's first plan of Waterview" (similar to Wells' plan). Broadstairs Street (later Colgate Avenue) was realigned to run parallel with Waterview Street and this new position had a better relationship to the rectangular plan of Waterview House (see Figure 3).

The new line of Broadstairs Street and the land bounded by the other streets in Wells's original plan yielded 67 lots in Sections 2–5. This amended layout was known as "Meikle's second plan of Waterview".

In the 17 July 1841 advertisement Wells's Church Reserve was numbered lot 37 and described as having "a fine sweeping frontage on Darling Street, George Street, and the Birch Grove Road".<sup>93</sup> Lot 37 is known as Section 6 in the inventory following this introduction.

St. Andrew Street and St. John Street retained their alignments but both now terminated at sharp angles to Broadstairs Street. By the addition of the new roads, Caroline Street (probably named after Cooper's mother) and Duncan Street, Waterview House was neatly isolated on a 1.25-acre lot. The new plan also created 20 lots on the parterre to Waterview House, bounded by Caroline, Broadstairs and Waterview Streets and the bay. These 20 lots are discussed in Section 8 of the inventory of buildings, and are given the title of "third plan of Waterview".

Trying again on 27 November 1841, Mr Stubbs offered 2 or 3 acres of ground and Waterview House which was described as "commodious and fit for the reception of a genteel family, the garden is well stocked with fruit trees and

there is abundance of pure water on the premises".<sup>94</sup>

On 30 November 1841, having made no sales, Cooper advertised the Waterview Estate and "Waterview Cottage" and 2.375 acres for sale.<sup>95</sup> Taken at face value, the advertisement states that 79 lots are being offered. This means that 44 of the 103 lots (excluding lot 37) had been sold to this date. As to which lots had been sold is impossible to determine because registration of conveyances of Waterview Estate lots did not begin until 1842.

When conveyances were registered, they were usually denoted either as part of "Meikle's first plan of Waterview" (Sections 1 and 7) or as "Meikle's second plan of Waterview" (Sections 2-6, see Figure 3).<sup>96</sup>

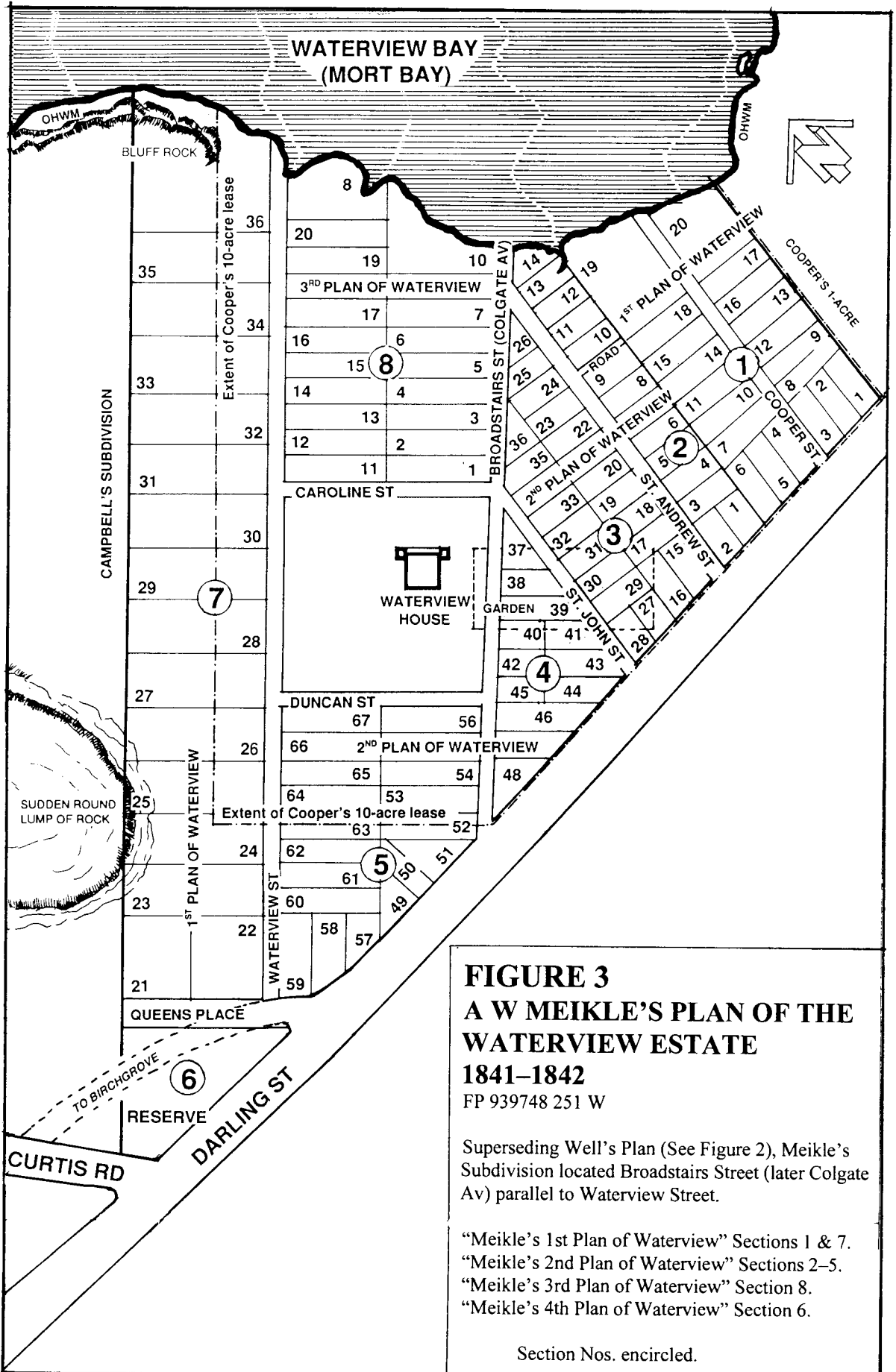
Excluding lot 37 (Section 6, the "Church Reserve"), Section 8 (the parterre) and the 1.25-acre Waterview House lot, of the 103 lots offered, the first registered conveyance was issued to Edward Macdonald and bore the date 1 February 1842, with vendors Marsh (as first mortgagee), Cooper (as mortgagor), and A B & H Smith (as second mortgagees), and J T Goodsir (as bound to the Smiths).<sup>97</sup> Macdonald bought the Section 1 lots 15, 18 and 19 fronting Cooper Street. April 1842 was the time of the most deeds being registered at the one time, Section 1 (1 deed), 2 (7), 3 (14), 5 (1), 7 (2), 25 conveyances in all.

### Insolvency of Cooper

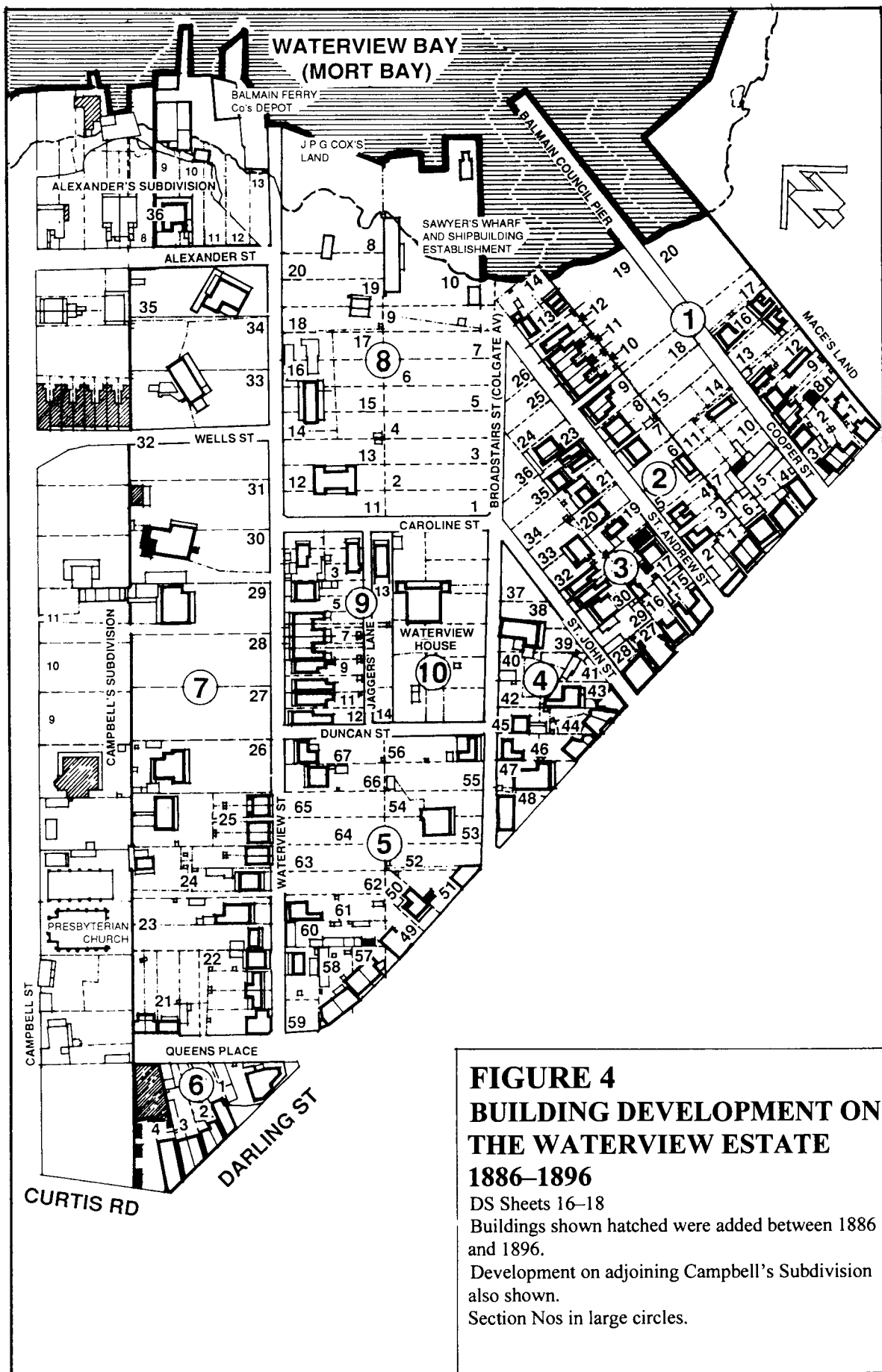
On his return to New Zealand in June 1840, Cooper was evidently successful in convincing the government of his indispensability because he was allowed to resume official duties. He had bought two town lots in Auckland at a cost of £228.6.8 and £119.18.6 in April 1841 and seemed settled. This was not to be, however, because on 7 June 1842, two years after his return, his estate in Auckland was sequestered.<sup>98</sup> The repercussions for Cooper were great because as an insolvent, he could no longer hold his official posts in New Zealand and was consequently dismissed.<sup>99</sup>

Failing to sell his Balmain land during the severe economic depression of the early 1840s very likely contributed to the poor state of his finances. His dismissal occurred one month before the mortgage on the 15 acres of Waterview fell due and he was unable to make repayment. As a result of this, Marsh became the new owner of Waterview House and the estate.<sup>100</sup>

With government positions in New Zealand closed to him, Cooper took his family to Geelong, Victoria, where he became Colonial Treasurer and later secretary of the Bullan Road Board in 1863–67.<sup>101</sup> He died aged 73 on 7 April 1867 in Myer Street, Geelong, leaving Emily and seven children surviving.<sup>102</sup>







**FIGURE 4  
BUILDING DEVELOPMENT ON  
THE WATERVIEW ESTATE**

1886-1896  
 DS Sheets 16-18  
 Buildings shown hatched were added between 1886 and 1896.  
 Development on adjoining Campbell's Subdivision also shown.  
 Section Nos in large circles.

## Matthew Henry Marsh (1810–1881)

A barrister, pastoralist and parliamentarian, Marsh was born the son of Rev Matthew Marsh, Canon and Chancellor of the Diocese of Salisbury, England.<sup>103</sup> On 24 June 1840 Marsh arrived at Sydney in the *Broxbornebury* and bought grazing land and made other investments.

Returning to England he married in 1844 Elizabeth Mary, sister of New South Wales public servant and company superintendent Edward Christopher Merewether. Arriving at Sydney in 1845 he expanded his pastoral interests, which included 200,000 acres of the Darling Downs, Queensland. In 1851 he was elected to the New South Wales Legislative Council.

In August 1855 Marsh vacated his seat and returned with his family to England. He was elected to the House of Commons in 1857 and became the honorary representative for the Queensland government and its principal commissioner at the 1862 London Exhibition. A Fellow of the Royal Geographical Society, Marsh visited Queensland in 1865 and 1873. After returning to England, he died at Bournemouth on 26 January 1881 leaving an estate of £38,000.

### Third Plan of Waterview

A W Meikle's third plan of subdivision included Waterview House on a 1.25-acre lot and 20 lots on the parterre between the house and the bay. The lots had 33-foot frontages to Broadstairs and Waterview Streets with the exception of lots 8 and 10 and in this article are denoted Section 8. Auctioned by Marsh on 31 March 1843 under the heading "the only portion left", the sale of the 20 lots was more successful (see Figure 3).<sup>104</sup>

In advertising the land on 20 March 1843, auctioneers Stubbs and Robertson added:

Everybody knows that the Great Ferry Road [Darling Street] is just at the top of the property – that the walk is nothing to the Ferry – and for [sixpence] you are in the business part of the city in about ten minutes".<sup>105</sup>

### The Church Reserve

The "Church Reserve", pencilled on Wells plan, or lot 37 by logical numbering, was on the highest part of the land at the junction of Darling and Curtis Road and bounded by Queen's Place and Campbell's Subdivision.<sup>106</sup> Reserving the land for religious worship did not eventuate and it was sold to John Fraser Gray in November 1847.<sup>107</sup> The history of this land will be published in Section 6 as the "fourth plan of Waterview" in a future issue of this Journal (see Figures 3–4).

## John Beattie (1783–1849)

### The Masonic Arms

On 13 November 1841 Cooper unsuccessfully advertised for private sale Waterview House, the late residence of Mrs. Major McLeod, with two or three acres.<sup>108</sup> The house was again put up for sale on 18 December 1841.<sup>109</sup> By the time that it had been auctioned again on 31 March 1843, the parterre had been subdivided into the 20 lots of Section 8 (see Figure 3).<sup>110</sup>

The house did not sell at the auction on 31 March 1843 but Marsh sold Waterview House to Sydney publican John Beattie for £460, probably in July.<sup>111</sup> Beattie paid £69 down and mortgaged the property to Marsh at 10%.<sup>112</sup> The house on a 1.25 acre-lot was surrounded by Broadstairs, Caroline, Waterview and Duncan Streets.<sup>113</sup> On 1 July 1844, when Marsh was absent from New South Wales, interest and capital amounted to £415.9.2 and Marsh insisted upon a new mortgage for that amount at 10% interest.<sup>114</sup>

Beattie opened the house as the Masonic Arms on a licence granted in May 1844 when its annual value was assessed at £80 and physically described as a "good weatherboard cottage and outoffices".<sup>115</sup> He paid the customary duty of £30 for his publican's licence.<sup>116</sup>

Unable to keep up with his mounting debts, Beattie was fortunate to have Marsh buy the property from him in September 1845 for the same price as the original purchase.<sup>117</sup>

### John Beattie

On 28 December 1809 Lachlan Macquarie sailed into Port Jackson aboard the storeship *Dromedary* to take up the governorship of the colony.<sup>118</sup> The *Dromedary* also carried the 73<sup>rd</sup> Regiment of Foot, a new garrison to replace the remnants of the NSW Corps.<sup>119</sup> Private John Beattie arrived with the regiment to begin a life in the colony that would end 40 years later.<sup>120</sup>

Graham M H Piper relates in *The Minorca Pipers*, a comprehensive history of members of the Piper family arriving aboard the convict transport *Minorca*, that 32-year old Beattie married Dulcibella Piper, aged 16, at St Philip's, Sydney, on 30 August 1813. Dulcibella was four years old when the *Minorca* arrived at Sydney. It should be noted that the *Minorca* Pipers are not connected to Captain John Piper of Henrietta Villa, of Bathurst and of Leichhardt.<sup>121</sup>

John and Dulcibella Beattie's children born at Sydney were James (b. 1814), Edward George (b. 1817), John (b. 1819), Mary (b. 1821), Dulcibella (b. 1823), Eleanor (b. 1826), William Henry (b. 1828), Andrew (b. 1830), Sarah (b. 1833).

After obtaining a discharge from the 73<sup>rd</sup> on 24 March 1814, John was appointed the Overseer of the Commissariat in 1819. In 1825 he became Assistant Storekeeper for Norfolk Island but retired to Sydney where he was promoted Storekeeper in 1827.

In about 1833 Beattie left the Commissariat and lived with his family on his town lot at the corner of Kent, Erskine and Clarence Streets.<sup>122</sup> He established a boot and shoe manufactory in George Street. In 1839 he was listed as a shoemaker in King Street west but in 1843 his address was Erskine Street (see Figure 5).<sup>123</sup>

**Beattie’s Sydney Town Allotment**

On 16 March 1839 Beattie was granted title to the land described as lot 1 of Section 58 in the Parish of St Phillip.<sup>124</sup> As grantee, Beattie was required to pay the quit rent of £0.8.5 per annum liable from 1 July 1823.<sup>125</sup> The 0.4-acre town allotment did not include the Watch House (police station) situated on the Erskine and Clarence Street corner (see Figure 5).<sup>126</sup>

Beattie’s grant seems to have been a formalising of ownership because he had mortgaged the property for £300 in May 1834 to the Savings Bank of New South Wales.<sup>127</sup> Repayable at 10% on 31 May 1836, the mortgage was the first in a long and extraordinary history of debt on the land. When the mortgage was increased by £250 in October 1837, the land contained buildings.<sup>128</sup>

In March 1840, despite the undischarged mortgage, John and Dulcibella raised £500 on the property.<sup>129</sup> When the £500 plus £11.19.0 interest was repaid in February 1841, the land had “six messuages, tenements or dwelling

houses or cottages and outbuildings” erected thereon (see Figure 5).<sup>130</sup> In March 1841 John and Dulcibella, still mortgaged to the Savings Bank, successfully applied to the bank for a £1,400 mortgage of the property, repayable at 10%.<sup>131</sup> Again, in March 1844, the bank lent the Beatties a further £400.<sup>132</sup>

Beattie’s ownership of a “house” in Erskine Street gained him a place on the City of Sydney Citizens Electoral Roll for Brisbane Ward in 1842–43 but his name was omitted from the 1843–44 roll.<sup>133</sup> The reason for this omission was his purchase of Waterview House and his opening of the Masonic Arms there.

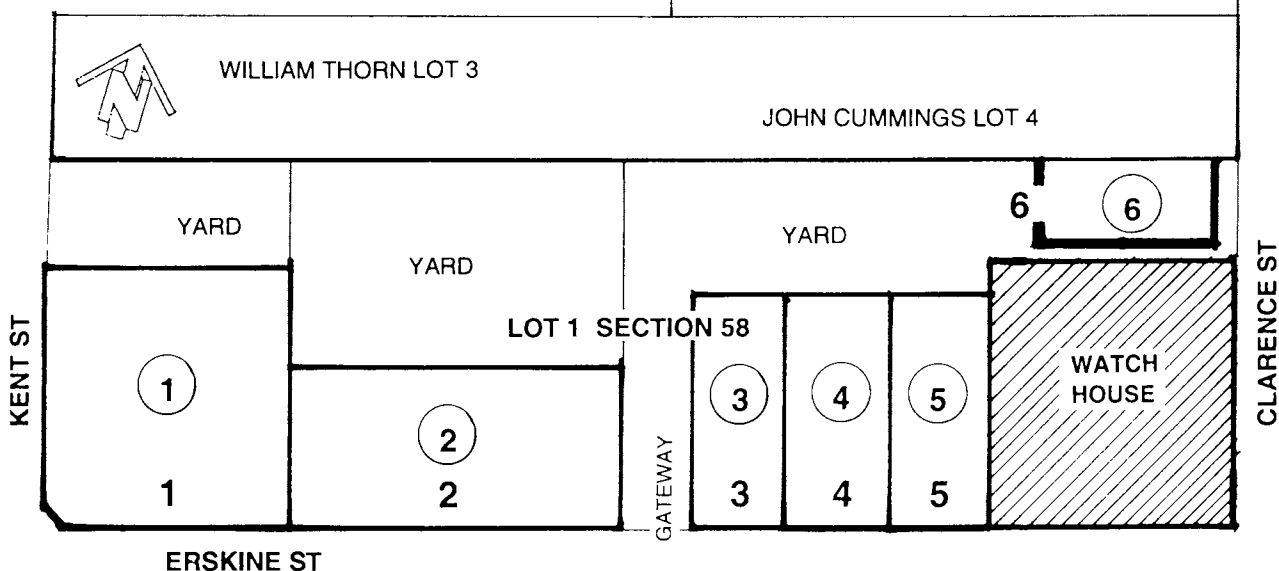
By August 1843 John, Dulcibella and family were ensconced in Waterview House from where the third daughter Eleanor was married on 13 August to Frederick Joseph Underwood.<sup>134</sup>

**FIGURE 5**  
**JOHN BEATTIE’S TOWN LOT**  
**1856**

OST Bk 47 No. 224

KEY No.	DESCRIPTION
1	Patrick Sherlock’s Governor Denison Hotel, formerly Shamrock Inn
2	Cottage occupied by “Mr Fisk”
3	Vacant shop
4	Patrick Smith, pawnbroker
5	Mr Yeoman’s shop
6	Vacant cottage

Key Nos. encircled.



### Beattie Declared Insolvent

Financial disaster for Beattie came, not from the extensive mortgage to the Savings Bank but, from the Bank of New South Wales to which Beattie owed “£200 and upwards”.<sup>135</sup> By a suit of the bank, Beattie’s estate was sequestered on 11 November 1844 and John Walker appointed the official assignee. His assets amounted to £2,885 but his debts were £2961.0.6, a deficiency of £76.0.6. One debt is enlightening for Beattie family history. John senior was liable to a Mr Porter for a debt of £76.8.7 incurred by his son John who was then in New Zealand.<sup>136</sup> Fortunately young John had deposited £50 with another person to help expunge the debt.

The writ of execution against John senior decreed that “the household furniture, goods, and chattels...situate in his public house at Balmain...will be levied upon and sold” (see Table 2).<sup>137</sup> Unfortunately for Beattie, had the possessions been sold for their full value, money recouped from their sale would not repay his creditors.

On 19 May 1845 Beattie’s insolvency sale realised £30.9.8 which after the auctioneer’s commission was deducted amounted to only £27.17.8. Out of this sum, after court fees, settlement planning costs, advertising and postage were deducted, all that was left to the creditors on the first dividend of 5.5 pence was £13. 11. 8. Of this sum the Bank of New South Wales received £5.18.5.

There was a silver lining to the proceedings, however. The creditors allowed John and Dulcibella’s six houses fronting Erskine, Kent and Clarence Streets, “at the rear of the Military Barracks”, though “in bad repair” and still mortgaged to the Savings Bank for £1,800, to be put up for auction (see Figure 5).<sup>138</sup> On 6 January 1845, the property was offered in six lots under the heading of “The Insolvent Estate of James [sic] Beattie”.<sup>139</sup> This error was repeated in subsequent advertisements.

Lot 1, fronting Erskine Street by 33 feet 2 inches and Kent Street by 50 feet 9 inches, contained the brick two-storey eight-room Shamrock Inn (No. 10 Erskine Street), “occupied by Mr James Spears [Speares] who has lived there for some years” paying a weekly rent of £2.<sup>140</sup> The Shamrock, with rear yard opening to Kent Street, was opposite the Green Dragon Inn. Spears had been the licensee of the Shamrock, and Beattie’s tenant, since at least 1840 (see Figure 5).<sup>141</sup>

Lot 2, with a six-room stone built cottage (No. 8) “occupied by Mr. Smith” who paid £0.12.0 each week, fronted Erskine Street by 33 feet 11 inches with a large yard.<sup>142</sup> The lot had a depth of 51 feet (the full depth of the original lot 1 Section 58 (see Figure 5).

On lot 3, fronting Erskine Street by 13 feet 1 inch, “more or less”, and with the same depth as lot 2, stood a four-room two-storey brick house

(No. 6) with basement “occupied by Mr Waglen, butcher” at £0.15.0 weekly (see Figure 5).<sup>143</sup>

Lot 4 had a house (No. 4) similar to No. 6 and “occupied by Mr James Jones, grocer” whose rent was £0.12.6 per week.<sup>144</sup> Frontage to Erskine Street was 12 feet 8 inches and depth similar to lot 3 (see Figure 5).

On Lot 5, fronting Erskine Street by 12 feet 8 inches and with a depth similar to lot 3, stood a house similar to No. 6 “occupied by Mr William Maher, shoemaker” who paid a weekly rent of £0.12.0 (see Figure 5).<sup>145</sup>

Between Nos. 6–8, probably a terrace of three houses, a gateway led from Erskine Street to a common yard at the rear of Nos. 2–6 which reduced their effective depth. Next to No. 2, on the corner of Erskine and Clarence Streets and not been part of the Beattie property, was the Watch House.

On lot 6, fronting Clarence Street by only 9 feet 11 inches with a depth of 30 feet 6 inches, stood a small weatherboard cottage let for £0.4.0 weekly (see Figure 5).<sup>146</sup>

Although bids were made at the auction on 14 January 1845, none was of sufficient value to tempt acceptance by official assignee Walker. Walker declared that the property could remain in John and Dulcibella’s hands, provided that the Savings Bank receive the annual rent from the six houses amounting to £250.18.0.

Walker lamented that “there is also another house belonging to the estate [of Beattie] at Waterview Bay, Balmain, but it is mortgaged for more than it is worth and is consequently valueless to the creditors”.<sup>147</sup> Marsh took the appropriate action in September 1845 when Beattie reconveyed the house to him and walked away from it with nothing to show for his enterprise.<sup>148</sup>

The final step in the insolvency proceedings came on 6 April 1853 during the second and final distribution of realised assets. Sydney draper James Johnson, apparently a family friend, bought the town allotment and its six houses, with the consent of the Savings Bank, from official assignee Walker for £610.13.9.<sup>149</sup> After deducting his 5% commission, and sundry expenses, Walker distributed £579.4.6 to the creditors at the rate of £0.19.6<sup>1</sup>/<sub>2</sub> in the £.<sup>150</sup>

### The Sydney Masonic Arms

With the rents from the six houses to be maintained, John and Dulcibella considered the future of the old Shamrock Inn, still occupied by James Spears in 1844.<sup>151</sup> In May 1846 Beattie was granted a licence to operate the Masonic Arms at the former Shamrock Inn.<sup>152</sup>

The death of John Beattie at the Masonic Arms, aged 66, on 22 August 1849 and his burial at Camperdown Cemetery provides the reason for the choice of the name for his inns at

Waterview House and at 10 Erskine Street.<sup>153</sup> G M H Piper states that Beattie took office as “Foundation Immediate Past Master of Lodge Antiquity from 1820–23. This was the first Lodge to be established in this country. He was also involved in the Royal Arch Chapter”.<sup>154</sup>

On 23–24 August 1849 the Sydney press carried front-page funeral notices from three Lodges. The Australian Social Lodge No. 260 notice read:

Agreeably to the dying request of the late Brother John Beattie, the attendance of a all Free and Accepted Masons is particularly requested at his late residence, Erskine Street, on Friday next, 24<sup>th</sup> instant at 1 o'clock p.m., in full Masonic Costume, to follow his remains to the grave. By Order of Jno H Emerson, Hon Secretary, No. 260.<sup>155</sup>

Lodge No. 260's notice of 24 August also read:

The officers and brethren of the above Lodge [to] assemble at their Lodge Room, Vine Tavern, this day, Friday, at one p.m. in full Masonic Costume for the purpose of proceeding to the late residence of Mr John Beattie, and following his remains to the grave.<sup>156</sup>

On the same day the Australian Lodge of Harmony No. 814 announced that:

The Officers and members of the above Lodge are particularly requested to attend the Lodge Rooms, Saracen's Head Inn, King & Sussex Streets...at 2 o'clock p.m. precisely. For the purpose of proceeding to follow the remains of our late Deputy Brother John Beattie. In Conjunction with other Masonic brethren. Every Brother is required to attend in full black dress with white linen, and in full Masonic Costume. By Order of the Worshipful Master William J Lloyd, Secretary.<sup>157</sup>

On the same day, the notice of Lodge of Australia No. 548 was the same as that of No. 841.<sup>158</sup>

Following her husband's death, Dulcibella Beattie, became the licensee of the Masonic Arms.<sup>159</sup> In 1 July 1852, however, she leased the inn to her son John for one to seven years at £1.15.0 per week but agreed to pay the water rates.<sup>160</sup> John, now a boot and shoemaker granted an underlease to Sydney publican William Harpur on 1 January 1853 for £60 and a further £1.15.0 weekly for six months.<sup>161</sup>

#### The Beattie Family Loses the Town Lot

In May 1853, from of the settlement of John Beattie senior's insolvency, the town lot and the six houses were bought by James Johnson, subject to the £1,800 mortgage to the Savings Bank.<sup>162</sup>

Johnson made the purchase on behalf of Dulcibella Beattie who affirmed her resolve to pay out her husband's debts.<sup>163</sup> On 7 June 1863 she formally released to Johnson her claim to dower on the property.<sup>164</sup>

Johnson thereupon paid off the £1,800 mortgage and the bank issued a discharge of mortgage to him on 17 August 1853.<sup>165</sup> On 24 September 1853 Johnson conveyed the property to Dulcibella for £3,000.<sup>166</sup> At the same time, and to finance the purchase, she took out a mortgage for £3,000 with W C Wentworth, James Milson junior and P A Tompson.<sup>167</sup>

Dulcibella Beattie conveyed and assigned the property upon trust in September 1853 to James Johnson and John Weight, “partners in trade”, subject to the £3,000 mortgage, to collect the rents from the other houses and to pay the sum collected to her during her lifetime and upon her death to sell the land and divide the proceeds among her children.<sup>168</sup> On 31 December 1856 while still living at Erskine Street, Dulcibella repaid the £3,000.<sup>169</sup> To do this, she completed the cycle of debt by borrowing £3,000 from the Savings Bank on the same day.<sup>170</sup>

In 1858 Dulcibella Beattie is listed at No. 36 (formerly No. 8); the corner inn (formerly No. 10) had become Patrick Sherlock's Governor Denison Hotel, No. 38 (No. 6) was John Scard's butcher's shop, No. 40 (No. 4) pawnbroker Patrick Smith, No. 42 (No. 2) hairdresser S J Santos.<sup>171</sup> The corner Watch House was now exclusively for females. There are no other Beatties listed in Erskine Street, Clarence Street or Kent Street in 1860–70.<sup>172</sup>

Dulcibella Beattie's debts ceased to be a struggle for her on 21 May 1860.<sup>173</sup> She found peace on that day when she died aged 62, to be later buried beside her husband.<sup>174</sup>

The debts did not die with her, however, and in July 1880 the bank transferred the £3,000 mortgage plus interest of £93.9.0 to former Registrar-General and Balmain resident Theodore James Jaques.<sup>175</sup> The Beattie family could no longer service the mortgage and defaulted in payments. Jaques put property up for auction in December 1884 when Sydney gentleman William Edward Sparke was the highest bidder at £13,200.<sup>176</sup> At this time the 0.4-acre town allotment contained seven buildings.

#### James Beattie

John and Dulcibella Beattie's eldest son James (b. 1814) became a shipwright at Brisbane Water, New South Wales.<sup>177</sup> G M H Piper in *The Minorca Pipers* erroneously states that James became Balmain's first butcher and that Beattie Street is named after him.<sup>178</sup> Gwen Dundon's *The Shipbuilders of the Brisbane Water* reveals a much more eventful life for James.<sup>179</sup>

Related by marriage to Brisbane Water ship-builders, Henry and Jonathan Piper, James probably worked for them. James and his wife Elizabeth, née Bean, had a son at Gosford in 1849 but Elizabeth died aged 45 in 1850.<sup>180</sup> On 25 October 1851 James married Elizabeth Louisa Seaman, the daughter of John Seaman and his wife Ann (née Latimer) who arrived at Sydney on 30 October 1848 aboard the *Sarah Botsford* from Ireland.<sup>181</sup> James and Elizabeth's children were Louisa Ann (b. 1854, East Gosford) and Eleanor Mary Underwood (b. 1856, Mosquito Town).<sup>182</sup>

James died at Mosquito Town in the prime of his life as the result of an horrific accident. During a storm at night in July 1857, "when he and his wife retired to rest", a large tree blew down on to the house "crashing through the roof and on to their bed".<sup>183</sup> Elizabeth's collarbone was broken and James's leg badly injured. The leg failed to improve and James was sent to Sydney where his condition deteriorated and the leg was amputated. He died from complications on 25 September 1857.<sup>184</sup>

### John Beattie Junior

G M H Piper is also in error in stating that John Beattie junior "was one of nine councillors elected in April 1860 to form Balmain's first Council when it became a Municipality".<sup>185</sup> This was butcher James Beattie who was a first councillor of Balmain in 1860-66, and after whom Beattie Street is named.<sup>186</sup>

John Beattie junior, a shoemaker by trade, settled at East Gosford and in 1853 and 1854 successfully applied for a publican's licence to operate the Masonic Arms there.<sup>187</sup> John's son Edward George established his shipbuilding yard at Cockle Creek, Brisbane Water.<sup>188</sup>

### William Henry Beattie

William Henry Beattie also settled at East Gosford and became a timber merchant where he died in 1869.<sup>189</sup>

### Mary Beattie

Shipwright Henry Edmond Fisk (b. 1814, Hobart) was the son of Captain Arnold Fisk and his wife Mary Ann Campbell, the daughter of Captain Eber Bunker.<sup>190</sup> Mary Beattie, the eldest daughter of John and Dulcibella Beattie, married Henry Fisk at St. Andrew's Presbyterian Church, Sydney on 21 November 1846.<sup>191</sup> Rev McGarvie officiated at the wedding. Fisk was the occupant of No. 8 Erskine Street in 1856.<sup>192</sup>

Henry and Mary Fisk moved to Brisbane Water in about 1847 where Henry built the ketches *Sylph*, *Midshipman* and *Phoenician*. By 1867 he had moved to Lake Macquarie where he built the schooner *Countess of Belmore*. Henry Fisk died at Sydney in 1887.

## Later Owners of Waterview House

### John Fraser Gray

In February 1846 Marsh sold Waterview House for £220 to Sydney accountant John Fraser Gray who made it his home.<sup>193</sup> *Leichhardt Historical Journal No. 10* contains the story of the Gray family in Waterview House.

In March 1852 Gray sold Waterview House for £555 to Captain Joseph Wilson upon trust for his wife Mary, during her lifetime, with Sydney merchant John Campbell as her trustee.<sup>194</sup>

### Nicol Drysdale Stenhouse

In June 1861, acting on behalf of Mrs Wilson, Campbell sold Waterview House to Nicol Drysdale Stenhouse upon trust for his wife Margaretta, during her lifetime, with Sydney gentleman William George Pennington as her trustee.<sup>195</sup> The Stenhouses had been tenants since about 1856.<sup>196</sup>

In *The Stenhouse Circle. Literary Life in Mid-Nineteenth Century Sydney*, Ann-Mari Jordens gives an excellent account of Stenhouse in Waterview House.<sup>197</sup> Her writing brings to life Stenhouse's patronage of Australian literature. Unfortunately, her location of Waterview House is confused. On page 51, where Jordens, quite correctly has Stenhouse living at Hillside House, now 11 Pearson Street, she misunderstands the location of Waterview House. Her description of the house and its setting reads:

It was a comfortable wooden bungalow on a fifteen-acre block. Its garden ran down to Johnston's Bay and from the rise on which Frederick Parbury, effectively the first landholder in Balmain, had chosen in 1835 to build it, the view was spectacular.<sup>198</sup>

The view was pleasant rather than spectacular because it looked over Waterview Bay not Johnston's Bay.

*Leichhardt Historical Journal No. 10* carries the story of the Stenhouses in Waterview House. The further history of the house is contained in Sections 9 and 10 which will be published in a future issue of this Journal.

## Inventory of Buildings

Commencing in this Journal, and published in subsequent issues, the inventory will establish the history of each building on the Waterview Estate's 123 original lots, plus the "Church Reserve" and the 1.25 Waterview House lot. The inventory will begin with Section 1 and will continue over Sections 2-10 (see Figure 4).

# Section 1

Lots 1–20

Darling Street

North Side

(Nos. 137–147)

Cooper Street

East Side/West Side

## The First Plan of Waterview 1841

Lots 1–20 were laid out by surveyor A W Meikle in 1841 at the direction of George Cooper and his mortgagee, Matthew Henry Marsh.<sup>1</sup> The 20 lots were auctioned by Thomas Stubbs on 12 May 1841.<sup>2</sup> Lots 1–6 fronted Darling Street, each by 33 feet. Cooper Street, created at this time, had lots 7–20, also with 33-foot frontages, except lot 19 (80 feet) and lot 20 (74 feet).

Lots 21–36, the Waterview Street lots in the first plan, are to be found in Section 7. Although Cooper's name appears on some conveyances, Marsh was the real owner and it was from him that the lots were bought.

## Lot 1

### 1.01 Detached House 137A Darling Street (1)

Michael Dillon, quarryman, Woolloomooloo, bought lot 1 facing Darling Street from M H Marsh in March 1843 for £30.<sup>3</sup> Balmain builder James Milligan bought the land from Dillon in February 1845 but sold to Balmain shoemaker Michael Hyland in March 1846.<sup>4</sup> Hyland, the licensee of the Balmain Hotel, sold in October 1848 to Balmain labourer Terence Frawley.<sup>5</sup>

Balmain waterman John McEwen bought the land from Frawley in November 1850.<sup>6</sup> McEwen had built a one-storey weatherboard cottage, flush with the Darling Street alignment, by September 1853 which he sold at auction to Pymont waterman George Nash for £220.<sup>7</sup>

Nash became one of the Balmain watermen and lived at No. 137A with his wife Caroline until about 1876. They moved to a second cottage (No. 137B) at the rear and Caroline opened No. 137A as a drapery in 1876 which became a fancy repository in 1878–81, a haberdashery 1882, nl 1883, and grocery 1885.

Nash was still listed as a waterman in 1886 when he moved to Newtown and let No. 137A to Robert B Carr in 1886, shorthand writer William W Smith 1887, Sarah Merriman 1888–89, Mrs. M Day 1890–92, and Henry Allen 1893.<sup>8</sup>

In October 1893 Nash was still a waterman when he gave the property to Caroline Ann Weston, wife of Newtown clerk Arthur Weston, and possibly his daughter.<sup>9</sup> Mrs. Weston continued Henry Allen's tenancy until the end of 1893 when she let No. 137A to shipwright Donald McKenzie in 1894–95, Mrs. Alice Ash 1896, and fruiterer G Brown 1897–98.

Mrs. Weston sold No. 137A in July 1898 to Sydney master mariner Percy Albert Davis.<sup>10</sup> Not listed in 1899, the house was let by Davis to Daniel Reedy in 1900, to grainer Joseph Philipson 1901, and to shipwright Patrick Stevenson 1902. Stevenson was still the tenant when Davis sold to Emily Kate Nelson, wife of Sydney master mariner W B Nelson, in June 1903.<sup>11</sup>

Mrs. Nelson continued Patrick Stevenson's tenancy to 1906 and then let the house to Edward Westermarck 1907, Thomas Laurence 1908, Charles Malley 1909–10, Thomas Laurence 1911, Albert Shobrook 1912–1914, nl 1915, Andrew Axelson 1916, John R Leishman 1917, Harry L Nelson 1918, Henry W Pettitt 1919–27, florist Mrs. M Sutton 1928–29, and nl 1930–32.

Mrs. Nelson died at Wentworth Falls on 6 June 1931 and her executor Emily Muriel Tate, wife of Mosman porter William Goth Tate, sold No. 137A to Dulwich Hill ganger John Michael Flynn in February 1943.<sup>12</sup> Flynn sold in June 1945 to the tenant, Balmain interpreter Ernest Nicholas Rudlow and his wife Klara.<sup>13</sup> Ernest Rudlow died on 15 September 1980 and the house passed to his widow Klara who was a Balmain solicitor and well-known identity for many years.<sup>14</sup> After 1886, the house was listed as No. 137.

### 1.02 Detached House 137B Darling Street (2)

In about 1876 Nash built second weatherboard cottage at the rear and lived there with Caroline until they moved to Newtown in 1886.<sup>15</sup> After this year, No. 137B was not separately listed.

## Lots 2–3

### 1.03 Attached House 139 Darling Street (3)

Quarryman Thomas O'Brien bought the Darling Street in March 1843 for £60.<sup>16</sup> In 1844 he had "two stone cottages [Nos. 141–143] " on the land.<sup>17</sup> Thomas O'Brien sold lot 2 fronting Darling Street by 32 feet and containing No. 141 to Balmain quarryman John O'Brien (probably his brother) in January 1846.<sup>18</sup> Conditions of sale

**TABLE 2**  
**WATERVIEW ESTATE**  
**SECTION 1 1886–96**  
SEE FIGURE 6

KEY No.	BUILDING	DOOR No.	BUILT
<b>Darling Street Northern Side</b>			
1	Detached House	137A	1850–53
2	Detached House*	137B	1876
3	Attached House*	139	1846
4	Attached House	141	1844
5	Attached House	143	1844
<b>Cooper Street Eastern Side</b>			
6	Detached House	1	c1850
7	Attached House*	3	1844†
8	Attached House*	5	1844†
9	Detached House*	7	1879
10	Detached House*	11	1844
11	Attached Houses*	13	1845‡
12	Detached House*	15	1843–44
13	Detached House*	17	1844
14	Detached House*	19	1844
15	Detached House*	-	c1844†
<b>Darling Street Northern Side</b>			
16	Dr Lang's Church*	145A	1842
17	Detached House*	145B	c1868
18	Waverley Hotel	147	1844–45
<b>Cooper Street Western Side</b>			
19	English Church & School*	-	c1844
20	Clifton Cottage*	2	c1869
21	Hunter's River Inn*	-	c1842
22	Sawyers' Land	-	-
*	Demolished		
†	First building		
‡	Second building		

were that he not resell without Thomas's consent; that he not excavate any part within 15 feet from the well on Thomas's lot 3; that neither party to claim "right or interest" in the party wall separating "the respective tenements".<sup>19</sup> In 1846 John O'Brien built a stone house (No. 139, later demolished) on lot 2 which he divided in two and sold lot 2A (with No. 139) and lot 2B (with No. 141) to Thomas O'Brien in April 1867.<sup>20</sup>

Occupants of the house are not identifiable for No. 139 in 1858–78 but Thomas O'Brien let the house to Isaac Laurence Crawley in 1879, to James Moore 1881–83, nl 1884, and to shipwright Michael O'Callaghan 1886.

Fronting Darling Street by 19 feet, lot 2A (the eastern part of lot 2), containing No. 139, was left by Thomas O'Brien, after his death on 27 May 1886, upon trust to Balmain blacksmith James Clayton, to Newcastle shipwright Martin O'Brien, to Balmain shipwright Patrick O'Brien, and to Sydney printer Robert Felix Daly.<sup>21</sup> The purpose of the trust was to permit Thomas O'Brien's wife Honora to receive income from rents during her lifetime. The trustees continued to let No. 139 to O'Callaghan until 1887 but the house was nl in 1888. In 1889 they let it to Alfred Tapster, then nl in 1890, to George Rutledge 1891, and to Mrs. Drake 1892.

After Honora O'Brien's death on 18 April 1893, the premises passed to Martin O'Brien who continued Mrs. Drake's tenancy.<sup>22</sup> In June 1893 Martin O'Brien sold lot 2A to Mary Ann Nolan, wife of Sydney compositor Frank Nolan, who continued to let the house to Mrs. Drake until 1895.<sup>23</sup> John McCreasy was the next tenant in 1896, followed by Peter McCarthy in 1897.

Mrs. Nolan's mortgagee, however, sold No. 139 in September 1898 to Patrick O'Brien then of Chippendale.<sup>24</sup> Patrick lived in No. 139 from 1898 until his death on 30 August 1901.<sup>25</sup> After Patrick O'Brien's death on 30 August 1901, No. 139 passed to grocer Martin O'Brien, engineer Thomas John O'Brien and widow Mary Ann O'Brien, all of Balmain, as beneficiaries.<sup>26</sup> The beneficiaries let No. 139 to blacksmith John Quick in 1902–04 but it was nl in 1905–06.

The beneficiaries had mortgaged their shares in December 1903 but following default, the mortgagee let the house to John Scriven in 1907–08. In March 1908 the mortgagee sold the premises to Paddington widow Harriett Eastcott Cloudy.<sup>27</sup> Mrs. Cloudy sold No. 139 in August 1908 to Waterloo gentleman Aaron Laycock who let it to Mrs. Margaret Dweske in 1909.<sup>28</sup>

Laycock made out a contract for resale of the house on lot 2A, with other property, to Mrs. Cloudy at about the same time.<sup>29</sup> Mrs. Cloudy could not raise the selling price and Laycock sold to Kogarah labourer James Lambert in February 1910.<sup>30</sup>



Lambert continued to let the house to Mrs. Dweske until 1912, and to Henry More in 1913, but the house was nl in 1914. William Mackay was Lambert’s tenant in 1915, then Joseph Bowen in 1916, and Joseph Baur from 1918.

After James Lambert’s death on 10 November 1923 the property passed to his executors, Clara Louise and Claude John Lambert.<sup>31</sup> The executors continued Baur’s tenancy to 1926, then let to G Small in 1927–28, to James L Beveridge 1930, to Ernest Mortensen 1930 and to Mrs. Ida Duggan from 1931.

Clara Louise died on 18 February 1940 and after Claude John’s death on 10 March 1971, the property was sold.<sup>32</sup> It is not clear when No. 139 was demolished. A new and expertly crafted stone house is rising on the site.

**1.04 Attached House  
141 Darling Street (4)**

In 1844 Thomas O’Brien had “two stone cottages [Nos. 141–143]” on the land.<sup>33</sup> The two-storey stone houses, stand below the Darling Street level, possibly indicating that the stone for building was quarried from the site.

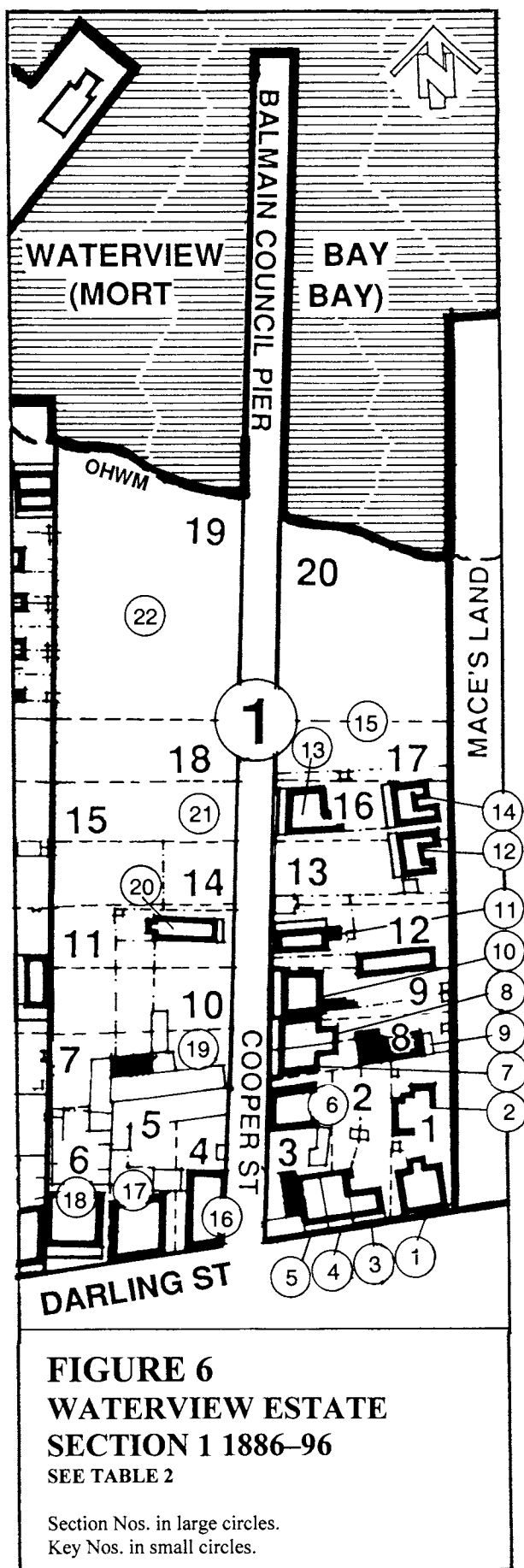
When John O’Brien sold lot 2A (with No. 139) and lot 2B (with No. 141) to Thomas in April 1867, a condition of the sale was that John would retain use of No. 141 “during the term of his natural life” and to receive rents, etc.<sup>34</sup>

With the exception of George Llewellyn in 1870, occupants of the house are not identifiable for No. 141 in 1858–78. John O’Brien let the house to John Sullivan in 1879, Joseph Love 1881, George Chapman 1882, Alexander Alexander 1883–84, Ferigle Hegarty 1885, nl 1886–87, George Cox 1888, Charles Moray 1889, nl 1890–92, painter Robert Murray 1893–96, nl 1897–98, and Charles Ellery from 1899.

John O’Brien died on 25 June 1899 and No. 141 passed to Patrick O’Brien.<sup>35</sup> After his death on 30 August 1901, Patrick left No. 141 to his children Thomas John, Florence May, Martin and Francis William (known as Frank) as trustees to permit his wife Mary to have the use of his furniture and collect rents and proceeds of his real estate for life.<sup>36</sup> The trustees continued Ellery’s tenancy until 1903.

During his childhood, Frank O’Brien had been brought up and educated by Mary Ann Nolan, the wife of Sydney compositor Frank Nolan and sister of John O’Brien and therefore Frank’s paternal aunt.<sup>37</sup> In July 1903 Frank gave his share in No. 141 to his aunt, subject to the life estate in favour of his widowed mother Mary O’Brien.<sup>38</sup> She let the house to Lars Larsen in 1904, then Frank O’Brien lived there in 1905–07 but it was nl in 1908–09.

Mrs. Nolan with the consent of Mary O’Brien had mortgaged No. 141 in September 1905.<sup>39</sup>



Failing to meet repayments, her mortgagee sold in February 1910 to Kogarah labourer James Lambert.<sup>40</sup> He let the house to Joseph Sena in 1910–12, Frederick Anning 1913–16, Patrick R Walsh 1917, Charles Rogers 1918, Thomas G F Pender 1919, Thomas McLachlan 1920, Thomas Byrne 1921–22, Leslie T Monks 1925, Mrs. A M Dufty 1926–27, Mrs. Alice Cappick 1928–29, and Herbert Gordon 1930–32. No. 141 was sold in the same way as No. 139.

### 1.05 Attached House 143 Darling Street (5)

Quarryman Thomas O'Brien bought lots 2–3, in March 1843 for £60.<sup>41</sup> He built two stone houses on lots 2–3 in 1844 (Nos. 141–143).<sup>42</sup> After selling lot 2 to John O'Brien, Thomas retained lot 3, having a frontage to Darling Street of 34 feet, containing No. 143 and 1 Cooper Street.

Occupants for No. 141 are not identifiable in 1858–64 but Thomas O'Brien, a drayman (carter) was still living in the house when he died on 27 May 1886.<sup>43</sup> The property at the corner of Darling and Cooper Streets passed to John O'Brien upon trust to permit Thomas's widow Honora to receive income from rents during her lifetime.<sup>44</sup>

John let the house to Patrick O'Brien in 1886–98 and to shipwright Patrick Stevenson from 1899. In 1886–96 the house acquired a weatherboard extension at the Cooper Street corner and by 1898 a further addition.<sup>45</sup>

In March 1890, with Honora's consent, John sold the "house [No. 143] and ground No. 3 and the vacant ground at the corner and the cottage thereon in Cooper Street [No. 1]" to his sister Mary Ann Nolan, the wife of Sydney compositor Frank Nolan.<sup>46</sup>

Mrs. Nolan mortgaged No. 143 in November 1895 and on defaulting in repayments her mortgagee sold No. 143 (and 1 Cooper Street) in October 1899 to Glebe doctor John Walker-Smith.<sup>47</sup> He continued Stevenson's tenancy until 1901 and then let No. 143 to Charles Sykes in 1902, to Mrs. A Skinner 1903, to Edward Goodsir 1904, but nl 1905–06.

In December 1906 Walker-Smith sold to Balmain widow Mary Ryan.<sup>48</sup> Mrs. Ryan let the house to Mrs. Rose Cook in 1907–09, James T Spilsbury 1910, Sidney Minors 1911, Challen Drewitt 1912–13, Mrs. Lydia Bourne 1914, Arthur J Sharp 1915, Thomas Brayne 1916, Charles S Bruton 1917–30 and nl 1931–32.

Mrs. Ryan died on 21 March 1935 and No. 143 (and 1 Cooper Street) passed to her executor John Roger Ryan who held the property until his death on 17 November 1942.<sup>49</sup> The houses then passed to Balmain spinster Josephine Patricia Ryan who sold to Mosman draughtsman James Clayton in April 1947.<sup>50</sup> In April 1954 James Clayton sold to plumber John Henry Baxter, the

tenant of 1 Cooper Street.<sup>51</sup> Baxter subdivided the land into lots 3A–3B and sold lot 3B containing No. 143 to the tenants Pantelis Courouyiannis, labourer and his wife Efrosini in June 1955.<sup>52</sup>

### 1.06 Detached House 1 Cooper Street (6)

Built by Thomas O'Brien in c1850, No. 1 on lot 3A had the same changes of ownership as 143 Darling Street.

Occupants of No. 1 are not identifiable in 1858–69 but the house was let to engineer Cuthbert MacLaughlin in 1870, joiner John H Simpkins 1872, nl 1874–76, shipwright George S D Fient 1878, Fient and engineer William Curry in 1879, Thomas Love 1881, Love and plasterer George Ryan 1882, Thomas Davis and blacksmith Edward O'Halloran 1883, Davis and Mrs. Hiney 1884, Davis and Samuel Taylor 1885, cook Richard Cruice and Mrs. Andrews 1886, grocer James Dixon 1887, nl 1888, shipwright Donald McKenzie 1889–92, boilermaker William Reid 1893, nl 1894–96, and Thomas O'Brien 1897–98.<sup>53</sup>

Further tenants were William Morgan 1899–1901, John Leishman 1902–03, Alexander Leishman 1904–07, Frederick Gregory 1908, Sidney Green 1909, Richard Williams 1910, John Stephenson 1911, nl 1912, Robert Rogan 1913, nl 1914–15, James McKenzie 1916–18, Carl Olsen 1919–21, Byron E Dufty 1922–25, Henry O'Keefe 1926–27, John Stone 1928, nl 1929, George Lawrence 1930, and Gilbert T Swan 1931–32.

J H Baxter sold No. 1, with a 37.5-foot frontage to Cooper Street, to Willoughby plastic moulder Rae William Broomham in June 1955.<sup>54</sup>

## Lot 8

### 1.07 Attached House 3 Cooper Street (7)

Sydney landowner John Stewart bought lots 8–9 and 12 on 4 May 1843 for £19.16.0.<sup>55</sup> Four days later he sold lot 8, facing Cooper Street, to Sydney mariner Robert Young and Balmain cordwainer John Eddington.<sup>56</sup> In 1844 they built a pair of stone houses (3–5 Cooper Street).<sup>57</sup> The two owners subdivided the land into two halves, Eddington taking the southern half with No. 3, and Young the northern half with No. 5.<sup>58</sup>

Shoemaker Eddington took out two mortgages in 1855 and, after defaulting in repayments, No. 3 was sold to Sutton Forest gentleman William Morrice in July 1855.<sup>59</sup> Morrice sold to Sydney builder James Calder in February 1860.<sup>60</sup> Eddington had lived there since 1844 and remained in the house in 1860 as a tenant.<sup>61</sup>

In July 1861 Calder sold No. 3 to Balmain butcher Thomas Cohen.<sup>62</sup> Before his death on 3 September 1862, Cohen sold to John Glennon of

Balmain in August.<sup>63</sup> Glennon built a second stone house (No. 7) at the rear. He also bought No. 5 in November 1874.<sup>64</sup>

John Glennon lived there from 1862 and was still there in 1887, but the house was nl in 1888–89. The next occupant in 1890 was tailor Thomas Glennon, also possibly a grandson. Also occupying the house in 1892 was Mrs. Edmunds, then F McGuire in 1892, and Miss McSparron 1893.

In September 1873 John Glennon settled No. 3 upon his infant son Thomas.<sup>65</sup> Thomas became a grazier at Wheo where he predeceased his father on 28 January 1882 leaving his widow Mary and children Ann Mary, John junior, Agnes, Catherine, Thomas, Anthony and James.<sup>66</sup> Ann Mary married Byalla farmer Michael Tully on 16 August 1879; Agnes on 23 December 1879 married Queanbeyan schoolteacher James Joseph Cuneen; and Catherine on 10 January 1887 married Wheo farmer Charles McSorley.<sup>67</sup>

John Glennon's will forced his widow Mary to buy the shares of the children in her late husband's real estate.<sup>68</sup> Nos. 3–7 had been heavily mortgaged by her husband and as she was unable to meet the payments, the mortgagees sold Nos. 3–7 to Balmain engineer Henry (Harry) Brown in March 1896.<sup>69</sup>

Not listed in 1894–95, the house was home to master mariner Harry Brown in 1896–1904. He let it to Mrs. Rose Cook in 1905–06, then to George Franklin 1907, and to Alex Leishman 1908–21.

In about 1908 Harry Brown went to board with Florence (surname not known) at Smith Street, Surry Hills, and subsequently married her in 1916.<sup>70</sup> After marriage, the couple operated the Prince of Wales Hotel at Waterloo; then the Alma Hotel, Parramatta Road, Petersham; next as fruiterers in Paddington; and later at Evans Street, Rozelle.<sup>71</sup> Harry then went to sea as an engineer aboard the *Pyrobi* and Florence took in borders again.

In 1922 Harry Brown demolished Nos. 3–5 Cooper Street and built a new No. 5.<sup>72</sup>

### 1.08 Attached House 5 Cooper Street (8)

Built by mariner Robert Young on lot 8A in 1844, No. 5 was settled by Young upon Elizabeth his wife in June 1850.<sup>73</sup> This turned out to be a wise precaution because he died on 6 September 1855, possibly at sea.<sup>74</sup> On 28 April 1864 Elizabeth Young married another mariner Charles Sly of Manly.<sup>75</sup> After her death on 7 September 1869, her son, Sydney police officer Robert Phillip Young, with the consent of her second husband, sold No. 5 to Balmain labourer John Glennon in November 1874.<sup>76</sup>

Occupants of No. 5 are not identifiable for 1858–69 but Glennon let the house to boiler-maker Thomas Veney in 1870, James Barry

1872–74, nl 1875–78, carpenter and joiner Thomas Wheatley in 1879, baker Mary A Marsh 1881, Henry Trim 1882, baker Stephen Magan 1883, nl 1884, John Elliott 1885, letter carrier Robert Lewis 1886, painter James Day 1887–89, William Norman 1890–91, and shipwright Joseph Munro 1892.

Balmain engineer Henry (Harry) Brown bought No. 5 with Nos. 3–7 in March 1896.<sup>77</sup> Brown continued Munro's tenancy until 1920 but the house was nl in 1921. He demolished the house in 1922 and built a new weatherboard which became known as No. 5 and the stone house as No. 7.<sup>78</sup> Florence paid for the new No. 5 from her own funds but the title remained in Harry's name.<sup>79</sup> He let the house to Sydney Waile 1923, to Edwin L Vale 1924–26, and to Mrs. S Dale 1927–32.

After Brown died, No. 5 was sold to Tennyson clerk William Stewart in December 1939.<sup>80</sup> In December 1944 Stewart transferred the house to Balmain spinster Sarah Jane Dale.<sup>81</sup> No. 5 still stands, but in a dilapidated condition.

### 1.09 Detached House 7 Cooper Street (9)

Built by John Glennon in about 1879, the stone cottage at the rear of Nos. 3–5 was let by Glennon to fisherman Thomas Gooud 1879, saddler John Grogan 1881, saddler Francis H Agnew 1882–85, grocer Alex Leishman 1886, shipwright Thomas Milton 1887, nl 1888–89, Mrs. Beskie 1891.

The house was rebuilt in about 1891 and let to Mrs. Rowland 1892–93, and draughtsman George W Scott 1894–96.<sup>82</sup>

Balmain engineer Harry Brown bought No. 7 with Nos. 3–5 in March 1896.<sup>83</sup> Not listed in 1897–1906, he let the house to George Day 1907, nl 1908–14, Mrs. Flora Utick 1915–18, John Smith 1919–21, William Lawrence 1922, Edward Lyons 1923–25, Mrs. Eliza Lyons 1926, Mrs. E Lyne 1927–30, and nl 1931–32.

After Brown's death, No. 7 had the same chain of ownership as No. 5. The house was later demolished.

## Lot 9

### 1.10 Detached House 11 Cooper Street (10)

Sussex Street gentleman John Stewart bought lots 9 and 12 with lot 8 in March 1843 for £19.16.0.<sup>84</sup> In April 1844 he sold lot 9 to Sydney dealer and chapman Edward Clark who in that year had the "shell of [a] cottage [No. 11] up".<sup>85</sup> Clark completed the weatherboard in 1844 and sold to Balmain landholder Richard South in August 1847.<sup>86</sup> South sold it to Balmain labourer Richard Thomas in May 1850.<sup>87</sup>

After Thomas's death on 14 July 1863, the property passed to his wife Elizabeth who in 1864 married Balmain shipwright Theophilus Murray.<sup>88</sup> Occupants of No. 11 are not identifiable for 1858–66 but Murray was there in 1867–72. Mrs. Murray let the house to waterman Francis Flood in 1873–81, and to Robert Moore 1882.

Elizabeth Murray died on 30 October 1885 and No. 11 passed to her husband Theophilus.<sup>89</sup> He continued Robert Moore's tenancy to 1888 but the house was nl in 1889. His next tenant was contractor Peter Moore 1890, then George O'Neill 1891, nl 1892–93, H Allan 1894, Hugh McTaggart 1895, W Smith 1896, nl 1897–1900, Maria Nelson 1901–03, nl 1904–07, Mrs. Catherine Murdoch 1908, Thomas W Lawrence 1909 and nl 1910–32.

The building at the rear was let by Murray to Robert Lake in 1911, to James E Merrett 1912, to John Leishman 1913, to Mrs. Flora Utick 1914 but nl from 1915–32. Lot 9 may have been used for industrial purposes during this time.

After his death on 15 April 1917 the house passed to Sarah Ann Kelly, wife of Marrickville boilermaker's assistant William Kelly.<sup>90</sup>

In October 1920 Mrs. Kelly sold No. 11 to Drummoyne estate agent Harry Hibble.<sup>91</sup> Shortly after, Hibble sold No. 9 to Mort's Dock & Engineering Co Ltd.<sup>92</sup> After the liquidation of Mort's Dock, lot 9 was sold with lots 12–13 to Cavanagh Saw Mills in March 1960.<sup>93</sup> In June 1974 Cavanagh sold to Sydney Slipway & Engineering Co Ltd and the land was taken into the Hart Street development.<sup>94</sup>

## Lots 12

### 1.11 Attached Houses 13 Cooper Street (11)

John Stewart bought lot 12 with lot 9 in March 1843.<sup>95</sup> In April 1843 he sold lot 12 to Balmain labourer James Suddy who built a small hut in 1844.<sup>96</sup> In about 1845 he built two stone cottages (No. 13) between the hut and the southern boundary of lot 12.<sup>97</sup> In March 1853 Suddy, now a slater, and his wife Mary Ann sold No. 13 to Sydney gentleman Charles Stewart Quail who sold to Sydney gentlemen John Walton in November of the same year.<sup>98</sup>

Occupants of No. 13 are not identifiable for 1858–69 but Walton let one of the houses to James Kelly in 1870–74, but it was nl in 1875–78.

On 24 July 1872, Walton advertised his Cooper Street property for sale as two two-storey stone houses of "each two apartments" with a four room weatherboard cottage at rear, complete with detached kitchen, good yard and a well.<sup>99</sup> The houses brought in a weekly rent of £31.4.0. Occupants of these houses are difficult to

determine; the weatherboard cottage had been demolished by 1886.<sup>100</sup>

After Walton's death at Enfield on 5 February 1877 his executors sold the houses in September 1877 to Sydney gentleman George Alexander who sold to Sydney accountant Henry William Watson in the following December.<sup>101</sup> He let the houses to boilermaker Thomas Hay junior in 1879, to James Doyle 1881, and to fisherman John Edney 1882.

In January 1884 H W Watson sold the houses to Balmain boatman John Elvins who continued Edney's tenancy until 1887.<sup>102</sup> The house was nl in 1888 and the next tenant was Constance O'Cass in 1889.

After John Elvins death on 7 July 1891, the surviving houses passed to his son, Balmain stonemason William Elvins, upon trust for his granddaughter Balmain spinster Ada Gertrude Elvins.<sup>103</sup> William Elvins continued Miss O'Cass's tenancy to 1900 but the houses were nl in 1901–04 and in 1905 the next tenant was Sophia Jane McSparron.<sup>104</sup> George Holmes was next in 1906–08, Edward Westermarck 1910, and the last listed tenant Mrs. Bridget Ellery 1910.

In September 1911 William Elvins, with the consent of Ada Gertrude and William John Elvins, sold lot 12 with lot 13 to Buzacott & Co Ltd, Machinery Merchants & Manufacturers & Ship Chandlers, who probably demolished the remaining houses.<sup>105</sup>

In June 1920 Buzacott sold to Drummoyne estate agent Harry Hibble and he sold to Mort's Dock & Engineering Co Ltd in 1920.<sup>106</sup> Mort's Dock sold to Cavanagh Saw Mills in March 1960 who sold to Sydney Slipway & Engineering Co Ltd as in the case of lot 9.<sup>107</sup>

## Lot 13

### 1.12 Detached House 15 Cooper Street (12)

William Bennett bought lot 13 in April 1842 for £33.<sup>108</sup> In 1843 he built a small, weatherboard cottage which he enlarged in 1844 as a stone house with street-facing verandah and opened the Star Inn there.<sup>109</sup> Set well back from the street, the house was mortgaged in April 1843 but Bennett defaulted and it was sold to Sydney timber merchant George Head in September 1848.<sup>110</sup>

In May 1851 Head sold to Sydney timber dealer John Elvins.<sup>111</sup> After Elvins death at No. 15 on 7 July 1891, the house passed to his son, Balmain stonemason William Elvins, upon trust for his grandson, stonemason William John.<sup>112</sup>

The house was let to Mrs. Ash in 1892, seaman Francis Douran 1893, J Elder 1894–95, David Rennie 1896, nl 1897–1900, Miss McSparron 1901–02 and the last listed tenant Thomas Law-

rence 1903–1907. After its purchase by Buzacott & Co Ltd in September 1911 house was probably demolished.<sup>113</sup> No. 15 followed the same changes of ownership as No. 11.

## Lot 16

### 1.13 Detached House 17 Cooper Street (13)

Peter Lomax bought lot 16 in December 1843 for £33.<sup>114</sup> He built a stone cottage (No. 19) in 1844 at the rear of the land.<sup>115</sup> In March 1846 Lomax sold to Bridge Street tailor Michael O'Neill who built another stone house (No. 17) in 1846, on the Cooper Street alignment with a verandah facing the street.<sup>116</sup>

O'Neill and his wife Mary Ann Teresa sold in December 1847 to Parramatta Street mason and Sculptor Henry Harvey Read and his wife Maria Louisa.<sup>117</sup> In September 1852 the Reads sold to Balmain carpenter William Hodson who lived there until 1863. Not listed in 1864–68, the house was home to Samuel Heydon in 1869–70.

In July 1871 Hodson sold to Balmain boatman John Elvins who let the house to John Moore in 1872 and then shipwright Henry Allen in 1874.<sup>118</sup> After Elvin's death on 7 July 1891, Nos. 17–19 passed to his son, Balmain stonemason William Elvins, upon trust for Emma and John Fowler of Ulladulla.<sup>119</sup> The Fowlers continued to let the house to Henry Allen until 1892 and then to Mrs. Ash 1893, nl 1894–95, to Jacob Reubeneach 1896, and to Mrs. Rose Cook 1897–1902.

In May 1902 the Fowlers sold to Gertrude Susan Bogle, wife of Balmain estate agent Alfred Henry Bogle.<sup>120</sup> She let the house to Horace Balkwell in 1903, nl 1904, and to George Thomas 1905. Mrs. Bogle sold to Balmain plasterer Matthew Mackey in December 1905.<sup>121</sup> He continued Thomas's tenancy until 1906 and then let the house to H Woolard 1907, to William Mackay 1908, and to Walter Massey 1909–11.

Matthew Mackey sold in July 1912 to Buzacott and Co Ltd who let the house to Alfred Ross 1912–13, and to David Rees 1914 but the house was nl in 1915–23.<sup>122</sup> Nos. 17–19 were probably demolished at about this time for Buzacott's factory.

In June 1920 Buzacott sold to Drummoyne estate agent Harry Hibble and he leased the property to manufacturing chemists Robert Corbett & Co Ltd in June 1924 who were listed there until 1928.<sup>123</sup> In 1920 Hibble sold to Mort's Dock in the same way as lots 12–13.<sup>124</sup> In August 1948 Mort's Dock leased lot 16 to George Frederick Rogan, trading as Acme Box Co.<sup>125</sup> After the lease expired at the end of 1955, lot 16 followed the same chain of ownership as lots 12–13.<sup>126</sup>

### 1.14 Detached House 19 Cooper Street (14)

Built by Peter Lomax in 1844 at the rear of the land, the verandahed stone cottage had the same chain of ownership as No. 17.<sup>127</sup>

Occupants of No. 17 are not identifiable for 1858–69 but the house was let to storeman Michael Gorvan in 1870, nl 1872–78, shipwright Thomas Davis and mariner Thomas Lacey in 1879, Thomas Gamble 1881, nl 1882–86, shipwright Charles Woodward and engineer Alfred T Barnes 1887, shipwright Thomas Woodward 1888–96, nl 1897, Thomas Lawrence 1898–99, Thomas Woodward 1900, Thomas Day 1901, Alfred Whitfield 1902, not listed 1903–05, Mrs. Bridget Ellery 1906, Robert Lake 1907, William H Macpherson 1908, William Isberg 1909, Adolph Quinquenet 1910, nl 1911–13, and Mrs. Mary Waugh 1914–15.

No. 19 was nl in 1916–23 and the site was probably occupied by manufacturing chemists Robert Corbett & Co in 1925–28.

## Lots 17–20

### 1.15 Sawyer's land Cooper Street (15)

Sydney accountant John Fraser Gray bought lot 17 in May 1843 for £143.7.0 with other Waterview Estate land.<sup>128</sup> The only known early use of the land is recorded in the Sydney District Assessment Book which shows that Holloway Beetle lived in a "wattle and plaster cottage" on the land.<sup>129</sup> In January 1848 Gray sold lot 17 to Balmain shipowner William Henry Sawyer who was to acquire the Waterview Bay frontage around to the present-day Caroline Lane.<sup>130</sup>

Sawyer sold lot 17 with the other land in October 1844 to Balmain spinster Catherine Morgan, the mother of his children.<sup>131</sup> Miss Morgan resold lot 17 to Sawyer with other land in February 1855.<sup>132</sup> Sawyer financed his operations by several mortgages of the land. Catherine Morgan bought lot 20 with other Waterview land in October 1844 for £180.5.0.<sup>133</sup> In February 1855 she sold lot 20 with the other land to Sawyer.<sup>134</sup>

William Henry Sawyer died on 24 February 1887 and his executors Robert and Alice Gertrude Sawyer, the only son and eldest daughter, continued to mortgage the property.<sup>135</sup> In 1894, failing to meet repayments, the land was cut into many allotments and lot 17 was amalgamated with the adjoining lot 20 as lot 26 in DP 3447.<sup>136</sup> Sawyer had reclaimed land from the bay at the foot of Cooper Street in 1869 and this became lot 25 in DP 3447.<sup>137</sup>

In August 1905 the new lots 25–26 were sold by the mortgagees to Buzacott & Co Ltd.<sup>138</sup> This

gave Buzacott the Cooper Street lots 12, 13, 16 and the DP 3447 lots 25–26, providing a frontage along the east side of Cooper Street of 393 feet. Buzacott demolished 13–19 Cooper Street and established the Hercules Oil Engine Works in 1906 and in 1910 the Cyclone Gate Factory. In 1912 the Buzacott foundry opened. The Buzacott factory covered at least lots 17 and part of lot 20.<sup>139</sup> Nos 11–13 Cooper Street had also been demolished by this time.

Buzacott sold in June 1920 to Drummoyne estate agent Harry Hibble who leased the land to engineers Armstrong Holland in June 1923.<sup>140</sup> On the expiration of the lease in 1937, a new lease was granted to George Frederick Rogan, trading as Acme Box Co.<sup>141</sup> After Hibble's death, in July 1947 Rogan still held the lease when the land was sold to Mort's Dock & Engineering Co Ltd who extended it to 1960.<sup>142</sup>

In March 1960 Cavanagh Saw Mills bought the land from Mort's Dock.<sup>143</sup> This gave Cavanagh the Cooper Street lots 9, 12, 13, 16 and the DP 3447 lots 25–26, providing a frontage along the east side of Copper Street of 426 feet.

In June 1974 Cavanagh sold to Sydney Slipway & Engineering Co Ltd who sold to Wallace Tugs Pty Ltd in February 1978.<sup>144</sup>

## Lots 4–5

### 1.16 Dr Lang's Church 145A Darling Street (16)

In August 1848 Rev John Dunmore Lang gained title to lots 4–5, fronting Darling Street by 66 feet, for £132.<sup>145</sup> Before this in 1842, he built a small weatherboard Presbyterian church, 40 feet by 20 feet, the first purpose-built church in Balmain.<sup>146</sup> He engaged builder John Brown to erect the church, known as Dr Lang's Voluntary Presbyterian Church.<sup>147</sup> Brown's account dated 26 March 1842 details the cost of the church: erection £142; 10 pews at £2 each, £20; material for pews, pulpit and lining for walls £36; stonemason's work £15.18.0. With sundries added, the final cost was £254.17.0. John Stewart (£33) and Joseph Looke (£13) paid the first instalments and Lang collected and paid the balance to Brown. Lang also built a house with garden for the minister.

It seems that Dr Lang, out of his own pocket, guaranteed the stipend of Rev Thomas Atkins to serve at Balmain from October to November 1842. Atkins, the Congregational Chaplain to Norfolk Island, was in Sydney for those three months. To Lang's chagrin, Atkins left for India, taking with him Lang's pulpit gown which he refused to return.

### Johann Christian Simon Handt

Credited with introducing pineapples to Queensland, Handt, a German missionary, had been receiving government support at Nundah but a change of policy left him without income.<sup>148</sup> In 1843 Dr Lang received a communication from Rev Christopher Eipper, a missionary at Nundah, Queensland, recommending that Rev Johann Christian Handt be appointed to the Balmain church.<sup>149</sup> A government grant of £100 in 1843 allowed him to come to Sydney to minister to a small Lutheran congregation but on 26 April he wrote to Lang:

I learn from your letter of the 25<sup>th</sup> instant that the inhabitants of Balmain have expressed a strong opinion in my favour...that I should be permanently settled among them as a minister of the Gospel, I thank them for their kind feelings, and, after mature deliberation before the Lord, consider it my duty to comply with their request.<sup>150</sup>

The Balmain Presbyterians made up a subscription list bearing the names of George Allen, Francis Mitchell, Robert Dixon, L and S O Iredale, George and Morris Lloyd, H L and A M Miller, W Wyatt, M T Ormond, Mr and Mrs. C Chapman, Mr Richardson, W Hunt, Robert Porter, Ralph Mansfield, Walter Robertson, O Smith, Ruby, William, Mary, Sarah, John, Hanna, James and Elizabeth Beattie, James and Ann Yeend, Thomas and Esther Spence, Mr and Mrs. W Walker, Andrew Ross, John Sherlock, John and Janet Chalmers, T B Kenwade, J Daly, Mr and Mrs. William Spencer, Bridget Brown, Joseph and Sarah Cross, John and Mary Ann Cavill, John and Sarah Bell, and Mary Balmain (wife of John Balmain).<sup>151</sup>

In 1844 Handt left Balmain to pioneer the Presbyterian cause in the Berrima district.<sup>152</sup>

### Dr Lang's Mortgage

Dr Lang had mortgaged the Balmain and Pymont churches to Sydney master mariner William Johnson and in April 1850 still owed £204.<sup>153</sup> In November 1851, while Johnson was in England, his agent unexpectedly foreclosed on the mortgage.<sup>154</sup> Fortunately, at first, for Lang who was then in England, both churches "fell into the hands of" the Sydney storekeeper (later Hon) Samuel Deane Gordon who paid Johnson the £80 owing.<sup>155</sup> A friend of Dr Lang, recognising the immensity of the situation alerted Gordon to the need to save the church.

In 1852–53 Rev John Gibson, formerly a Presbyterian minister on the Clarence River, officiated at the Balmain and Pymont churches; Rev W Ridley also conducted services "when occasion-



ally in Sydney” during that period.<sup>156</sup> S D Gordon had assured Lang that he would donate the two churches to the Presbyterian Church but doctrinal differences later caused Gordon to prevent Dr Lang using the building.<sup>157</sup>

### Thomas Acheson Gordon

On 25 December 1853 Rev Thomas Acheson Gordon arrived at Sydney on the *Hydaspes*, having acted as a chaplain to the passengers en route.<sup>158</sup> His flock aboard ship included workers on the Houses of Parliament, London, and “had been given a free passage by the Home authorities as a reward for their work”.<sup>159</sup> Rev Gordon lived in the “old Manse” at 5 Queen’s Place.<sup>160</sup>

In 1853 Rev Gordon was inducted by Dr Ross of the Pitt Street Congregational Church and John Fairfax, proprietor of the *Sydney Morning Herald*, “to commence the ministration of the Gospel in the small church vacated by the Presbyterian body”, i e, Dr Lang’s Church.<sup>161</sup> He formed a United Congregational and Presbyterian Congregation to whom he ministered for five years.

In 1857 an attempt was made to dismiss Rev Gordon because of his sharp criticism of those of his flock who attended the opera.<sup>162</sup> A deep rift split the congregation: “swords were crossed and the bulk of the congregation walked out with military honours”. The split directly caused the building of the second Presbyterian church (opened 1858) on the corner of Darling and Broadstairs Street (later Colgate Avenue) and the Congregational Church (later named St. An-

*1.16: Purporting to be Dr Lang’s Voluntary Presbyterian Church, built in 1842 at the corner of Darling and Cooper Streets, the building, as illustrated, was more likely McKeon’s produce store in c1905.*

*S N Hogg, Balmain Past and Present, ML*

drew’s) at the corner of Darling Street and Curtis Road (opened 1855).<sup>163</sup> The third church, the Campbell Street Presbyterian Church (opened 1868), super-seded the 1858 church.

### The Blacksmiths

In February 1868 S D Gordon sold Dr Lang’s church to Balmain blacksmiths Francis, William and Peter McKeon.<sup>164</sup> In October 1871 Francis and William bought Peter’s one-third share and became joint owners of the premises.<sup>165</sup>

S N Hogg, that often erroneous chronicler of Balmain “past and present”, illustrates his work with a photograph purporting to be Dr Lang’s church.<sup>166</sup> The photographed building bears no resemblance to an ecclesiastical structure and is probably McKeon’s produce store, but from the materials of the old church. What happened to Dr Lang’s church? The Dandenong Gale of 1876 destroyed the nearby Darling Street Methodist Church and it seems likely that Dr Lang’s church may have met the same fate.<sup>167</sup>

Occupants for No. 145 are not identifiable in 1858–69 but blacksmiths McKeon Bros were there in 1870, blacksmith Francis 1872, fruiterer William 1874–75, hay & corn merchant Francis 1876–81, and produce dealer Francis 1882–91.

Francis McKeon died on 31 October 1892 and William let the shop to fruiterer Mrs.

McCrone in 1892, nl 1893–95, to W J Bastin's laundry 1896, and to Alfred Henry Bogle who had a patent tinware factory there in 1897.<sup>168</sup>

William McKeon died on 24 January 1897 and his trustees continued Bogle's tenancy to 1899.<sup>169</sup> Not listed in 1900–06, the shop was let to wood and coal merchant Frederick Woods in 1907.

### The Ryan Family

The premises passed to Balmain widow Mary Ryan in February 1907.<sup>170</sup> Mrs. Ryan continued to let the shop to Frederick Woods until 1908 when it was probably converted to a dwelling.<sup>171</sup> The house was let to John Roger Ryan in 1910–15 and Mrs. Ryan lived there in 1916–32.

After Mrs. Ryan's death on 21 March 1935 the property passed to Balmain boilermaker John Roger Ryan in October 1935.<sup>172</sup> Ryan died on 17 November 1942 and No. 143A passed to Balmain spinster Josephine Patricia Ryan.<sup>173</sup> She sold in January 1947 to Tasman Dry Cleaners Pty Ltd who demolished the buildings.<sup>174</sup>

#### 1.17 Detached House 145B Darling Street (17)

By 1868 Francis McKeon had built a weather-board cottage on the western portion of the land in which he lived until 1891.<sup>175</sup> Not listed in 1892–99, the house was let to Thomas Lawrence in 1900–01, to engine driver Otto E Westermarck 1902, nl 1903–04, to Frank Woods 1905–06, nl 1908, and to Thomas Sheridan 1909.

No. 145B passed to Balmain widow Mary Ryan in February 1907 in the same way as No. 145A.<sup>176</sup> The house was probably demolished at about this time.

After Mrs. Ryan's death on 21 March 1935, No. 145B passed to Balmain boilermaker John Roger Ryan in October 1935.<sup>177</sup> Ryan died on 17 November 1942 and No. 143B passed to Balmain spinster Josephine Patricia Ryan.<sup>178</sup> In January 1947 she sold in the same way as No. 143A to Tasman Dry Cleaners Pty Ltd who probably demolished the building.<sup>179</sup>

## Lot 6

#### 1.18 Waverley Hotel 147 Darling Street (18)

Castlereagh Street cabinetmaker Andrew Lenehan bought lot 6 in March 1843 for £66.<sup>180</sup> In 1844–45 Lenehan built "divers messuages or tenements and a dwelling house with suitable offices and out buildings thereto".<sup>181</sup> In May 1847 he sold the one-storey stone house to Hunter's Hill cabinetmaker John Clarke for £250.<sup>182</sup>

Clarke opened the Balmain Hotel there and advertised it to let as being "capable of doing a snug business, rent moderate, no incoming

required, the fittings and fixtures" being already provided.<sup>183</sup> Clarke and his wife Charlotte sold the hotel to Balmain publican James Barr who opened it as the Waverley Hotel.<sup>184</sup>

### James Barr

Born in Paisley, Renfrewshire, Scotland, in 1815, the son of James and Rebecca Barr, James married Sarah Dolphin in 1850.<sup>185</sup> Their children were, James (b. 1864), Anna Marie (known as Hannah, or Marie, b. 1858, m. 28 November 1888 William Cowan) and Sarah Evelyn Douglas (known as Sara Ann, b. 1861, m. 11 September 1899 Benjamin Glover).<sup>186</sup>

Barr was the licensee of the Waverley until 1863 and in 1864–65 leased the hotel to Charles York and then to John P F Cuffe in 1866. The Waverley was nl in 1867 but Barr leased it to John Dick who changed the name to Dick's Hotel in 1868–72. Barr resumed the licence in 1874 and was there until 1889 using the building as a hotel and as a domicile for himself and family.

He leased the hotel and No. 149 next door to Dougall McLachlan for 10 years from 14 April 1890 for £800.<sup>187</sup> McLachlan held the licence for 1890 only. Barr let the Waverley (also known as the Balmain Hotel) to licensee Matthew Barlow in 1891–92.<sup>188</sup>

James Barr arrived at Balmain in 1848 and, apart from a visit to Scotland with his family, lived there for most of his life.<sup>189</sup> A man of independent means, he died aged 77 of liver cancer at Spruson Street, Mosman, on 10 October 1892.<sup>190</sup>

He left his property to his children, St. Andrew Street dairyman James junior; Anna Marie (known as Hannah), wife of Lindfield merchant William Cowan; and Sara Ann, wife of Benjamin Glover of Bellingen Heads as trustees.<sup>191</sup> They let the Waverley Hotel to Catherine Barlow 1893, to H W Stedman 1894–99, and then to Isabella Pyatt for 10 years from 6 December 1899 at £104 yearly.<sup>192</sup>

Mrs. Pyatt probably sub-let to Sidney Firth 1900, but she is listed as the licensee in 1901 for one year only. Later licensees of the Waverley were P W Jones 1902, Arthur Branscombe 1903–06, Edward Hallam 1907, and Donald Chapman 1908–10.

### The Waverley Hotel Becomes a House

The hotel was converted to a dwelling and though nl in 1911 was let to Alfred D Blanks 1912–13, Mrs. May Hewitt and Hugh Logan 1914, Logan 1915–22, and Mrs. Elizabeth Moore 1923–32.

After the death of her husband at Mosman on 18 January 1901, Sara Ann Glover moved to Southsea, England, but by 1906 had moved to Paisley, Scotland.<sup>193</sup> On a visit home to Mosman in June 1906, Mrs. Glover withdrew as a trustee of her father's will and was replaced by William Cowan and William John Laws.<sup>194</sup> The Waverley closed in 1911.<sup>195</sup>



In December 1947 the trustees sold No. 147 on lot 6 with the Section 2 lots 1 and 3 to Waterloo farmer Arthur Richard Shepherd and his wife Elsie Isabell Frances.<sup>196</sup>

After Shepherd's death, the property passed in June 1957 to Mrs. Shepherd who subdivided lot 6 and lots 1 and 3 (Section 2) into lots A–D.<sup>197</sup> She retained ownership of No. 147 on lot A and continued to let the premises.<sup>198</sup>

## Lots 7, 10, 11, 14

### 1.19 English Church and School Cooper Street (19)

Balmain gentleman James Templeton bought the land in July 1842 for £169.2.6.<sup>199</sup> By 1844 he had built two pairs of cottages on each of lots 7, 10 and 11 in 1844.<sup>200</sup> Of the two weatherboard cottages on lot 7, the southernmost one housed the “English Church and School”, the forerunner of the Church of St. Mary the Virgin (Darling Street).<sup>201</sup> The cottage on the northernmost part was vacant in 1844.<sup>202</sup>

In 1844 Ralf Palmer leased the southernmost cottage on lot 10 but the adjoining one was vacant in 1844.<sup>203</sup> John Cheeseman rented the cottage on the southernmost part of lot 11 but its twin was vacant in 1844.<sup>204</sup>

Templeton subdivided the land into lots A–D and sold lot A, a continuation of Barr's Darling Street lot 6 over the combined widths of lots 7, 10, 11, 14.<sup>205</sup> In July 1859 Barr bought lot C fronting Cooper Street by 39 feet.<sup>206</sup> Templeton also sold lot D, fronting Cooper Street by 78 feet 6 inches, to Barr in August 1860.<sup>207</sup>

In October 1854 sold lot B, a strip fronting Cooper Street by 15 feet 6 inches to Sydney plasterer Thomas Turner.<sup>208</sup> In April 1860 Turner sold to Sydney hairdresser John Bond Turner who sold to Erskine Street painter William Harvey Holmes in June 1861.<sup>209</sup> Holmes resold to Turner in March 1867.<sup>210</sup>

After Turner's death on 17 November 1867, lot B passed to his father, Bourke Street freeholder Philip Turner, who sold to Forbes Street innkeeper William Bottomley in February 1869.<sup>211</sup> In September 1873 Bottomley sold lot B to James Barr who now possessed lots 7, 10, 11 and 14, giving him a Cooper Street frontage of 132 feet.<sup>212</sup>

In April 1946 lots 7, 10, 11 and 14 were sold by John Barr's trustees to Tasman Dry Cleaners Pty Ltd who demolished all buildings and erected a new dry cleaning works in about 1947.<sup>213</sup> Tasman sold to the Danny Boy Donut Co Pty Ltd in August 1972.<sup>214</sup> The new buildings were demolished in 1997.

### 1.20 Clifton Cottage 2 Cooper Street (20)

Barr demolished Templeton's cottages and built various structures associated with the Waverley Hotel.<sup>215</sup> In about 1869 he built Clifton Cottage, a brick house with verandah facing Cooper Street, on lot 11.<sup>216</sup> Occupants for No. 2 are not identifiable in 1858–69 but Barr let the house to fisherman James Gooud in 1869–78, then to shipwright Samuel Gooud in 1879, patternmaker George Long 1881, engineer Joseph Thompson 1882–83, Mrs. Dyer 1884, Mrs. E Smith 1885–86, nl 1887–88, and master mariner Harrington Woollard 1889.<sup>217</sup>

After James Barr died on 10 October 1892, his trustees continued to let Clifton Cottage to Woollard until 1906 then to Frank Jackson 1907, nl 1908, Patrick Murphy 1909, Henry Brooks 1910–11, John R Fatherley 1912, John Niven 1913–15, William Crawford 1916, Louis Christian 1917–18, William McKenzie 1919, John W Bowes 1920–21, John Leishman 1922–28, and nl 1929–32.<sup>218</sup>

Clifton Cottage had the same chain of owners and fate as the later buildings in 1.19.

## Lots 15, 18

### 1.21 Hunter's River Inn Cooper Street (21)

Edward Thomas Young Wilson Macdonald of Sydney bought lots 15, 18 and 19 at the beginning of 1842 for £263.18.4.<sup>219</sup> In January 1842 he leased the land for five years to Perry Boss who operated the Hunter's River Inn on lot 15.<sup>220</sup>

In January 1855 Macdonald sold the land to Balmain mariner William Henry Sawyer who added it to his other land to be mortgaged several times.<sup>221</sup> Sawyer died on 24 February 1887 and his executors Robert and Alice Gertrude Sawyer continued to mortgage the property.<sup>222</sup> Failing to meet repayments, lots 15 and 18 were re-subdivided as lots 27–30 in DP 3447.<sup>223</sup>

In January 1912 the mortgagees sold the new lot 27 to William John Laws who sold to Buzacott & Co Ltd.<sup>224</sup> The new lots 28–30 were also sold to Buzacott & Co Ltd, Machinery Merchants & Manufacturers & Ship Chandlers in June 1912.<sup>225</sup> In 1914–20 Buzacott operated its Cyclone Gate and Fence factory in corrugated iron sheds on the southern boundary of lot 27.<sup>226</sup>

In June 1920 Buzacott sold to Drummoyne estate agent Harry Hibble who leased the land to Armstrong Holland Ltd from June 1923 to about 1928.<sup>227</sup> On the expiration of the lease, Hibble leased the premises to Colgate-Palmolive-Peet Co Ltd in November 1929.<sup>228</sup> The lease was renewed several times until after Hibble's death

when his executor sold the land to Mort's Dock & Engineering Pty Ltd in July 1947.<sup>229</sup> Mort's Dock renewed the lease to Colgate Palmolive Pty Ltd and finally sold the land to the company in March 1954.<sup>230</sup>

## Lot 19

### 1.22 Sawyer's Land Cooper Street (22)

Edward Thomas Young Wilson Macdonald of Sydney bought lots 19 with lots 15 and 18 and at the beginning of 1842 for £263.18.4.<sup>231</sup> In January 1855 Macdonald sold lot 19 to Balmain mariner William Henry Sawyer who added it to his other land.<sup>232</sup> Sawyer died on 24 February 1887 and his executors Robert and Alice Gertrude Sawyer continued to mortgage the property.<sup>233</sup> When the mortgagees foreclosed, lot 19 was renumbered as lot 23 in DP 3447.<sup>234</sup>

Sawyer had reclaimed the waterfront below lot 19 and this area became lot 24 in DP 3447.<sup>235</sup> In May 1911 the new lots 23–24 were sold to Hugh McCall Hicks.<sup>236</sup> Hicks leased a portion of the waterfront to shipbuilder George A Washington in 1914–18.

After Hicks's death on 13 June 1914, lots 23–24 passed to merchant Ninian Miller Thomson and solicitor Francis Octavius Ebsworth, both of Sydney.<sup>237</sup> In September 1918 they sold to the National Meat Preserving Co Ltd who sold to W Reynolds & Son Pty Ltd.<sup>238</sup> In January 1923 the company sold to the Palmolive Co (A'Asian) Ltd.<sup>239</sup>

## Section 1.1

Flood's Estate Lots 1–29

Parramatta Road

North Side (Nos. 573–635)

*Continued from page 36*

In March 1924 Hoskins leased the premises to Valves Ltd who had operated there since 1919 and remained until 1927.<sup>117</sup> In August 1927 Hoskins instituted a factory rebuilding program which cost £2,170 and employed builder — Donlan to produce two attached factory buildings (Nos. 573–575).<sup>118</sup> He then let No. 575 to duco expert R J Nichols in 1927; motor car trimmer H G Riley 1928; motor electricians Richards & Lacey 1929; and James Wireless Manufacturing Co Ltd in 1930–32.

After Hoskins death at Concord on 15 October 1927, Nos. 573–575 passed in April 1949 to Concord spinster Mary Jane Hoskins and Ashfield widow Eva Flores Irvine.<sup>119</sup> After Mrs. Irvine's death at Haberfield on 16 November 1960, Nos. 573–575 passed in March 1963 to Miss Hoskins who sold them on separate lots in that month.<sup>120</sup> Now numbered 575, the building contains a motor-cycle shop.

### 1.1.22 Factory Building 573 Parramatta Road (22)

Built by T W Hoskins in 1927, No. 573 was let to builder F C Callaghan in 1927–28; motor engineer R T Minchin 1929–30 and to James Wireless Manufacturing Co Ltd in 1929–32

No. 573 has the same changes in ownership and fate as No. 575.<sup>121</sup> The site is now occupied by shop equipment store, numbered 573.

*References on page 50*

## Section 2

Lots 1–14

Darling Street

North Side

(Nos. 149–153)

St. Andrew Street

East Side

### The Second Plan of Waterview 1841

Lots 1–14, with lots 15–67, were laid out by surveyor A W Meikle in 1841 at the direction of George Cooper and his mortgagee, Matthew Henry Marsh.<sup>1</sup> Lots 1–2, facing Darling Street had 36-foot frontages, while lots 3–14, fronting St. Andrew Street, created at this time, had 33-foot frontages except lot 3 (38 feet) and lot 14 (32 feet). A 12-foot wide roadway running in from St. Andrew Street, between lots 9 and 10, led to a public well.

Although Cooper's name appears on some conveyances, Marsh was the real owner and it was from him that the lots were bought.

#### Lot 1

##### 2.01 Redclyde 149 Darling Street (1)

Balmain dealer James White bought lots 1 and 3 in April 1842 for £57.12.0.<sup>2</sup> By 1844 he built a slab hut and shop on lot 1A and on lot 1B, a small weatherboard cottage which he let to Dr Mark.<sup>3</sup> In January 1854 he sold lots 1A and 1B to Balmain landholder John Connolly for £400.<sup>4</sup>

Connolly sold lot 1 and the buildings to Balmain publican James Barr in March 1858 for £315.<sup>5</sup> Barr demolished the buildings and in 1883 built a two-storey stuccoed brick two-house terrace (Nos. 149–151). He called No. 149 Redclyde and, while licensee of the Waverley Hotel, lived there until 1889 after which he let the house to the licensees of the hotel.<sup>6</sup> His first tenants were publicans Dougall McLachlan in 1890, then Matthew Barlow 1891–92.

After Barr's death on 10 October 1892, Redclyde passed to his trustees who continued to let the house to Catherine Barlow 1893, H W Stedman 1894–99, Sidney Firth 1900, Isabella Pyatt 1901, P W Jones 1902, Arthur Branscombe 1903–

06, Edward Hallam 1907, and the last licensee to live there, Donald Chapman 1908–1911.<sup>7</sup> Later tenants were James Solomon 1912, Thomas S Robinson 1913–15, nl 1916, and David Saur 1917–32.<sup>8</sup>

In October 1947 the property passed to Waterloo farmer Arthur Richard Shepherd and his wife Elsie Isabell Frances.<sup>9</sup> After Shepherd's death, Redclyde passed in June 1957 to Mrs. Shepherd who subdivided the Waverley Hotel land, and lots 1 and 3, into lots A–D with Redclyde on lot B.<sup>10</sup> Mrs. Shepherd sold Redclyde in January 1958 to Balmain ironworker Joseph William Robinson and his wife Doris.<sup>11</sup>

##### 2.02 Drum Mossie 151 Darling Street (2)

Built by Barr in 1883, the two-storeyed brick terrace house was let to accountant William H Lance in 1883–84, Alexander Hislop 1885, George Nankervis 1886, printer Frank Lovitt 1888–90, James Barr junior 1891–97, Mrs. Cherry 1898–1901, Mrs. G Turnbull 1902–04, nl 1905, William Charles Webber 1906–11, nl 1912, Mrs. Mary Summers 1913, James Caskey 1914–15, nl 1916, Edward Hutchinson 1917, James Caskey 1918–22, John McKinley 1923–30 and nl to 1932.

Drum Mossie on lot C had the same ownership as Redclyde being sold to Balmain boilermaker William Maxwell Liggins in March 1960.<sup>12</sup>

#### Lot 2

##### 2.03 Detached Shop/Dwelling 153 Darling Street (3)

Balmain gentleman John Robertson bought lot 2 in April 1842 for £30.12.0.<sup>13</sup> By 1844 Robertson had built a "slab and plaster cottage" set back from Darling Street.<sup>14</sup> In May 1844 Robertson sold to Sydney miller John Williams who let the cottage to William Sherwood in that year.<sup>15</sup> William built a two-storey stone shop with living quarters above between 1844 and October 1849 when he sold to Sydney mariner Thomas Chandler.<sup>16</sup>

Occupants of No. 153 are not identifiable for 1858–69 but Chandler let the building to butchers J F Smith 1870, nl 1872–76, Thomas Hughes 1878–79, Benjamin Smith 1881, Patrick Hogan 1882–83, James McArdle 1884–86, butcher James Thomas 1887, but nl in 1888–89.<sup>17</sup>

After Chandler's death on 10 April 1890 his trustees left No. 153 vacant in 1890–97 and in May 1898 they sold to Sydney manufacturer Thomas Channon in May 1898.<sup>18</sup> Not listed in 1898–1901, the building was let by Channon to George Wran in 1902, fireman John G Gustard 1903–04, and confectioner and grocer John Gourlie from 1905

After Channon's death on 14 August 1920, his sons, Sydney merchants Stanley James and Ernest John, continued John Gourlie's tenancy and sold

**TABLE 3**  
**WATERVIEW ESTATE**  
**SECTION 2 1887–1896**  
 SEE FIGURE 7

KEY No.	BUILDING	DOOR No.	BUILT
<b>Darling Street Northern Side</b>			
1	Redclyde	149	1883‡
2	Drum Mossie	151	1883‡
3	Detached Shop/Dwelling	153	1844–49‡
<b>St. Andrew Street Eastern Side</b>			
4	Detached House	1	1859‡
5	Attached House*	3	1844
6	Attached House*	5	1844
7	Detached House*	7	1842–47
8	Detached House*	11	c1870
9	Attached House	13	c1870
10	Attached House	15	c1870
11	Attached House*	17	1844
12	Attached House*	19	1844
13	Terraced House*	21	1886
14	Terraced House*	23	1886
15	Terraced House*	25	1886
16	Terraced House*	27	1886
17	Terraced House*	29	1886
18	Detached House*	33	c1854
19	Ryde Cottage*	31	1845–47
20	Attached House*	35	1862–67
21	Attached House*	37	1862–67
*	Demolished		
‡	Second building		

No. 153 to him in August 1922.<sup>19</sup> John Gourlie died on 5 March 1923 and the property passed to his widow Helen who carried on a mixed business there to at least 1932.<sup>20</sup>

After her death on 20 April 1938, No. 153 passed to Balmain gardener May Janet Gourlie in November 1943.<sup>21</sup> May Gourlie married Arthur Ellison of Manly on 17 July 1943 at Ryde, and she sold to Elsie Isabel Frances Shepherd of 147 Darling Street in March 1961.<sup>22</sup> Mrs. Shepherd sold to the tenant of No. 153, Marjorie Travers, wife of painter Maxwell Andrew Travers, in October 1969.<sup>23</sup>

## Lot 3

### 2.04 Detached House 1 St. Andrew Street (4)

Balmain dealer James White bought lots 1 and 3 in April 1842 for £57.12.0.<sup>24</sup> These lots were to yield Nos. 149–151 Darling Street and 1 St. Andrew Street (see 2.01–2.02). White built a “slab plastered cottage” which he sold with lot 3 to Balmain stonemason Robert Leal in June 1844.<sup>25</sup> In October 1859 Leal took out a mortgage with publican James Barr and built a two-storey stuccoed brick house with verandah on the 31-foot St. Andrew Street frontage.<sup>26</sup>

Leal could not service the debt and in March 1860 sold No. 1 to Barr, receiving only £10 above the mortgage debt in return.<sup>27</sup> Occupants of No. 1 are not identifiable for 1858–68 but Barr let the house to Michael McKenzie in 1869–76, Mrs. Louisa McKenzie 1878–79, nl 1881, Mrs. Mary Thurston 1882, builder George Chalmers 1883, engineer Hugh McGoogan 1884–85, surveyor Percival Mullett 1886, nl 1887, compositor Henry Stokes 1888, and dairykeeper James Barr junior from 1889.

After James Barr senior’s death on 10 October 1892, his trustees continued to let No. 1 to James Barr junior until 1892, then to dairykeeper Samuel Whitehurst 1893–95, Charles Whitehurst 1896–97, and James Barr junior again in 1898–1920.<sup>28</sup> The house was nl in 1921 but James McCaskey was the tenant in 1922–32.

No. 1 had the same changes of ownership as 149–151 Darling Street until October 1947 when the trustees of the Barr estate sold to Waterloo farmer Arthur Richard Shepherd and his wife Elsie Isabell Frances (see 2.01–2.02).<sup>29</sup> After Shepherd’s death, No. 1 passed in June 1957 to Mrs. Shepherd and she sold the house on lot D in July 1960 to Balmain widow Elizabeth Robson Caskey who sold to Balmain driver Arthur Norman Owen in September 1964.<sup>30</sup>

**Lot 4**

**2.05 Attached House  
3 St. Andrew Street (5)**

John Brown bought lot 4 in 1843 for £150 in April 1843 and borrowed the purchase price from Sydney licensed victualler John Rayner.<sup>31</sup> Brown built a pair of small two-storey stone attached houses (Nos. 3–5) in 1844 and let one to Donald Nicholson, leaving the other vacant.<sup>32</sup> In September 1848 when Brown could not repay the money owing, Rayner sold to Sydney timber merchant George Head.<sup>33</sup> Timber dealer John Elvins bought the property from Head in October 1850.<sup>34</sup>

Occupants of No. 3 are not identifiable for 1858–69 but Elvins let the house to dressmaker Ellen Lee in 1872, nl 1874–76, Mrs. Susan Gamble 1878–79, Charles Brown 1881, John Wick 1882, George Pidding 1883, nl 1884, engineer John Poreehotte 1885, nl 1886–87, and Annie Crosby 1889–91.<sup>35</sup>

After John Elvins death on 7 July 1891, No. 3 passed to his son, Balmain stonemason William Elvins, who let it to Job Whitty 1892, Edward Chinery 1893–94, nl 1895–96, Arthur Jackson 1897–99, nl 1900, and Alexander McNab 1901.

William Elvins held the property upon trust for Elizabeth Hession, wife of Hawkesbury farmer Thomas Hession, and daughter of John Elvins.<sup>36</sup> The property passed to Mrs. Hession in April 1902.<sup>37</sup> In the same month Mrs. Hession sold to St. Andrew's Street shipowner Yep Sören Christensen.<sup>38</sup> In May 1902 Christensen sold No. 3 to Balmain spinster Minnie Elizabeth Every.<sup>39</sup> She let the house to machinist James Taylor 1902, Thomas George Taylor 1903, Thomas George 1904, nl 1905, and George Frankland 1906. Mrs. Mary Every lived at No. 1 in 1907–11.

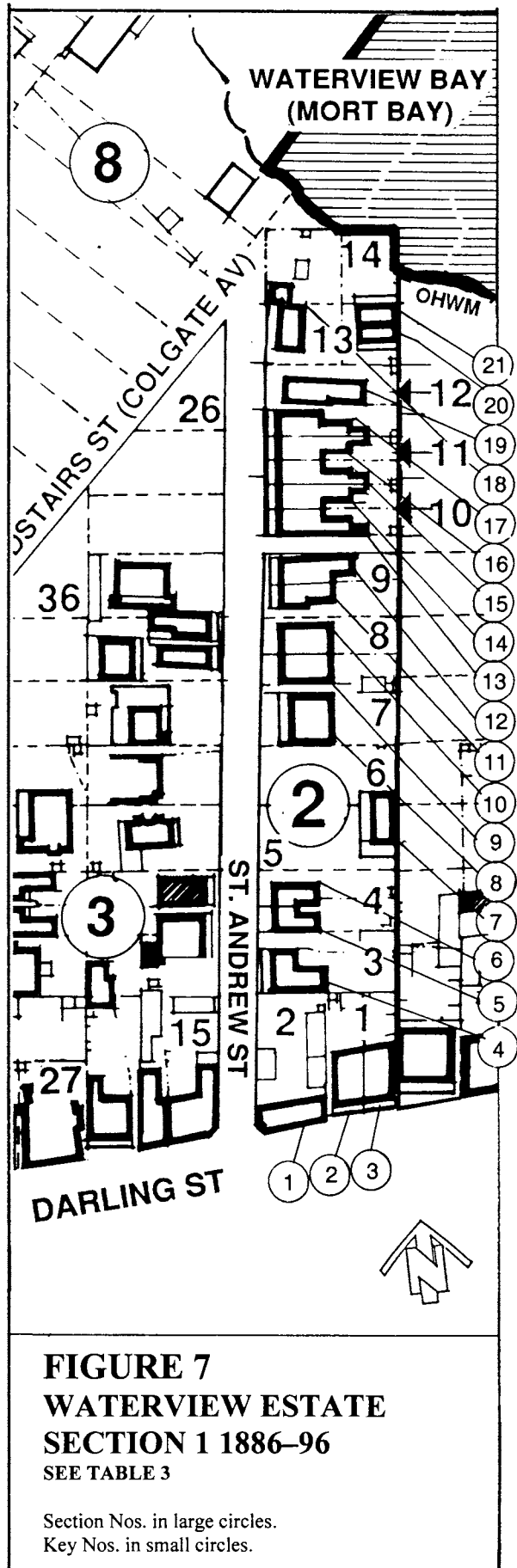
Emilie Every sold in October 1911 to North Sydney public servant John Michael Taylor.<sup>40</sup> He let the house to Ernest J Noonan 1912–16, nl 1917–18, Charles Williamson 1919, WME Adlum 1920, Mrs. Wilson 1921, William Robinson 1923–27 and Joseph Robinson 1928–32.

After Taylor's death on 18 April 1943, his trustees sold in July 1939 to Artarmon widow Genevieve Mary Murphy.<sup>41</sup> In March 1947 Mrs. Murphy sold to Tasman Dry Cleaners Pty Ltd who sold to the Danny Boy Donut Co Pty Ltd in August 1972.<sup>42</sup> No. 3 was demolished in the 1990s.

**2.06 Attached House  
5 St. Andrew Street (6)**

Built by John Brown in 1844 as a twin to No. 3, the two-storey stone house was vacant in 1844.

Occupants of No. 5 are not identifiable for 1858–75. Mrs. Charlotte Holliday was the tenant in 1876–82, Mrs. Saunders 1883–93, nl 1894–96, John G Gustard 1897–1901, engineer George



**FIGURE 7**  
**WATERVIEW ESTATE**  
**SECTION 1 1886–96**  
SEE TABLE 3

Section Nos. in large circles.  
Key Nos. in small circles.

Bowden 1902, Edward A Goodsir 1903, W H Burns 1904–05, nl 1906, Stephen Beaumont 1907, Mrs. Short 1908, W M E Bell 1909, Percy J Wright 1910, Thomas Swensen 1911–16, John W Perry 1917, George Mills 1918–23, and Robert Kennedy 1924–32. No. 5 had the same chain of ownership and fate as its twin No. 3.

## Lots 5–6

### 2.07 Detached House 7 St. Andrew Street (7)

Balmain ferry proprietor Henry Perdriau bought lot 5 for £14.17.0 but soon sold to Balmain gentleman John Wickham in April 1842 for the same price.<sup>43</sup> By December 1847, when he sold to Balmain labourer John Connolly, Wickham had built a verandahed stone house, set on the rear boundary of the lot and encroaching on lot 6 adjoining on the north.<sup>44</sup>

Sydney cabinetmaker James or John Curtis bought lot 6 in April 1842 for £14.17.0.<sup>45</sup> In August 1848 Curtis sold lot 6 to John Connolly.<sup>46</sup> This purchase gave Connolly a 66-foot frontage to St. Andrew Street. In March 1858 Connolly sold lots 5–6 containing No. 7 to Balmain landholder John Morecroft.<sup>47</sup>

Occupants of No. 7 are not identifiable for 1858–70 but Morecroft let the house to John Gutteridge in 1872, nl 1874–76, engineer and millwright Henry Robson 1878–82, Thomas Robson 1883, and painter John Piggott 1884.

After Morecroft's death on 22 March 1885, the land passed to his widow Eliza Jane.<sup>48</sup> She continued Piggott's tenancy until 1886 but No. 7 was nl in 1887. Mrs. Morecroft let the house to Frederick W Russell in 1888–1904, then Henry Russell 1905–07, and Arthur Patterson 1908–11. No. 7 was nl from 1912 and may have been demolished.

After Mrs. Morecroft's death on 4 August 1915, the property passed in July 1920 to her executor and sole devisee, Balmain estate agent William John Laws.<sup>49</sup> After Laws' death the property passed in February 1946 to Bellevue Hill civil servant Arthur Stanley Laws.<sup>50</sup> In April 1946 A S Laws sold to Tasman Dry Cleaners Pty Ltd who sold to the Danny Boy Donut Co in August 1972.<sup>51</sup> No. 7 had been demolished by 1951.<sup>52</sup>

## Lots 7–9

### 2.08 Detached House 11 St. Andrew Street (8)

Balmain labourer, and later Donnelly Street dairyman and coal merchant, William Watts bought lots 7–9 in May 1843.<sup>53</sup> The 99-foot frontage was to yield Nos. 11, 13–15 and 17–19 St. Andrew Street.

Lot 9 was bounded on the north by a 12 feet wide road "leading to the public well" which was possibly on the western boundary of the Cooper Street lot 19.<sup>54</sup> In 1844 Watts built a weatherboard cottage (No. 13) on lot 7 and a "stone cottage unfinished" (Nos. 17–19) on lot 9.<sup>55</sup>

In January 1870 Watts borrowed £300 from Balmain timber merchant John Booth probably to build two stuccoed stone two-storey attached houses (Nos. 13–15) on lot 8.<sup>56</sup> Watts died at No. 13 on 7 December 1870 and because the sale value of lots 7–9 and the houses was insufficient to repay his debts which amounted to £870, his widow Mary, and trustee John Cooper Waterman, again mortgaged the property.<sup>57</sup>

Mary Watts died on 14 November 1874 at No. 13 leaving the mortgage unpaid.<sup>58</sup> Under the terms of her will, the trustees William Henry Sawyer, Robert Paisley and J C Waterman, all of Balmain, managed to settle the mortgage debt on lots 7–9 and the buildings.<sup>59</sup> The trustees subdivided lots 7–9 to lots A–E and settled them on the sons of William and Mary Watts under the terms of Mary's will.<sup>60</sup> In November 1887 the 28-foot 9-inch lot A, containing No. 11, was settled on Newcastle labourer Joseph Watts.<sup>61</sup>

Occupants of No. 11 are not identifiable for 1858–73 but Joseph Watts let the house to shipwright Samuel Goud in 1875–77, butcher Thomas Busher 1878–82, and John Busher 1883–85. No. 11 was nl in 1886 when in April of that year Joseph Watts sold to Balmain spinsters Marie and Sara Barr, the daughters of publican James Barr.<sup>62</sup> The Barr sisters let No. 11 to patternmaker Edward Docksey in 1887–88, storeman George Retford 1889–91, John McVeigh 1892, widow Mrs. Catherine Foster 1893, and nl 1894–96.

Marie Barr married William Cowan and Sara Evelyn Douglas Barr married Benjamin Glover and in June 1896 sold No. 11 to Mrs. Foster.<sup>63</sup> She let the house to Naylor Croft 1897–98, William Ironside 1899, nl 1900–02, Mrs. Cook 1903, and George Holmes 1904.

In January 1905 Mrs. Foster sold No. 11 to Balmain engineer David McCammond and his wife Jane.<sup>64</sup> They let the house to Hugh O'Donoghue in 1905–07, John O'Donoghue 1908–15, Mrs. Florence Lucas 1916, Surrey Evans 1917 and James McKenzie from 1918.

The McCammonds sold to Nicholson Street sailmaker Harry West in December 1919.<sup>65</sup> He continued to let No. 11 to McKenzie until 1923 and in May of that year sold to Balmain engineer Thomas Fraser and his wife Margaret Holmes.<sup>66</sup> The Frasers continued McKenzie's tenancy to 1926 but the house was nl in 1927–28, and from 1929 Mrs. R Dunning was the tenant. The Frasers sold in February 1930 to Balmain master carrier Edward Joseph Robinson who continued Mrs. Dunning tenancy until at least 1932.<sup>67</sup>



**2.05–2.06: 3-5 St. Andrew Street, 1844**

*This tiny stone pair, viewed here in 1981, had been converted to one house before 1970 and may have been a sculptor's studio. Wall sculpture similar to this was attached to the main entry of the School of Graphic Arts, Jones Street in 1963. Though a much more impressive creation than the one illustrated, there may have been a connection. (D McRae)*

Robinson defaulted in a mortgage on No. 11 and his mortgagee sold No. 11 in April 1946 to Tasman Dry Cleaners Pty Ltd who sold to the Danny Boy Donut Co Ltd in August 1972.<sup>68</sup> No. 11 had been demolished by 1951.<sup>69</sup>

**2.09 Attached House  
13 St. Andrew Street (9)**

Built by William Watts in c1870, the two-storey stone No. 13 on lot B, occupied by Watts up to his death on 7 December 1870 and by widow Mary Watts to her death in 1874, was settled in November 1877 on their son, Balmain carpenter James Watts, who lived there in 1876.<sup>70</sup>

In January 1878 James, who, attained the age of 21 on 6 October 1877, sold No. 13 to William Henry Sawyer and he took the land into his extensive and heavily mortgaged Waterview Bay landholding.<sup>71</sup> Not listed in 1878, No. 13 was let by Sawyer to Thomas Hay senior in 1879, to fireman James Osborne 1881, and to engineer William Clay from 1882.

Sawyer died on 24 February 1887 and his executors, his son and daughter, Robert and Alice Gertrude Sawyer, continued to mortgage the property.<sup>72</sup> They continued Clay's tenancy to 1888, Henry Peterson (Petersen) 1889–90, nl 1891, quarryman F W Kirkby and dressmaker Mrs. Kirkby 1892, nl 1893–94, and Henry Allen 1895.

When the loan could not be repaid, the mortgagees sold No. 13 to Balmain mariner Henry Grose who lived there until 1901.<sup>73</sup> In March 1901 Grose sold to Waterloo fireman Henry Piercy who lived there until 1923.<sup>74</sup>

In July 1924 Piercy sold to retired Balmain builder Thomas Barlow Rhodes who let the house to Frank Dickenson in 1924–32.<sup>75</sup> After Rhodes' death on 4 March 1927, No. 13 passed to his sons.<sup>76</sup> In August 1955 the sons, Balmain carpenter Leslie Robert, Douglas Park farmer Thomas Barlow junior and Balmain printer Edward, sold to Balmain fruiterer Carlo Prato and his wife Louise Kathleen Mary.<sup>77</sup> The Pratos sold No. 13 to Balmain widow Lucy Violet Lobelia Dickinson in June 1957.<sup>78</sup> No. 13 is still standing.

**2.10 Attached House  
15 St. Andrew Street (10)**

Built by William Watts in c1870, the two-storey stone No. 15 on lot C, with a 20-foot 8-inch frontage to St. Andrew, was settled on Balmain carpenter and shipwright Charles Watts in November 1877.<sup>79</sup> Charles Harding was there in 1872 but occupants before that cannot be determined.

Charles Watts lived at No 15 from 1876 until his death on 10 November 1906.<sup>80</sup> The house passed to his widow Elizabeth who was there until October 1912 when she sold to Darling Street widow Mary Ann McCrabb.<sup>81</sup> Mrs. McCrabb let the house to W M D McKay in 1912–13, George Hyde 1914, Leenderd Logerman 1915, John Hodgson 1916, and Mrs. Florence Lucas from 1917.

Mrs. McCrabb died on 5 March 1924 and No. 15 passed to Evelyn Mary Tenner, wife of Werris Creek railway employee James Anton Tenner.<sup>82</sup> Probably Mrs. McCrabb's daughter, Mrs. Tenner continued to let the house to Mrs. Lucas until 1925 but it was nl in 1926–32.

In April 1934 Mrs. Tenner sold to Double Bay contractor John McCrabb, who was probably her brother.<sup>83</sup> After his death on 1 February 1939 his trustee sold to Balmain estate agent Claude Murphy in July 1943.<sup>84</sup> In February 1958 Murphy sold No. 15 to Five Dock transport driver Vladimir Roganovic who sold in May 1963 to the tenant, painter Nunzio Ingrassia.<sup>85</sup> Like its twin to No. 13, No 15 is still standing.

## 2.11 Attached House

### 17 St. Andrew Street (11)

Built by William Watts in 1844, the stone No. 17 on lot D, fronting St. Andrews Street and occupied by William Hitchcock in 1872–77, was settled on Balmain shoemaker Frederick Watts in November 1877.<sup>86</sup> In July 1878 Frederick Watts mortgaged No. 17 to solicitor Staunton Spain for £80 but when he defaulted in payments, Spain let the house to Ulysses Goursat in 1879 and to blacksmith Samuel Boyd who converted Nos. 17–19 to one house and lived there from 1881.<sup>87</sup>

Spain sold No. 17 to Boyd in February 1887 and he lived there until 1905.<sup>88</sup> Boyd lost the house when he could not repay a loan and the mortgagee sold No. 17 to former licensee of the Pacific Hotel, and now Balmain fruiterer, Benjamin Bolton in December 1905.<sup>89</sup>

Bolton divided Boyd's house into two separate dwellings again and let No. 17 to Francis Janwin in 1906, Alfred Hitchcock 1907, William Brydon 1908–10, William Fraser 1911–17, Edward S Pidoto 1918–21, Reginald C Odium 1922–25, Mrs. Florence Lucas 1926, John Yates 1927, Miss Ada Ross 1928, and Leonard Barr 1929–30.

After Bolton's death on 9 April 1930, his trustees let No. 17 to Henry G Kingston and Thomas Bourne 1931–32. Bolton's trustees sold to Manly spinster Mary Bridget Miller in November 1940.<sup>90</sup> In November 1946 Miss Miller sold the house to Colgate-Palmolive Pty Ltd who had demolished it by 1951.<sup>91</sup>

## 2.12 Attached House

### 19 St. Andrew Street (12)

Built by William Watts in 1844, the stone No. 19 on lot E, fronting St Andrew's Street and occupied by William Gannon in 1869–77, was to pass to Thomas Watts but he died on 5 August 1876 and left his expectation in the house to his brother Joseph.<sup>92</sup> Joseph Watts let the house to Robert Moore in 1879 and blacksmith Samuel Boyd from 1881.

In June 1886 Joseph Watts sold No. 19 to Staunton Spain who sold in February 1887 to Samuel Boyd and he lived there until 1905.<sup>93</sup> Boyd lost the house when he could not repay a loan and the mortgagee sold No. 17 to Benjamin Bolton in December 1905.<sup>94</sup>

Bolton let the house to William Bates in 1906, William Brydon 1907, William Thomas 1908, nl 1909, Samuel Edwards 1910, John Eddleston 1911, Albert Davis 1912–17, Francis Latache 1918–19, James Bolton 1920–22, Sydney Balnaves 1923–25, John Repin 1926, and Sydney Balnaves 1927–30.

After Bolton's death on 9 April 1930, his trustees let the house to Thomas Bourne in 1931–32. No. 19 had the same chain of ownership and fate as No. 17.

## Lots 10–11

## 2.13 Terraced House

### 21 St. Andrew Street (13)

Sydney merchant Michael Metcalfe bought lots 10–11 with lots 32–33 in April 1842 for £74.5.0.<sup>95</sup> In October 1842 he sold the 66-foot frontage to Sydney law clerk Joseph Barratt who had the "shell of a cottage up" in 1844.<sup>96</sup> Barratt sold to Balmain labourer Robert Leal in August 1845.<sup>97</sup>

In August 1846 Leal mortgaged lots 10–11 with lot 3 for £90, probably to fund the completion of the cottage (first No. 21).<sup>98</sup> He sold lots 10–11 and the cottage to Balmain labourer (and later engineer) Hugh Muir for £200 in December 1858.<sup>99</sup> In January 1863 Muir "out of natural love and affection" conveyed the property to his wife Grace "for her natural life", a wise precaution in those days of high mortality.<sup>100</sup> The Muirs lived in the first No. 21 until 1884.

The Muirs sold to Benjamin Bolton, licensee of the Pacific Hotel, Balmain, in May 1885.<sup>101</sup> Bolton demolished the first No. 21 and built a terrace of five brick houses, probably of two-storeys, in 1886 and he continued to let the second No. 21 to Charles Drake until 1887, then Mrs. M Stone 1888, Peter Petersen 1889, George Kirkaldie 1890, nl 1891, John Edwards 1892, stonemason A J H Middleton 1893, nl 1894–95, Joseph Maude 1896–1901, typewriter John Lind 1902,



nl 1903, Henry Lang 1904, nl 1905, Alfred Simmons 1906–10, Benjamin Allen 1911–26, and Mrs. Jean Allen 1927–29

After Bolton's death on 9 April 1930, his trustees let the house to A Robertson 1930–32. The trustees sold to Manly spinster Mary Bridget Miller in November 1940.<sup>102</sup> In November 1946 Miss Miller sold No. 17 to Colgate-Palmolive Pty Ltd who had demolished the house by 1951.<sup>103</sup>

#### 2.14 Terraced House 23 St. Andrew Street (14)

Built by Benjamin Bolton in 1886, the house was let to engineer Thomas Coleman in 1886, Thomas Craddock 1887, tinsmith George Mowlds 1888, engineer Thomas J Armitage 1889, George Phillips 1890, accountant E Piper 1891, Mrs. Doran 1892, nl 1893–97, Adolphus Howst 1898, William Logan 1899, Robert G Moore 1900–01, nl 1902–04, Charles Turnbull 1906, Henry Waters 1907, Henry Wetherell 1908, Benjamin Allen 1909–10, Burman Pettitt 1911–12, Edwin Hayward 1913–14, John Asking 1915, Walter Horton 1916, Edward S Pidoto 1917, Mrs. Lillian S Hilder 1918, James Balnaves 1919–24, George S Clarke 1925–27, Mrs. Cecelia East 1928, and John Bourne 1929–32.

No. 23 had the same changes of ownership and fate as No. 21.

#### 2.15 Terraced House 25 St. Andrew Street (15)

Built by Benjamin Bolton in 1886, the brick house was let to clerk J Maitland in 1886, Alfred Younger 1887, nl 1888, machinist Hubert Chapezzouli 1889, J Cleary 1890, nl 1891, shipwright George Phegan 1892, Charles E Johnson 1893, nl 1894–95, George Falconer 1896, nl 1897, Thomas Egginton 1898–99, William Boyd 1900–03, John Smith 1904, Henry Peate 1905, nl 1906, Albert Broomham 1907, Alfred Pine 1908, Walter Point 1909, John Munro 1910–11, George V Laver 1912–15, James Bolton 1916–19, James Lowe 1920–26, Hubert Gordon 1927–29 and G D Robertson 1920–32.

No. 25 had the same changes of ownership and fate as No. 21.

#### 2.16 Terraced House 27 St. Andrew Street (16)

Built by Benjamin Bolton in 1886, the brick house was let to engineers Rupert Clappzi and Alfred Barnes in 1886, chemist Frederick Williams 1887, mariner Carey Downton 1888, nl 1889, J E Stephens 1890–91, compositor T Geddes 1892, nl 1893–96, Mrs. F Cooper 1897, nl 1898, Anton Schlesinger 1899–1901, John Scott 1902–03, Mrs. Rosa Cook 1904, Arthur Farmer 1905, Alexander Findley 1906, Charles Turnbull 1907–14, Charles Nancarrow 1915, William H Mans-



*13–15 St Andrew's Street, c 1870*

*Built of rough stone coated with stucco, the houses, viewed here in 1981, were two of five houses built by dairyman William Watts. He died at No. 13 on 7 December 1870. (D McRae)*

field 1916, James Lowe 1917–19, John Gourlie 1920, William Browne 1921, William Bourn 1922, William A Phillips 1923–25, Harry Downey 1926, Frederick Stain 1927–28, and Arthur Ryan 1929–32.

No. 27 had the same changes of ownership and fate as No. 21.

#### 2.17 Terraced House 29 St. Andrew Street (17)

Built by Benjamin Bolton in 1886, the brick house was let to George Lee in 1886–88, nl 1889, boilermaker Alexander Gibson 1890–92, Mrs. Strong 1893, nl 1894, John Strom 1895–97, boilermaker Alexander Gibson 1898–1901, Arthur Bolton 1902–05, nl 1906, William Austin 1907, Frederick Ashton 1908–09, James Dudgeon 1910, David Saur 1911–13, James Taggart 1914, James J Weslan 1915–16, Rennan Foley 1917, William J Minton 1918, Ernest Tatley 1919, Michael Talty 1920–21, Sydney B Kelly 1922–29, and E T Middleton 1930–32.

No. 29 had the same changes of ownership and fate as No. 21.

## Lots 12–14

### 2.18 Detached House

#### 33 St. Andrew Street (18)

Sydney gentleman John Fraser Gray bought lots 12–14 in May 1845 for £62.10.9.<sup>104</sup> In December 1847 Gray sold to Sydney builder John Chalmers who acted on behalf of Margaret Brown, wife of Balmain sawyer John Brown.<sup>105</sup>

Mrs. Brown subdivided lots 12–14 into lots A–B and sold lot A, fronting St. Andrew Street and the bay, to Balmain shipwright Alexander Brown in January 1854.<sup>106</sup> Brown built a stone cottage (No. 33) in c1854.

Occupants of No. 33 are not identifiable for 1858–73 but Brown lived there, probably in a room on the side, in 1860–84 while engineer James Saunders was the tenant in the main house in 1874–79, then bootmaker Frederick Pendred 1881–82, and draper Edwin Foster 1883–1884.

In 1884 Brown ceased to live in his part of the house but neither it nor the side room was listed in 1885. Sawyer Frederick Harris rented Brown's part in 1886–89 but after 1889 the side room ceased to be let separately. Mrs. Robinson was the tenant of the house in 1887, then engineer Alfred Barnes 1888–89, Patrick Stephenson 1890, and carpenter John McInnes from 1891.

Alexander Brown died at Beattie Street on 6 June 1892 and lot A passed to his widow Mary Ann who continued to let the house to McInnes until 1893.<sup>107</sup> No. 33 was nl in 1894–95 but Mrs. Brown let it to Charles Hagerty from 1896.

In October 1897 Mrs. Brown sold to Sydney grazier James Lambert who continued Hagerty's tenancy.<sup>108</sup> In June 1901 Lambert sold to Sydney bricklayer Henry Morris who had Hagerty for a tenant in that year.<sup>109</sup> Morris let No. 33 to William Bushley in 1902, Albert O'Cass 1903, Amos Every 1904–05, Herbert Evans 1906, and Arthur Turner 1907.

In March 1907 Morris sold lot A containing No. 33 to Louisa Eliza Gee, wife of Sydney estate agent Stephen Gee.<sup>110</sup> Mrs. Gee let No. 33 to James Denard in 1908, Frederick Robinson 1909, William H Mackenzie 1910, Mrs. Grace Smith 1911–13, George Ballard 1914, Charles Peasley 1915, Arthur Griffiths 1916, and carter William James 1917.

In March 1918 Sydney company director Richard Gosling bought Mrs. Gee's land on behalf of the National Meat Preserving Co who demolished No. 33.<sup>111</sup> After the company went into liquidation, the land was bought in January 1921 by the Palmolive Co (Australasia) Ltd, the forerunner of the Colgate-Palmolive Co.<sup>112</sup>

### 2.19 Ryde Cottage

#### 31 St. Andrew Street (19)

When J F Gray bought lots 12–14 in May 1845, the purchase included a "weatherboard cottage unfinished" built by a previous owner.<sup>113</sup> In December 1847 Gray sold to Sydney builder John Chalmers who made the purchase "for and on behalf of Margaret Brown", the wife of Balmain sawyer John Brown who probably completed the cottage in brick.<sup>114</sup>

After selling lot A to Alexander Brown, Margaret Brown retained lot B and Ryde Cottage for her own use.<sup>115</sup> She died on 8 March 1854 and left "her land and house [Ryde Cottage] situate at the bottom of St. Andrew Street" to her husband John, and daughter Fanny who married Robert Grigg, a gold digger at Crown Flat, Araluen.<sup>116</sup> Balmain engine driver Donald Brown had contracted to buy lot B from John and Fanny Brown but a conveyance was not issued until March 1862.<sup>117</sup> Donald Brown became a store-keeper at Wingham and after he died on 20 February 1875, lot B passed to his widow Charlotte who sold to Wingham builder Samuel Lee in November 1875.<sup>118</sup>

In February 1879 Lee sold Ryde Cottage to Cundletown blacksmith David Henderson.<sup>119</sup> Henderson sold in June 1879 to Paddington painter Robert Joseph Dick.<sup>120</sup> Dick sold to Paddington carpenter Edwin Henry Small in May 1880.<sup>121</sup> Occupants are not identifiable for 1858–80. In November 1880 Small sold to Sydney bricklayer Henry Morris who probably let the house to blacksmith's striker Charles Drake in 1881–85.<sup>122</sup>

After his purchase of lot A in 1901, and by amalgamating lots A–B, the equivalent of the original lots 12–14, Morris now had a frontages to St. Andrew Street and Broadstairs Street of 84 feet 4 inches and 34 feet respectively, as well as a frontage to the bay.<sup>123</sup> The land now contained the brick detached Ryde Cottage (No. 31) and a detached stone cottage (No. 33), both fronting St. Andrew Street, and, at the rear, a stone cottage (No. 35) attached to a weatherboard cottage (No. 37).

In 1885 Morris's tenant in Ryde Cottage was Donald McKenzie, nl in 1886–1889, Edward Green 1890–92, stereotyper R A Penfold 1893–96, E Penfold 1897–1900, Robert Jackson 1901, and Charles Boyd 1902–06.

In March 1907 Morris sold Nos. 31–33 to Louisa Eliza Gee, wife of Sydney estate agent Stephen Gee.<sup>124</sup> Although Ryde Cottage was nl in 1907, Mrs. Gee let it to David Morgan 1908, Lewis Collins 1909, David Shaw 1910–11, Peter Allen 1912–15, nl 1916, and John Hodgson 1917.

The National Meat Preserving Co bought Ryde Cottage in March 1918 and it had the same ownership and fate as No. 33.<sup>125</sup>

*Continued on page 127*

## From Cooper Street to Waterview Street

Waterview Estate  
1835–1970: Part 1

### Notes and References

#### Notes

##### 1 Acknowledgements

The Mitchell Library graciously permitted publication of the photographs on pages 57 & 77. The title-chain searches, which began on 1 July 1997, were facilitated by Peter Chadwick & Stephen Barlow of NSW LTO. David McRae (UNSW) provided the photographs on pages 85 & 87. Kath Hamey & Bonnie Davidson, Balmain Association, were always supportive.

##### 2 Sources and Method

Refer to "Notes & References", Items 4-10, in *Leichhardt Hist J* 18, p 77. In addition it should be noted:

- Sale dates, unless otherwise stated, are the date (month & year) of actual LTO transfer from Intercolonial & others to individuals.
- Searching *Sands's Sydney & Suburban Directory* (Sands) & comparing findings with the LTO title search, plus my visual appraisal of the building, is the basis of arriving at approximate building dates.

##### 3 Trades and Professions

Occupations of individuals have been discovered from the title chain, from Sands & from other sources. Where I show no occupation in the text, I mean that no occupation could be ascertained. The word "gentleman" is quoted as the occupation shown on the LTO transfer & though of little meaning, it at least shows the person named.

##### 4 Occupants and House Names

Generally taken from the Sands Directory for the year after that stated in text (ie, allowing one

year for the publication of the directory). The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881. Some house names are shown on the WB Mid-1930s Detail Survey sheets.

##### 5 Building Development

Density of development is based on WB Mid-1930s Detail Survey sheets. Only portion of the sheets survive: the northern end of Flood's Estate does not. I charted development on this end from NSW Lands Dept Aerial Map May 1951. Where a building allotment has been sold with part of an adjoining lot, I re-number the lots as, eg, lot 2 equals 2.1+2.2, & so on.

##### 6 Architectural Style

Where I make no comment on style, I mean that the building is outside the classifications established in R Apperly, R Irving & P Reynolds, *Identifying Australian Architecture, a Pictorial Guide to Style & Terms from 1788 to the Present* (A&R, Sydney, 1989).

##### 7 Key Numbers

Numbers in sub-headings refer to Section Nos. & Key Nos. on Figures. For example, "1.05 Attached House, 143 Darling Street (5)": "1" is Section 1, & "05" & "(5)" indicate Key No. The Key Nos. are encircled on Figures.

##### 8 Emboldened Names

In References, where the same citation is repeated, the author's name, or other key word, is emboldened in the first citation. In subsequent references to the same citation, the word, on its own & in normal type, will appear as the reference to the full citation.

#### Cover

The first wooden barrel used in the NSW State Lotteries was manufactured in 1931 at William Gow & Sons Ltd, Chair-makers, SW corner of John & Moore Streets, Leichhardt. The LHJ is grateful to Mr R Gow of Cundletown, NSW, for providing the photograph, through a relative, in 1996. Mr Gow gave the original glass plate negative to Leichhardt Library.

### References

#### Introduction

- "Mort's Town of Waterview" was a development of Strath-ean Estate & other land. Mort's Dock was the centre-piece of the subdivision which extended from Mort Street to Birchgrove Road & from the bay to Darling Street; see M2 811.1821/1867/1, ML.
- SG, 9 May 1829, p 2a. See also I H Nicholson, *Shipping Arrivals & Departures, Sydney*, Vol 2 (Roebuck, Canberra, 1963), p 42.
- Aust, 12 May 1829, p 2a. For W Buchanan, see Aust, 3 Jan 1834, p 1c.
- Aust, 12 May 1829, p 2a.
- Aust, 27 Jan 1830, p 1e.
- Aust, 1 July 1831, p 1a. For *Sophia Jane*, see AE, Vol 8 p 119b.
- Aust, 3 Jan 1834, p 1c.
- Aust, 6 Jan 1834, p 3b (John Lamb & Co). Aust, 3 Mar 1834, p 1b (woolled ewes).
- P L Reynolds & P V Flottmann, *Half a Thousand Acres, Balmain, A History of the Land Grant* (Balmain Assoc, 1976), p 36.
- OST Bk K No 449.
- NSWA, Shipping Lists 1833. See also Reynolds & Flottmann, pp 55-56.
- Aust, 29 Sep 1833, p 1a.
- BDM 1834 506/26 (b. of Charles Parbury). See also Aust, 17 Feb 1834, p 3c. See also SMH, 17 Feb 1834, p 2e.
- BDM 1835 576/19 (b. of Frederick Parbury jun). See also Aust, 23 June 1835, p 3a. See also SMH, 22 Jun 1835, p 3f. BDM 1841 396/25 (d. of Frederick Parbury jun). See also SMH, 5 Oct 1841, p 3b.
- NSW Calendar & General P O Directory 1836, p 97. See also Reynolds & Flottmann, p 55.
- Aust, 13 Jun 1837, p 3a.
- Aust, 2 Jan 1838, p 3f.
- OST Bk K No 260.
- OST Bk M No 8. Curtis's land became part of Strath-ean Estate (a precursor of Mort's Town of Waterview).
- OST Bk M No 8. For first auction, held on 24 Oct 1836, see Reynolds & Flott-

- mann, pp 56-57, pp 102-103.
- 21 In *LHJ* 1 (1971), p 21, I state that George Cooper probably built Waterview House. I rescinded this attribution in *LHJ* 10 (1981), p 5. For Parbury's building Waterview House in 1835, & it being called Bryn-y-nor, see S Elliott Napier, "Balmain: The Man & the Suburb", *JRAHS*, Vol 24, pt 5, p 280.
- 22 BDM x1836 501/20 (b. of George William Parbury). See also *SMH*, 21 Nov 1836, p 3a.
- 23 BDM 1838 407/22 (b. of Eliza J Parbury). See also *SMH*, 7 June 1838, p 3d (both daughters still born). BDM 1841 356/25 (d. of Eliza J Parbury). See also *SMH*, 28 July 1841, p 3e.
- 24 BDM 1840 320/24 (b. of Alfred Parbury).
- 25 BDM 1841 518/25 (b. of Laura S Parbury); see also *SMH*, 22 June 1841, p 3c. BDM 1842 543/26 (b. of Ann Eliza Parbury); see also *SMH*, 24 Aug 1842, p 3c. BDM 1845 29/30 (b. of Frederick A Parbury). See also *SMH*, 14 Jan 1845, p 3b. BDM 1846 762/31 (b. of Emma Parbury). For Allwell, see *Low's City of Sydney Directory for 1847*, p 70.
- 26 PI 3/2049, Will of F Parbury, 29 Nov 1875, prob. 7 Feb 1878.
- 27 **J Broadbent**, *The Australian Colonial House, Architecture & Society in NSW, 1788-1842*, pp 342-343, plates 14.10, 14.11, 14.12.
- 28 Broadbent, pp 342-343. For location of "Granthamville", see F MacDonnell, *Before Kings Cross* (Nelson, Melb, 1967), "Plan of Potts Point & Darling Point". See also, Woolcott & Clarke, "Map of the City of Sydney...1854", in M Kelly & R Crocker, *Sydney Takes Shape, A Collection of Contemporary Maps from Foundation to Federation* (Doak Press & Macleay Museum, Univ of Sydney), pp 21-22.
- 29 Riley Papers, A111, p 30, 19 Sep 1836, ML.
- 30 C Turney, *William Wilkins, His Life & Work* (Hale & Iremonger, Marrickville, 1992).
- 31 *Aust*, 3 Sep 1839, p 1bc.
- 32 Sands for 1858/59.
- 33 OST Bk 79 No 339, 29 Jan 1859 (F Parbury still in Sydney).
- 34 PI 3/2049, Will of F Parbury, 29 Nov 1875, prob. 7 Feb 1878.
- 35 OST Bk 140 No 602 (Charles Parbury leaving colony).
- 36 PI 3/2049 (d. of F Parbury).
- 37 J S Cumpston, *Shipping Arrivals & Departures, Sydney, 1826 to 1840* (Roebuck Soc, Canberra, 1981), Vol 2, p 156. *Aust*, 14 Oct 1836, p 2 (arrival of *Hooghly*). See also *LHJ* 1 (1971), pp 19-21; *LHJ* 10 (1981), pp 5-6.
- 38 BDM Vic, Register of Deaths (Cooper's b. & parents, etc). MP, Vol 1, pp 598-600, Lady Grey to Marsden, 13 Apr 1836.
- 39 MP, Vol 1, pp 598-600, Lady Grey to Marsden, 13 Apr 1836.
- 40 *Aust*, 14 Oct 1836, p 2. The shipping list has "J Cooper, Esq, Comptroller of H M Customs, Sydney, Mrs. Cooper & family".
- 41 BB, 1837, pp 122-123.
- 42 DESP, A1267, p 1895, Bourke, CY 811, ML.
- 43 DESP, A 1236, pp 881-883, Gipps to Stanley, 10 Mar 1845, CY 1672, ML.
- 44 DESP, A1267, p 1890, encl Bourke, Cooper & Gibbes to Col Sec, 14 Sep 1837, CY 811, ML.
- 45 BB, 1838, pp 130-131.
- 46 OST Bk L No 365.
- 47 BDM 1605 V23A, bapt. cert of Shaftsbury Cooper. See also, *Aust*, p 3a, 12 Jan 1839.
- 48 BDM Vic, Register of Deaths. Richard & Arthur predeceased their father George Cooper.
- 49 OST Bk Q No 517.
- 50 OST Bk Q No 571.
- 51 OST Bk S No 460.
- 52 OST Bk S No 459.
- 53 OST Bk U No 808 (mtge £700).
- 54 OST Bk Y No 544 (transf mtge Bk U No 808).
- 55 OST BK O No 624. See also *LHJ* 13 (1984), pp 20-26.
- 56 See *LHJ* 13 (1984), p 9 (diagram), p 21 (diagram).
- 57 OST Bk U No 863.
- 58 *SG*, 1 Mar 1838, p 1c.
- 59 *Aust*, 18 Jan 1840, p 4f. See also, P L Bemi (J Armstrong) survey plan ML M2 811. 1821/1839?/1.
- 60 *Aust*, 9 Jan 1840, p 3g. *Aust*, 18 Jan 1840, p 4f.
- 61 *LHJ* 13 (1984), p 21 (Table 3). Coopers lots 3-4 shown as one lot, ie, lot 3 on FP 977846, originally 3992 (L).
- 62 OST Bk R No 186 (lot 5 to R Campbell). Bk R No 517 (lot 6 to J T Hughes). Bk R No 187 (lots 7-8 to M Metcalfe). Bk S No 136 (lot p to P Hayes).
- 63 Bk 24 No 336 (to J T Goodsir); Bk 24 No 337 (to T Perkins).
- 64 *Aust*, 24 Dec 1839, p 2a.
- 65 *Aust*, 14 Jan 1840, p 2.
- 66 DESP, A1222, pp 153-156, Gipps to Russell, 9 Feb 1840.
- 67 NZDESP, A-4/1651, p 14, Gipps to Hobson, 29 Feb 1840.
- 68 *Aust*, 14 Jan 1840, p 2c.
- 69 DESP, A1222, pp 153-156, Gipps to Russell, 9 Feb 1840.
- 70 *Aust*, 27 July 1841, pp 2g-3a.
- 71 *Aust*, 28 Mar 1840, p 2a.
- 72 *Aust*, p 4f, 16 Jan 1840.
- 73 NZDESP, A-4/1651, pp 13-14, Gipps to Hobson, 8 May 1840.
- 74 NZDESP, A-4/1651, pp 13-14, Gipps to Hobson, 8 May 1840. See also *Aust*, 2 Apr 1840, p 2c.
- 75 *Aust*, 6 June 1840, p 2a.
- 76 *Aust*, 30 Sep 1842, p 2a. DESP, A1230, p 12, Gipps to Stanley, 29 Sep 1842, CY 663, ML.
- 77 DESP, A1230, p 12, Gipps to Stanley, 29 Sep 1842, CY 663, ML.
- 78 *Aust*, 14 Oct 1842, p 2a. OST Bk O No 624 (8.5 acres, lots 19, 22, unnumbered lot Gilchrist). Bk Q No 553 (23 acres, lots 6-9 Cooper), in P L Bemi [J Armstrong] survey plan ML M2 811.1821/1839?/1). Bk U No 863 (5 acres Ballast Pt, see P L Bemi [Armstrong] survey plan ML M2 811. 1821/1839?/1).
- 79 *Aust*, 30 Nov 1841, p 3f. The term "Men's Huts" could be an indication of convicts assigned to Parbury &/or Cooper. W H Wells, "Plan of the Waterview Estate, Balmain, To be sold by Auction by Mr Stubbs on Wednesday 12th May 1841", M2 811.1821/1841/3, ML has a hut on lot 26 Sec 7.
- 80 Wells.
- 81 *Aust*, 30 Nov 1841, p 3f.

- One explanation of the term "stranger's rooms" is that visitors arriving after the household had retired for the night, could find a bed in without disturbing the family.
- 82 *Aust*, 30 Nov 1841, p 3f.
- 83 *Aust*, 30 Nov 1841, p 3f.
- 84 *Aust*, 30 Nov 1841, p 3f.
- 85 *Aust* 13 Nov 1841, p 3e. The tenant was named "Mrs. Major McLeod", I have taken her to be the major's wife.
- 86 Wells.
- 87 *Aust*, 25 Mar 1841, p 4c.
- 88 *Aust*, 27 Apr 1841, p 3d.
- 89 *Aust*, 6 May 1841, p 3e.
- 90 *Aust*, 6 May 1841, p 3e.
- 91 *Aust*, 27 Apr 1841, p 3d.
- 92 *Aust*, 17 July 1841, p 3g. A W Meikle's plan has not survived but FP 939748, formerly 251(W), seems to have been charted from it. By the symbol "(W)", Wells is noted as the originator of the survey, however, not Meikle.
- 93 *Aust*, 17 July 1841, p 3g.
- 94 *Aust*, 20 Nov 1841, p 1f; 27 Nov 1841, p 1b; 30 Nov 1841, p 1b.
- 95 *Aust*, 30 Nov 1841, p 3f.
- 96 Various OST conveyances.
- 97 OST BK Z No 313. E Macdonald owned the land by at least 1 Jan 1842 when he leased lots 15, 18, 19 to Perry Boss; see Bk Z No 277.
- 98 *Aust*, 7 June 1842, p 4. DESP, A1294, p 235, Gipps, 1 June 1844 (insolvency of George Cooper "who resided in NZ").
- 99 DESP, A1232, pp 417-473, Gipps to Stanley, 8 Dec 1843, CY 668, ML. The dismissal rule for insolvents is to be found in DESP A1268, Goderich to Bourke, 30 July 1831, p 337, CY 905, ML.
- 100 *Aust*, 25 July 1837, p 4e.
- 101 BDM Vic, Register of Deaths. H J Gibney & A G Smith, A Biographical Register, 1788- 1939, *Notes from the Name Index of the ADB*, Vol 1 (1987), p 142-143 (Bullan Rd, etc); this entry contains errors & omissions.
- 102 BDM Vic, Register of Deaths.
- 103 *ADB*, Vol 5, p 213 & all refs to life of M H Marsh.
- 104 *Aust*, 20 Mar 1843, p 3g (auction. 31 Mar 1843). See also *LHJ* 10 (1981), p 7.
- 105 *Aust*, 20 Mar 1843, p 3g.
- 106 FP 939748 (251 W).
- 107 OST Bk 13 No 811.
- 108 *Aust*, 13 Nov 1841, p 3e.
- 109 *Aust*, 30 Nov 1841, p 3f. See also *LHJ* 10 (1981), p 6.
- 110 *Aust*, 20 Mar 1843, p 3g. See also *LHJ* 10 (1981), p 7.
- 111 OST BK 6 No 584 (recites sale, mtge to Beattie for £391). Recital implies that the sale took place on 1 July 1843.
- 112 OST BK 6 No 584 (£69 deposit to Marsh).
- 113 DS Sheet 17 1887-1896.
- 114 OST BK 6 No 584 (mtge £415.9.2 to Marsh). On 31 Jan 1842 Marsh gave power of attorney to Piddocke [sic] Arthur Tompson & Thomas Chaplin Breillat.
- 115 SDC (quote). For "Waterview House", see W M **Brownrigg**, "Plan of the Town of Balmain", ML. SR (c) Publicans Licences Computer Index, Reels 5059 No 205 (for 1844), 5059 No 345 (for 1845).
- 116 SR (c) Publicans Licences Computer Index, Reels 5059 No 205 (for 1844), 5059 No 345 (for 1845).
- 117 OST Bk 9 No 745 (to M H Marsh).
- 118 *ADB*, Vol 2, p 190.
- 119 *AE*, Vol 6, p 295.
- 120 G M H **Piper**, *The Minorca Pipers, A Family History* (pub. author, nd), pp 48-49 & all following refs to Piper/ Beattie family unless stated otherwise.
- 121 Piper, p 77.
- 122 For the legal struggle between the Beatties & the Pipers, see Piper, pp 46-47.
- 123 *NSW Calendar & Post Office Directory 1839* (King St west). *Brabazon's NSW General Town Directory 1843*.
- 124 *GG*, 1839/1, Grant of Town Allotments, p 332.
- 125 *GG*, 1839/1, Grant of Town Allotments, p 332.
- 126 For plan & development of lot 1 Sec 58, see OST Bk 47 No 224 (plan on deed). See also Figure 5.
- 127 OST Bk G No 92 (mtge to Savings Bank).
- 128 OST Bk L No 941 (further charge, Savings Bank)
- 129 OST Bk R No 493 (L & R to Rev Dr Davies).
- 130 OST Bk V No 154 (L & R to J Beattie).
- 131 OST Bk V No 231 (mtge to Savings Bank).
- 132 OST Bk 6 No 317 (further charge, Savings Bank).
- 133 *City of Sydney Citizens Electoral Roll*, FM 4/7629, ML.
- 134 *SMH*, 12 Aug 1843.
- 135 SR (k), IF 2/8786 No 1333 & all following refs to insolvency of J Beattie sen.
- 136 SR (k), IF 2/8786 No 1333.
- 137 SR (k), IF 2/8786 No 1333.
- 138 SR (k), IF 2/8786 No 1333.
- 139 *SMH*, 6 Jan 1845, p 3d (Military Barracks). SR (k), IF 2/ 8786 No 1333. (in bad repair).
- 140 *SMH*, 6 Jan 1845, p 3d. Layout & door Nos derived from OST Bk 47 No 224 (plan on deed).
- 141 SR (c), Publicans Licences Card Index, Reel 5056 No 303 (for 1840), 5057 No 181 (for 1842), 5058 No 294 (for 1843), 5059 No 187 (for 1844).
- 142 *SMH*, 6 Jan 1845, p 3d.
- 143 *SMH*, 6 Jan 1845, p 3d.
- 144 *SMH*, 6 Jan 1845, p 3d.
- 145 *SMH*, 6 Jan 1845, p 3d.
- 146 *SMH*, 6 Jan 1845, p 3d.
- 147 SR (k), IF 2/8786 No 1333.
- 148 OST Bk 9 No 745 (to M H Marsh).
- 149 OST Bk 26 No 913 (to J Johnson).
- 150 SR (k), IF 2/8786 No 1333.
- 151 *Low's City of Sydney Directory for 1844*, p 102.
- 152 *Low's City of Sydney Directory for 1847*, p 17, p 129. SR (c), Publicans Licences Computer Index, Reels 5060 No 377 (for 1846), 5061 No 523 (for 1847), 5062 No 601 (for 1848).
- 153 BDM 1849 271/105 (bur. of John Beattie sen). Piper, p 49 (d.& bur. of. John Beattie sen).
- 154 Piper, p 49.
- 155 *SMH*, 23 Aug 1849, p 1d.
- 156 *SMH*, 24 Aug 1849, p 1c.
- 157 *SMH*, 24 Aug 1849, p 1c.
- 158 *SMH*, 24 Aug 1849, p 1c.
- 159 *Ford's Sydney Commercial Directory for 1851*, p 8, p 15.
- 160 OST Bk 24 No 933 (lease to J Beattie jun).
- 161 OST Bk 24 No 933 (underlease to W Harpur).
- 162 OST Bk 26 No 913 (to J Johnson).
- 163 OST Bk 29 No 307 (recital).
- 164 OST Bk 29 No 307 (recital).
- 165 OST Bk 28 No 389 (disch of

- mtge £1,800 by J Johnson).
- 166 OST Bk 28 No 390 (to Dulcibella Beattie).
- 167 OST Bk 28 No 385 (mtge £3,000 to W C Wentworth, J Milson jun & P A Tompson).
- 168 OST Bk 47 No 172 (disch mtge £3,000 to W C Wentworth, J Milson jun & P A Tompson).
- 169 OST Bk 47 No 172 (disch mtge £3,000 by Dulcibella Beattie). *Waugh & Cox's Directory of Sydney & Its Suburbs for 1855. Cox & Co's Sydney Post Office Directory 1857*, p 110 (Erskine St).
- 170 OST Bk 47 No 224 (mtge £3,000 to Savings Bank).
- 171 Sands for 1858/59.
- 172 Sands for 1861-71.
- 173 PI 1/4703 (d. of Dulcibella Beattie). BDM 60 00701 (d. of Dulcibella Beattie). Piper, p 49.
- 174 Piper, p 49.
- 175 OST Bk 204 No 800 (transf mtge to T J Jaques). For T J Jaques, see *ADB*, Vol 4, p 470.
- 176 OST Bk 300 No 964 (to W E Sparke). PA 8798, CT V 1083 F 7.
- 177 G Dundon, *The Shipbuilders of the Brisbane Water, NSW* (pub author, PO Box 202, 2250, 1997), p 203.
- 178 Piper, p 111. I have not been able to locate d. cert for James Beattie butcher.
- 179 Dundon, p 203.
- 180 BDM 1165/19, m. cert of James Beattie shipbuilder & Elizabeth Bean. B Zahner, Quakers Hill, to P Reynolds, 7 Mar 2000.
- 181 Dundon, p 203. R Stutchbury (Linley Point) to P Reynolds 19 Sep 1996.
- 182 R Stutchbury (Linley Point) to P Reynolds 19 Sep 1996. Dundon, p 203 (East Gosford; Mosquito Town is now "part of the Erina district near Hastings Rd").
- 183 Dundon, p 203.
- 184 Dundon, p 203. See also, PI 3/9967 (d. of James Beattie). BDM 57 00899 (d. of James Beattie).
- 185 Piper, p 111.
- 186 *Souvenir to Commemorate the 50th Anniversary of the Incorporation of the Municipality of Balmain, 1860-1910*, p 31 (the first Council was R Mansfield, Chairman, E W Cameron, O S Evans, J Beattie, G R Elliott, J Burt, J H Palmer, A W Reynolds, T S Rowntree). B Davidson & K Hamey, *Streets, Lanes & Places, 1836-1994* (Balmain Assoc, 1994), p 10 (Beattie St).
- 187 Dundon, p 203. SR (c) Publicans Licences Computer Index, Reels 5064, 5065.
- 188 Dundon, p 203.
- 189 Dundon, p 203. BDM 69 03264 (d. of William Henry Beattie).
- 190 Dundon, pp 200-201.
- 191 *SMH*, 25 & 27 Nov 1846. See also Dundon, pp 200-201.
- 192 OST Bk 47 No 224 (plan on deed).
- 193 OST Bk 10 No 442 (to J F Gray).
- 194 OST Bk 22 No 621 (to J & M Wilson).
- 195 OST Bk 78 No 114 (to N D & M Stenhouse).
- 196 *SMH*, 17 Mar 1856, p 1e. See also *LHJ* 10 (1981), p 11.
- 197 A-M Jordens, *The Stenhouse Circle. Literary life in mid-Nineteenth Century Sydney* (Melb Univ Press, 1979), p 51.
- 198 Jordens, p 51. For Hillside House & Eastcliff & later names) see *LHJ* 11 (1982), pp 23-24.

### Section 1

- 1 FP 939748.
- 2 *Aust*, 6 May 1841, p 3e.
- 3 OST Bk 5 No 625.
- 4 OST Bk 8 No 323 to J Milligan. Bk 13 No 965 (to M Hyland). For Hyland's Balmain Hotel, see B Davidson, K Hamey & D Nicholls, *Called to the Bar, 150 Years of Pubs in Balmain & Rozelle* (Balmain Assoc 1991), p 8.
- 5 OST Bk 15 No 875 (to T Frawley).
- 6 OST Bk 19 No 706 (to J McEwen).
- 7 OST Bk 28 No 31 (to G Nash).
- 8 Sands 1887 (G Nash, waterman, "Stirling", Edgeware Rd, Newtown). Unless otherwise cited, for all refs to occupancies, see *Sands's Sydney & Suburban Directory 1858/59-1932/33* for the year following that cited in the text. The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881.
- 9 OST Bk 624 No 99 (£5 purchase price to C A Weston).
- 10 OST Bk 624 No 349 (to P A Davis).
- 11 OST Bk 738 No 808 (to E K Nelson).
- 12 OST Bk 1926 No 97 (to J M Flynn, Will of E K Nelson 26 Mar 1929 prob. 6 Aug 1931).
- 13 OST Bk 1964 No 600 (to E N & K Rudlow).
- 14 OST Bk 3447 No 387 (to K Rudlow).
- 15 OST Bk 119 No 642 (mtge £200, fc £50 Bk 182 No 317, disch Bk 261 No 561). For second cottage, see DS Sheet 18 1886-1896.
- 16 OST Bk 5 No 480 (to T O'Brien).
- 17 SDC (quote). For the 2 cottages, see W M Brownrigg, "Plan of the Town of Balmain", ML.
- 18 OST Bk 11 No 702 (to J O'Brien).
- 19 OST Bk 11 No 702 (conditions).
- 20 OST Bk 107 No 705 (to T O'Brien).
- 21 OST Bk 518 No 140 (d. of Thomas O'B, Will 29 Apr 1886 prob. 27 July 1886, lot 2A in trust). For J Clayton, see Section 5. Not the same as Thomas O'Brien, publican, Pyrmont, see *LHJ* 18, p 38b.
- 22 OST Bk 518 No 140 (d. of Honora O'Brien).
- 23 OST Bk 518 No 140 (to M A Nolan).
- 24 OST Bk 600 No 859 (mtge £75); Bk 629 No 42 (to P O'Brien).
- 25 OST Bk 741 No 266 (d. of Patrick O'Brien).
- 26 OST Bk 750 No 126 (Patrick O'Brien's Will 30 Mar 1900 prob. 14 Feb 1902 to exec & trustee John Robert Mathers McClymont, master mariner, Balmain). See also Bk 741 No 266, Bk 901 Nos 26-27.
- 27 OST Bk 750 No 126 (mtge £100). Bk 863 No 840 (to H E Cloudy).
- 28 OST Bk 863 No 891 (to A Laycock).
- 29 OST Bk 897 No 350 (con-

- tract for sale £2200).
- 30 OST Bk 901 No 26 (lot 2A to J Lambert).
- 31 SB 58167 (to C L & C J Lambert).
- 32 SB 58167 (d. of C L & C J Lambert; Public Trustee as admin of estate of C J Lambert). See also PA 58167 & C/F 1/703982 consol to lots 100-101, DP 865326, C/F 100-102/865326.
- 33 SDC (quote). For the 2 cottages, see Brownrigg.
- 34 OST Bk 107 No 705 (quote).
- 35 PI 4/18333 (d. of John O'Brien, Balmain). Another John O'Brien d. 22 Apr 1869, Balmain (PI 1/8061).
- 36 OST Bk 741 No 266 (d. of Patrick O'Brien, trust). Another Patrick O'Brien d. 2 Dec 1900, Balmain (PI 4/22310).
- 37 OST Bk 741 No 266 (Francis William [Frank] O'Brien's childhood).
- 38 OST Bk 741 No 266 (share to M A Nolan).
- 39 OST Bk 788 No 69 (mtge £60).
- 40 OST Bk 901 No 27 (lot 2B to J R Lambert). A Laycock joined in the sale as purchaser of the shares in estate of Patrick O'Brien.
- 41 OST Bk 5 No 480 (to T O'Brien).
- 42 For the 2 cottages, see Brownrigg.
- 43 OST Bk 518 No 140 (d. of Thomas O'Brien's, Will 29 Apr 1886 prob. 27 July 1886).
- 44 OST Bk 435 No 3 (trust).
- 45 DS Sheet 18 1886-1896 (extensions).
- 46 OST Bk 435 No 3 (to M A Nolan lot 3).
- 47 OST Bk 568 No 393 (mtge £200 lot 3). Bk 652 No 366 (to J Walker-Smith).
- 48 OST Bk 818 No 265 (to M Ryan lot 3).
- 49 OST Bk 2014 No 257 (d. of Mary Ryan, Will 2 Feb 1928 prob. 12 Sep 1935; d. of John Roger Ryan).
- 50 OST Bk 2014 No 257 (to Josephine Patricia Ryan; to J Clayton).
- 51 OST Bk 2289 No 577 (to J H Baxter).
- 52 OST Bk 2370 No 58 (to P E Courouyiannis, lot 3B, DP 225598).
- 53 Probably a son of Thomas or John O'Brien.
- 54 OST Bk 2370 No 59 (to R W Broomham).
- 55 OST Bk 3 No 841.
- 56 OST Bk 4 No 108 (to R Young & J Eddington; "cordwainer" = shoemaker).
- 57 Brownrigg.
- 58 OST Bk 28 No 914 (partition).
- 59 OST Bk 37 No 301 (mtge £300 incl other land). Bk 38 No 551 (mtge £110 + house).
- 60 OST Bk 65 No 707 (to J Calder).
- 61 *LHJ* 21, p 16.
- 62 OST Bk 73 No 244 (to T Cohen). See *LHJ* 21, pp 13-14.
- 63 OST Bk 251 No 737 (d. of Thomas C, William Thomas C heir-at-law; conveyance lot 8b to J Glennon). When Thomas Cohen sold to J Glennon, no conveyance was issued & Bk 251 No 737 legalises this.
- 64 OST Bk 146 No 127 (lot 8A to J Glennon).
- 65 OST Bk 138 No 249 (settlements).
- 66 OST Bk 565 No 457 (d. of John Glennon; surviving chn).
- 67 OST Bk 565 No 457 (m. of Ann Mary Glennon, Agnes Glennon, Catherine Glennon).
- 68 OST Bk 565 No 457 (chn's shares to Mary Glennon).
- 69 OST Bk 687 No 92 (to H Brown, J Glennon's mtges).
- 70 PA 25129, SD 5 Jan 1933 Florence Brown, aged 66, Cooks Rd, Kurnell.
- 71 PA 25129, SD 5 Jan 1933 Florence Brown.
- 72 PA 25129, SD 5 Jan 1933 Florence Brown. See also SD 6 July 1926 William Waugh, ship chandler, Balmain ("Harry Brown had two houses pulled down & a weatherboard cottage built").
- 73 OST Bk 18 No 880 (settlement).
- 74 OST Bk 146 No 127 (d. of Robert Young).
- 75 OST Bk 146 No 127 (m. (2) of Elizabeth Young & Charles Sly; d. of Elizabeth Young).
- 76 OST Bk 146 No 127 (to J Glennon).
- 77 OST Bk 687 No 92 (to H Brown, J Glennon's mtges).
- 78 PA 25129 SD 5 Jan 1933 Florence Brown.
- 79 PA 25129 SD 5 Jan 1933, Florence Brown declares that "the older house became known as No 3 but of the purposes of this article, I have called it No 7.
- 80 CT V 4649 F 240 transf C811215 (to W Stewart). See also PA 25129.
- 81 CT V 4649 F 240 transf D338459 (to S J Dale).
- 82 DS Sheet 18 1886-1896 indicates a rebuilding.
- 83 OST Bk 687 No 92 (to H Brown; J Glennon's mtges).
- 84 OST Bk 3 No 841.
- 85 OST Bk 6 No 481 (to E Clark; "chapman" = dealer). SDC (quote).
- 86 For the house, see Brownrigg. OST Bk 6 No 481 (to E Clark). Bk 13 No 362 (to R South).
- 87 OST Bk 37 No 574 (to R Thomas).
- 88 OST Bk 1203 No 992 (d. of R Thomas, Will 2 April 1863 prob. 22 May 1878. BDM 1101, m. cert of Theophilus Murray & Elizabeth Thomas).
- 89 OST Bk 1203 No 992 (d. of Elizabeth Murray, Will 29 Aug 1883 prob. 25 Mar 1889).
- 90 OST Bk 1203 No 992 (d. of Theophilus Murray, Will 6 Aug 1912 prob. 16 May 1917; to Sarah Ann Kelly).
- 91 OST Bk 1203 No 992 (to H Hibble).
- 92 OST Bk 2023 No 887 (H Hibble decla of trust 28 Oct 1920 to Mort's Dock).
- 93 OST Bk 2531 No 718 (to Cavanagh).
- 94 OST Bk 3157 No 766 (to Sydney Slipway).
- 95 OST Bk 3 No 841.
- 96 SDC.
- 97 OST Bk 6 No 459 (to J Suddy). SDC. For the house, see Brownrigg.
- 98 OST Bk 25 No 816 (to C S Quail). Bk 29 No 573 (to J Walton).
- 99 *SMH*, 24 July 1872, p 11e.
- 100 The rear wb cottage does not appear on DS 18, dated 6 Oct 1886.
- 101 PI 3/1068 (d. of J Walton). OST Bk 172 No 704 (to G Alexander). Bk 177 No 740 (to H W Watson).
- 102 OST Bk 281 No 832 (to J Elvins).

- 103 OST 944 No 737 (d. of John E, Will 8 July 1889 prob. 31 July 1891, trust).
- 104 See PA plan FP 62423 (Sophia Jane McSparron).
- 105 OST 944 No 737 (to Buzacott). For factory, see NSWDL aerial photo May 1951.
- 106 OST Bk 1194 No 218 (to H Hibble; E W & Walter V Buzacott directors). Bk 2023 No 888 (to Mort's Dock).
- 107 OST Bk 2531 No 718 (to Cavanagh). Bk 3157 No 766 (to Sydney Slipway).
- 108 OST Bk 1 No 671.
- 109 SDC (for wb cottage & "Star Inn"). For the house, see Brownrigg.
- 110 OST Bk 3 No 738 (mtge £100). Bk 15 No 244 (to G Head).
- 111 OST Bk 20 No 895 (to J Elvins).
- 112 OST 944 No 737 (d. of John Elvins, Will 8 July 1889 prob. 31 July 1891, trust)
- 113 OST 944 No 737 (to Buzacott). The site was probably leased to engineers G D Mills & Co until 1932.
- 114 OST Bk 5 No 487.
- 115 SDC.
- 116 OST Bk 10 No 417 (to M O'Neill). For the houses, see Brownrigg.
- 117 OST Bk 13 No 930 (to H H & M L Read). Bk 21 No 827 (H H Read to J Clarke, tailor, Sydney, upon trust for M L Read, goods & chattels in Parramatta Street house).
- 118 OST Bk 23 No 856 (to W Hodson). Bk 126 No 66 (to J Elvins).
- 119 OST Bk 712 No 526 (d. of John Elvins; trust).
- 120 OST Bk 712 No 526 (to G S Bogle).
- 121 PA 12423, CT V 1483 No 174 transf 418767 (to M Mackey).
- 122 CT V 1483 No 174 transf 668910 (to Buzacott).
- 123 CT V 1483 No 174 transf 589387 (to H Hibble). Lease B94961 (to R Corbett).
- 124 CT V 1483 No 174 transm D699549 (to Mort's Dock).
- 125 CT V 1483 No 174 lease D929542 (to G F Rogan).
- 126 CT V 1483 No 174 transf H469655 (to Cavanagh). Transf N916742 (to Sydney Slipway).
- 127 SDC. For the cottage, see Brownrigg.
- 128 OST Bk 5 No 640 (incl Mei 1 lot 23; Mei 2 lots 40-43, 62-65).
- 129 SDC (quote).
- 130 OST Bk 14 No 427 (lot 17 to W H Sawyer).
- 131 OST Bk 7 No 566 (lot 17 to C Morgan, incl Mei 1 lot 20; Mei 3 lots 1-7, 9-10, 11-13, 16-17). The Sawyer-Morgan family will be studied in Section 8.
- 132 OST Bk 36 No 162 (to W H Sawyer).
- 133 OST Bk 7 No 566 (lot 20 to C Morgan, incl Mei 3 lots 1-7, 9-10, 11-13, 16-17).
- 134 OST Bk 36 No 162 (lot 20 to W H Sawyer, incl Mei 3 lots 1-7, 9-10, 11-13, 16-17).
- 135 PA 7451, d. cert of W H Sawyer, 24 Feb 1887.
- 136 PA 7451, CT V 922 F 173, lot 26, DP 2447. See also 3990 (L) = FP 977326 6 Feb 1894 by surv J H Knapp.
- 137 CT V 88 F 173 (rec, lots 25-26, DP 3447).
- 138 CT V 922 F 173 transf 415758 (to Buzacott). Next CT V 1639 F 212).
- 139 NSWDL aerial photo May 1951.
- 140 CT V 1639 F 212 transf A589387 (to H Hibble); lease H963911 (to Armstrong Holland).
- 141 CT V 1639 F 212 leases C525882 & D117279 (to G F Rogan).
- 142 CT V 1639 F 212 transm D699549 (to Mort's Dock); leases D929542 & G335083 (to G F Rogan).
- 143 CT V 1639 F 212 transf H469655 (to Cavanagh).
- 144 CT V 1639 F 212 transf N916742 (to Sydney Slipway). Next CT V 12532 F 14 (Sydney Slipway). CT V 13512 F 99 lot 1, DP 589700 (to Wallace Tugs).
- 145 OST Bk 15 No 624.
- 146 For the church, see Brownrigg. See also SDC ("Scotch Church"). For dimensions of church, see P Reynolds, *John Balmain, School-teacher & Goldseeker in Balmain, California & Goondiwindi, Balmain Hist Monograph No. 4*, pp 8-9. *Souvenir to Commemorate the 50th Anniversary of...*
- Municipality of Balmain 1860-1910*, p 71 ("a small stone building, erected by Dr Lang"). For Lang to Col Sec, 19 Nov 1842, see SR(c) 42/8630 4/2661.3.
- 147 Rev M O Fox, Campbell St Presbyterian Church News, Vol 1, No 3 (May 1956), courtesy of P Yeend, Archivist, The King's School (1993).
- 148 ADB, Vol 1, pp 509-510.
- 149 Fox.
- 150 Quoted in Fox.
- 151 Fox. P Yeend to P Reynolds, 16 Nov 1993. For butcher James Beattie, see future Section 6. James & Ann Yeend arrived on the *Elizabeth* on 29 April 1844, so the list must be later than that date. For Mary Balmain, see, Reynolds, *John Balmain*.
- 152 ADB, Vol 1, pp 509-510.
- 153 OST BK 18 No 491 (mtge £204 owing).
- 154 OST Bk 21 No 953 (foreclose).
- 155 Rev J D Lang, *The Presbyterian Church, Pyrmont*, F285.1/P ML (quoting his letter to the Empire, 12 October 1864). OST Bk 21 No 953 (to S D Gordon). For S D Gordon, see ADB, Vol 4, p 271.
- 156 Lang.
- 157 Lang. Fox.
- 158 Fox.
- 159 Fox.
- 160 For "old Manse", see future Section 7. Rev T A Gordon & S D Gordon not related.
- 161 *Centenary, Campbell St Presbyterian Church, Balmain, NSW, 1868-1968*, p 3.
- 162 *Centenary*, p 3.
- 163 *LHJ* 4, pp 4-5.
- 164 PA 1391, CT V 64 F 216 (one third share to Francis McKeon), CT V 64 F 217 (one-third share to William McKeon), CT V 65 F 218 (one-third share to Peter McKeon).
- 165 CT V 225 F 193 (half of Peter McKeon sharer to Francis McKeon). V 225 F 192 (half of Peter McKeon one-third share to William McKeon).
- 166 S N Hogg, *Balmain Past & Present*, 994.41/159 ML.
- 167 For Dandenong Gale, see AE, Vol 8, p 309b. For Darling St Methodist



- Church, see *LHJ* 13, pp 23-26.
- 168 PI 4/39017 (d. of Francis McKeon).
- 169 PI 4/13670 (d. of William McKeon).
- 170 PI 4/39017 (d. of Francis [Frank] McKeon); PI 4/13670 (d. of William McKeon). CT V 225 F 193 transm 19632 (Francis McKeon's half share). V 225 F 192 order re mtge (William McKeon's half-share). Next CT V 1865 F 86 transf 520145 (two half-shares to M Ryan).
- 171 FP 73455 (PA 23455 plan, 31 Jan 1921) shows a wb cottage built right up to the corner of Darling & Cooper Sts.
- 172 PI 4/206777 (d. of Mary Ryan). CT V 1865 F 86 transm C383792 (to John Roger Ryan).
- 173 PI 284879 (d. of John Roger Ryan). CT V 1865 F 86 transm D578008 (to Josephine Patricia Ryan).
- 174 CT V 1865 F 86 D615835 (to Tasman).
- 175 CT V 64 No 216 (house & old church [or blacksmith's shop] shown on diagram).
- 176 CT V 225 F 193 transm 19632 (Peter McKeon's half share). V 225 F 192 order re mtge (William McKeon's half-share). Next CT V 1865 F 86 transf 520145 (two half-shares to Mary Ryan).
- 177 PI 4/206777 (d. of Mary Ryan). CT V 1865 F 86 transm C383792 (to John Roger Ryan).
- 178 PI 284879 (d. of John Roger Ryan). CT V 1865 F 86 transm D578008 (to Josephine Patricia Ryan).
- 179 CT V 1865 F 86 transf D615835 (to Tasman).
- 180 OST Bk 8 No 388.
- 181 For the house, see Brownrigg. OST Bk 12 No 860 (quote, messuages is pronounced "messwedges").
- 182 OST Bk 12 No 860 (to J Clarke). For J Clarke, see *LHJ* 17, p 17; *LHJ* 21, pp 27-30.
- 183 *SMH*, 3 Mar 1852, p 3g.
- 184 OST Bk 23 No 54 (to J Barr). Davidson, Hamey & Nicholls, p 15.
- 185 PA 23455, d. cert of James Barr sen (b. & m. of John B sen).
- 186 PA 23455, d. cert of James Barr sen (b. chn). OST Bk 580 No 192 (m. of Anna Marie Barr to William Cowan, later commercial traveller, Lindfield; m. of Sarah Evelyn Douglas Barr to Balmain engineer Benjamin Glover).
- 187 OST Bk 436 No 368 (lease to D McLachlan).
- 188 For Waverley or Balmain Hotel, see Davidson, Hamey & Nicholls, p 15.
- 189 PA 23455, d. cert of James Barr (44 years in NSW).
- 190 OST Bk 747 No 418 (d. of James Barr, Will 30 May 1892 prob. 13 Mar 1893; trustees). PA 21908, SD James Barr jun 7 Aug 1919 PA 23455, d. cert of James Barr, d. 10 Oct 1892 at 4 Spruson St, Neutral Bay, independent means, 77 yrs, liver cancer, father James Barr, mother Rebecca —, bur. 12 Oct 1892 Waverley Cemetery, b. near Paisley, Renfrewshire, Scotland, 44 years in NSW, m. at 35 yrs to Sarah Dolphin, issue James 28, Hannah Marie Cowan 34, Sarah [sic] Glover 31, all living.
- 191 OST Bk 747 No 418 (d. of James Barr, Will 30 May 1892 prob. 13 Mar 1893).
- 192 OST Bk 794 No 248 (lease to I Pyatt).
- 193 PI 4/22346 (d. of Benjamin Glover). OST Bk 747 No 418 (Sara Ann Barr Glover in Southsea). Bk 804 No 271 (Sara Ann Barr Glover in Paisley).
- 194 OST Bk 804 No 271 (Sara Ann Barr Glover, Mosman, retires from trust). PA 23455 CT V 3452 F 41 (new trustees).
- 195 Davidson, Hamey & Nicholls, p 15.
- 196 CT V 5741 F 123 (A R & E I F Shepherd).
- 197 CT V 5741 F 123 Sec 101 notice of death G736260 (d. of A R Shepherd). Lots A-D, DP 442842.
- 198 CT V 5741 F 123 lot A, DP 442-842. Next CT V 13214 F 225.
- 199 OST Bk 13 No 733.
- 200 For the houses, see Brownrigg.
- 201 SDC (quote). For St Mary's see *LHJ* 13, pp 21-22.
- 202 SDC.
- 203 SDC.
- 204 SDC.
- 205 OST Bk 34 No 248 lot A to J Barr).
- 206 OST Bk 63 No 250 (lot C to J Barr).
- 207 OST Bk 68 No 790 (lot D to J Barr).
- 208 OST Bk 38 No 207 (lot B to T Turner).
- 209 OST Bk 66 No 299 (to J B Turner). Bk 72 No 777 (to W H Holmes).
- 210 OST Bk 102 No 405 (to P Turner; to J B Turner).
- 211 OST Bk 112 No 312 (to W Bottomley).
- 212 OST Bk 138 No 202 (lot B to J Barr).
- 213 PA 23455 CT V 3452 F 41 transf D536731 (to Tasman). Next CT V 5651 F 27. Trustees were Wahroonga indent merchant Russell Bar Cowan & Five Dock metalworker Charles William Barr.
- 214 CT V 5651 F 27 transf M887823 (to Danny Boy & R T Kendrick, pastrycook, Church Point). Next CT V 12274 F 175.
- 215 DS Sheet 17 1886-1896.
- 216 DS Sheet 17 1886-1896.. See also CT V 3452 F 41 (diagram).
- 217 Harrington Woollard is listed in Sands for 1890-97 as Allington Woollard, master mariner.
- 218 PA 23455, d. cert of James Barr, d. 10 Oct 1892.
- 219 OST Bk Z No 313,
- 220 OST Bk Z No 277 (lease to P Boss). SDC ("Hunter's River Inn"). For inn, see Brownrigg.
- 221 OST Bk 35 No 507 (to W H Sawyer). For W H Sawyer, see future Section 8.
- 222 PA 7451, d. cert of W H Sawyer, 24 Feb 1887.
- 223 PA 7451, lots 27-30, DP 3447.
- 224 PA 7451 CT V 922 F 173 transf 644909 (lot 27 to W J Laws). Next CT V 2223 F 95 transf A36323 (to Buzacott).
- 225 CT V 922 F 173 transf 667060 (lots 28-30 to Buzacott). Next CT V 2274 F 20.
- 226 FP 73455 (siting of factory).
- 227 CT V 2233 F 95 transf A589387 (to H Hibble). Lease A963913 (to Armstrong).
- 228 CT V 2233 F 95 leases B909545, G662087, D42118, D273752 (to Colgate).
- 229 CT V 2233 F 95 transm D699549 (to Mort's Dock).
- 230 CT V 2233 F 95 leases D802760, F439853, transf

- G96995 (to Colgate). Next CT V 7877 F 6. For Colgate, see future Section 8.
- 231 OST Bk Z No 313.
- 232 OST Bk 35 No 507 (to W H Sawyer).
- 233 PA 7451, d. cert of W H Sawyer, 24 Feb 1887.
- 234 PA 7451, CT V 922 F 173, lot 23, DP 3447.
- 235 PA 7451, lot 24, DP 3447. For rec, see CT V 88 F 172.
- 236 CT V 922 F 173 transf 615177 (to HM Hicks). Next CT V 2170 F 90.
- 237 PI 4/65925 (d. of H M Hicks). CT V 2170 F 90 transm A399234 (to N M Miller & F O Ebsworth).
- 238 CT V 2170 F 90 transf A409057 (to National Meat). Transf A452110 (to W Reynolds). For National Meat, see future Section 8.
- 239 CT V 2170 F 90 transf A912790 (to Palmolive). See future Section 8.
- 14 SDC (quote). For the cottage see **Brownrigg**.
- 15 OST Bk 6 No 682 (to J Williams). SDC (let to W Sherwood).
- 16 OST Bk 17 No 560 (to T Chandler). Bk 6 No 682, 6 May 1844, incl "cottage"; Bk 17 No 560, 21 Oct 1849, incl "cottages". Probably the present two-storey stone building.
- 17 Sands for 1871 lists greengrocer John Maher with butcher J F Smith.
- 18 OST Bk 621 No 391 (to T Channon; d. of T Chandler, Will 3 July 1886 prob. 15 May 1890 3/14935).
- 19 OST Bk 1271 No 353 (to J Gourlie; d. of T Channon, Will 11 July 1919 prob. 9 Dec 1920).
- 20 OST Bk 1396 No 601 (to Helen Gourlie). PI 118962 (d. of John Gourlie).
- 21 OST Bk 1939 No 200 (to May Janet Gourlie; d. of Helen Gourlie, Will 30 Apr 1936 prob. 4/233066 21 Sep 1938 to Jean Windred, wife of Balmain butcher Sydney Windred, who conveyed to May Janet Gourlie).
- 22 OST Bk 2562 No 124 (to E I F Shepherd; m. of May Janet Gourlie & Arthur Ellison)
- 23 OST Bk 2951 No 374 (to M Travers).
- 24 OST Bk 2 No 924.
- 25 SDC (quote). OST Bk 6 No 843 (to R Leal).
- 26 OST Bk 63 No 536 (mtge £80). For the house, see **Brownrigg**. This is probably the present house.
- 27 OST Bk 65 No 863 (to J Barr sen).
- 28 Sands for 1921-22 lists Gifford Levot on the land.
- 29 CT V 5741 F 123 (A R & E I F Shepherd).
- 30 CT V 5741 F 123 Sec 101 notice of d G736260 (d. of A R Shepherd). Transf H555675 (to E R Caskey). CT V 8085 F 18 transf J729457 (to A N Owen).
- 31 OST Bk 3 No 737.
- 32 SDC ("Lot 4a, Stone Cottage, kitchen & yard", Lot 4b ditto). For the houses, see **Brownrigg**.
- 33 OST Bk 15 No 245 (to G Head).
- 34 OST Bk 19 No 572 (to John "Elvine").
- 35 St. Andrew St unfortunately omitted from Sands for 1871, one of the most informing Sands' issues.
- 36 OST Bk 709 No 176 (to William Elvins on trust for Elizabeth Hession). OST Bk 709 No 432 (d. of John Elvins, Will 8 July 1889 prob. 31 July 1891, trust). OST Bk 947 No 979 (Elizabeth Hession as dau of John Elvins; later widow, Milton; d. of Thomas Hession on 19 Oct 1904).
- 37 OST Bk 709 No 176 (ackno by William Elvins that Elizabeth Hession is devisee under will of John Elvins).
- 38 OST Bk 709 No 432 (to Y S Christensen).
- 39 OST Bk 711 No 52 (to M E Every).
- 40 OST Bk 947 No 979 (to J M Taylor; "Emilie [sic] Every" now widow, Balmain).
- 41 OST Bk 1852 No 33 (to G M Murphy; d. of J M Taylor).
- 42 OST Bk 2013 No 103 (to Tasman). Bk 3063 No 678 (to Danny Boy).
- 43 OST Bk 12 No 843.
- 44 OST Bk 14 No 547 (to "John Conally [sic]"). For the house, see **Brownrigg**.
- 45 OST Bk 3 No 323.
- 46 OST Bk 54 No 36 (to J Connolly).
- 47 OST Bk 54 No 367 (to J Morecroft).
- 48 PI 3/11929 (d. of John Morecroft).
- 49 PI 4/70143 (d. of Eliza Jane Morecroft). PA 21908, CT V 3072 F 159 (to W J Laws).
- 50 CT V 3072 F 159 transm D457087 (to A S Laws).
- 51 CT V 3072 F 159 transf D498203 (to Tasman); transf M887823 (to Danny Boy).
- 52 NSWDL aerial photo May 1951.
- 53 OST Bk 4 No 507.
- 54 OST Bk 4 No 507 (public well). This road later became a narrow laneway, see plan in PA 35713.
- 55 OST Bk 4 No 506 (mtge £80, disch Bk 13 No 247). SDC (an additional small wb cottage is listed on northern portion of lot 9). For the wb on lot 7 & the stone house on lot 9, see **Brownrigg**.

## Section 2

- 1 Lots 1-67, FP 939748.
- 2 OST Bk 2 No 924.
- 3 SDC. For the buildings, see W M **Brownrigg**, "Plan of the Town of Balmain", ML.
- 4 OST Bk 37 No 915 (to J Connolly).
- 5 OST Bk 54 No 368 (to J Barr, includes house).
- 6 Unless otherwise cited, for all refs to occupancies, see *Sands's Sydney & Suburban Directory* 1858/ 59-1932/33 for the year following that cited in the text. The directory was not published in 1860, 1862, 1872, 1874, 1878, 1881.
- 7 OST Bk 747 No 418 (d. of James Barr).
- 8 By PA 23455, "Saur" is the correct surname. Sands for 1924-32/33 shows "Sawyer".
- 9 CT V 5741 F 123 (A R & E I F Shepherd).
- 10 CT V 5741 F 123 Sec 101 notice of death G736260 (d. of A R Shepherd). Lots A-D, DP 442842.
- 11 CT V 5741 F 123 transf G882 810 (to J W & D Robinson). Next CT V 7570F 28.
- 12 CT V 5741 F 123 transf H449 094 (to W M J Liggins). Next CT V 7912 F 179.
- 13 OST Bk 2 No 954.

- 56 OST Bk 117 No 749 (mtge £300, disch Bk 134 No 430).
- 57 OST Bk 134 No 431 (mtge £870; d. of William Watts, Will 7 Dec 1870 prob. 14 Mar 1871). See Bk 134 No 431 also for Bill of Complaint in Equity Court filed by Mary Watts & J C Waterman against parties having interest in estate of William Watts sen — William Watts jun, John Watts, Charles Tapley & Mary Jane Harden, Joseph Watts, John Christopher & Martha Hickson, & infant chn Thomas Watts, Charles Watts, Frederick Watts & James Watts; Order of Court 21 Oct 1872 that £870 be paid into Court; executors forced to mtge lots 7-9, probably with other property, for £870. For Watts family history, & photo of William Watts, see *LHJ* 20, p 33.
- 58 OST Bk 150 No 504 (d. of Mary Watts, Will 2 Oct 1874 prob. 12 Jan 1875).
- 59 OST Bk 150 No 504 (disch of mtge Bk 134 No 431, appoi W H Sawyer & R Paisley).
- 60 The subdivision plan for lots A-E has not survived.
- 61 OST Bk 176 No 343 (lot A to Joseph Watts).
- 62 OST Bk 339 No 364 (to Marie & Sara Barr with James Barr sen as trustee).
- 63 OST Bk 580 No 192 (to C Foster). For m. of Marie & Sara Barr, See Section 1.
- 64 OST Bk 773 No 232 (to D & J McCammond).
- 65 OST Bk 1172 No 762 (to H West).
- 66 OST Bk 1303 No 523 (to T & M H Fraser)
- 67 OST Bk 1593 No 383 (to E J Robinson).
- 68 OST Bk 1964 No 574 (mtge £75 to Balmain widow Margaret Mary Agnes Halliday). Bk 1985 No 871 (d. of M M A Halliday 11 Sep 1933; to Tasman). Bk 3063 No 678 (to Danny Boy).
- 69 NSWDL aerial photo May 1951.
- 70 OST Bk 176 No 344 (lot B to James Watts).
- 71 OST Bk 176 No 685 (lot B to W H Sawyer).
- 72 PA 7451, d. cert of W H Sawyer, 24 Feb 1887.
- 73 PA 7451, CT V 922 F 173 transf 254553 (to H Grose).
- Next CT V 1199 F 63.
- 74 CT V 1199 F 63 transf 319482 (to H Piercy). Sands for 1911 has Joseph Harris listed at No. 13.
- 75 CT V 1199 F 63 transf B107096 (to T B Rhodes).
- 76 PI 145024 (d. of T B Rhodes). CT V 1199 F 63 transm B563432 (to L R, T B jun & E Rhodes).
- 77 CT V 1199 F 63 transf G392 598 (to C & L K M Prato).
- 78 CT V 1199 F 63 transf G749 864 (to L V L Dickinson).
- 79 OST Bk 176 No 341 (lot C to Charles Watts).
- 80 OST Bk 981 No 113 (d. of Charles Watts, Will 9 Oct 1906 prob. 7 Feb 1907).
- 81 OST Bk 981 No 113 (to Elizabeth Watts; to M A McCrabb).
- 82 OST Bk 1376 No 606 (d. of Mary Ann McCrabb prob. 5 Mar 1924; to Evelyn Mary Tenner).
- 83 OST Bk 1685 No 985 (to John McCrabb).
- 84 OST Bk 1934 No 528 (to C Murphy); d. of John McCrabb, Will 11 June 1937 prob. 22 May 1939 to Public Trustee, his wife Adeline Ann McCrabb renounced prob.
- 85 OST Bk 2435 No 983 (to V Roganovic). Bk 2659 No 695 (to N Ingrassia).
- 86 OST Bk 176 No 342 (lot D to Frederick W).
- 87 OST Bk 181 No 507 (lot D mtge £80 to S Spain).
- 88 Bk 358 No 759 (lot D to S Boyd).
- 89 OST Bk 574 No 339 (mtge). Bk 792 No 974 (transf mtge). Bk 793 No 37 (lots D-E to B Bolton).
- 90 OST Bk 1661 No 65 (d. of Benjamin Bolton, Will 27 Sep 1916 prob. No 167274 2 June 1930). Bk 1882 No 998 (to M B Miller).
- 91 PA 35713, CT V 5545 No 207 transf D590516 (to Colgate). NSWDL aerial photo May 1951. For Colgate, see future Section 8.
- 92 OST Bk 176 No 341 (d. of Thomas Watts).
- 93 OST Bk 340 No 268 (lot E to Spain). Bk 358 No 759 (lot E to S Boyd).
- 94 OST Bk 574 No 339 (mtge). Bk 792 No 974 (transf mtge). Bk 793 No 37 (lots D-E to B Bolton).
- 95 OST Bk 9 No 629. For M Metcalfe, see *ADB*, Vol 5, p 244. See also *LHJ* 13, pp 20-21.
- 96 OST Bk 3 No 357 (to J Barratt). SDC (quote).
- 97 OST Bk 11 No 466 (to R Leal).
- 98 OST Bk 11 No 468 (mtge £80, fc £20, Bk 37 No 439, disch Bk 58 No 769).
- 99 OST Bk 58 No 770 (to H Muir).
- 100 OST Bk 86 No 905 (to Grace Muir with J Dunsmore as trustee).
- 101 OST Bk 310 No 248 (to B Bolton).
- 102 OST Bk 1661 No 65 (d. of Benjamin Bolton, Will 27 Sep 1916 prob. No 167274 2 June 1930). Bk 1882 No 998 (to M B Miller).
- 103 PA 35713, CT V 5545 No 207 transf D590516 (to Colgate). NSWDL aerial photo May 1951.
- 104 OST Bk 9 No 644 (to J F Gray).
- 105 OST Bk 13 No 911 (to J Chalmers for Margaret Brown).
- 106 OST Bk 30 No 322 (lot A to Alexander Brown).
- 107 OST Bk 608 No 730 (d. of Alexander B, lot A to Mary Ann Brown)
- 108 OST Bk 608 No 730 (lot A to J Lambert).
- 109 OST Bk 688 No 813 (lot A to H Morris).
- 110 OST Bk 823 No 600 (lots A-B to L E Gee).
- 111 OST Bk 1124 No 888, Bk 1131 No 515 (to National Meat). For National Meat, see future Section 8.
- 112 OST Bk 1293 No 46 (to Palmolive).
- 113 OST Bk 9 No 644 (to J F Gray). SDC (quote).
- 114 OST Bk 13 No 911 (to J Chalmers for Margaret Brown).
- 115 OST Bk 30 No 322 (lot A to Alexander Brown).
- 116 OST Bk 77 No 212 (d. of Margaret Brown, Will 7 Mar 1854; to John Brown & Fanny Brown; m. of Fanny Brown & Robert Grigg).
- 117 OST Bk 77 No 212 (lot B to Donald Brown).
- 118 OST Bk 155 No 160 (d. of Donald Brown; lot B to S Lee).
- 119 OST Bk 188 No 549 (to D Henderson).
- 120 OST Bk 191 No 868 (to R J Dick).

- 121 OST Bk 203 No 70 (to E H Small).
- 122 OST Bk 210 No 134 (to H Morris).
- 123 PA 27931, CT V4396 F 74 (frontages as at 10 Apr 1930).
- 124 OST Bk 823 No 600 (lots A-B to L E Gee). PA 27931, Will of Henry Morris 9 September 1910 prob. 8 Dec 1912 (Henry Morris d. 19 October 1912, devised real estate to trustees upon trust for child or chn of his brother George Morris).
- 125 OST Bk 1124 No 888, Bk 1131 No 515 (to Nat Meat).
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- 40 *SMH*, 2 Feb 1920, p 3, p 8.
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## The Leichhardt Historical Journal and Peter Reynolds

*Continued from Page 2*

### Doris Eileen Reynolds

The remarkable Doris began her working life in 1914 at the age of 14 at Grace Bros where she received 10/- per week in the manchester department. After marrying John and moving to Campsie, and without bothering to seek council approval, or the mortgagee's permission, Doris added a shopfront to the house. To supplement John's war pension, she kept the shop open from 8.00 am to 11.00 pm, seven days a week.

Even more remarkably, Doris had a dance hall built in the backyard of the 33-foot wide Campsie block. Paraffin wax chips, spread on the floor and rubbed in by shoes sliding over it, made a good surface for dancing. Cliff Gaha, a local electrician and friend, would carry the wireless from the lounge-room to the dance hall and connect it to a gramophone on which Victor Sylvester and other strict tempo musicians played well-known dance tunes.

Income from the dance hall made a welcome addition to family finances until a few lairs began to bring strong drink. Doris closed the dance hall because of their rowdy behaviour.

In the Depression, the many little shops (two others in First Avenue) competed for the shillings and pence of the locals. John had aluminium cups made at a backyard foundry, a few doors away, and made "Buffalo Snow" ice blocks in the new Frigidaire showcase refrigerator. There were no mass produced paddle-pop sticks then, so he whittled and smoothed hundreds of sticks from the clean white butterbox wood.

Hot chips did not begin their lives in plastic bags in the freezer but were made from hand-cut potatoes tossed in boiling dripping left over from family dinners. To "wait until you see the blue smoke rising from the fat", was John's way of deciding when to plunge the chips in.

With Harcourt Infants School just across the road, hot chips and Buffalo Snows, plus the "penny bags", were always popular and cheap. The little white "penny bags" contained pieces of assorted broken confectionary, all sorted and packaged by hand. Little cakes were baked and sold, the children of the family helped by mixing the batter.

Shortages caused by the war and the bother of ration coupons caused Doris to close the shop. Thereafter, in answer to being questioned as to

what was for tea (you had dinner in the middle of the day then), Doris would say "whatever you can find on the shelves!"

After a widowhood of 40 years, the mainstay of the family died on 17 February 1996 aged 95.

### Peter Legget Reynolds

Peter left Canterbury Boys High at the end of 1946 having gained the Intermediate Certificate. His first job was as a shop boy at Rickett & Thorpe's furniture factory at Banksia at £1.8.0 per week. Three months later he was appointed a junior messenger in the Department of Building Materials. A further three months later, at 15 years and 9 months, he began a five-year apprenticeship as a carpenter and joiner with the Public Works Department at £1.15.0 per week.

Mandatory study at Belmore Technical College resulted in the award of the Lower Trades Certificate in Carpentry and Joinery in 1950 and the Higher Trades Certificate in 1952. After two years further study at Sydney Technical College, he received a Clerk of Works and Building Foreman's Certificate at the end of 1954.

From 1952, work for Public Works as a journeyman carpenter led to promotion to leading hand on new public schools at Rydalmere, Telopea and North Ryde.

1958 was a big year for Peter. He married Shirley Young at Earlwood on 31 January, and was promoted to estimator in the School Maintenance Section. Shirley and Peter had four children – Margaret Jane (b. 1961), David John (b. 1964, d. 1965), Kathryn Anne (b. 1966) and Rebecca May (b. 1970, Balmain). The couple separated in 1976.

In 1959 he was appointed a clerk of works in the Government Architect's Branch. Studying part-time, Peter completed the Qualifying and Matriculation Certificate at Belmore Technical College. He then enrolled in the architecture degree course at the Faculty of Architecture at UNSW in 1961 (eight years part-time), and continued to work full-time with Public Works. From 1963, he was taken into the Government Architect's Office as an architectural assistant on clerk of works pay.

In 1968 he was awarded a cadetship and took one year's leave without pay to complete the honours final year and to compile a thesis on the life and work of John Horbury Hunt, architect (1838–1904). In 1969 he graduated as a Bachelor of Architecture (Honours II, Division I) and was awarded a three-year Commonwealth PhD scholarship. This full-time study necessitated unpaid leave for three years.

In 1972, after 25 years, he resigned from Public Works to take up a lectureship in the School of Architecture at UNSW and in 1974 was awarded a PhD for his thesis, the Evolution of the Government Architect's Branch of the NSW Department

of Public Works 1788-1911. In 1973 an Alumni Award for Achievement became his. He continued to lecture in architecture and building conservation at UNSW until his retirement in 1991.

### At Balmain

Peter's mother was aghast when he moved his family from Campsie to Balmain in 1969. They had gone to a slum, she said. At the beginning of 1970, he began his fascination with Balmain's history and built environment.

In 1982 Peter embarked on a Herculean task of examining the changing structure of land ownership in Balmain, tracing a plethora of land transactions. This research continues to be published in the LHM. The nature of this exploration reveals a passion for detail which is invaluable for other people doing research at different levels.

Since 1991 Peter has been doing the same sort of investigative work on the suburb of Leichhardt. His significant research into the Excelsior Land Investment & Building Co provides a fascinating insight into estate development in 19th century Leichhardt.

Peter readily shares the fruits of research and his skills with others, indicative of his independent nature and generous spirit.

### A Passion for Local History

Local history has the strength of being popular both as an activity and a literary form, and people are continually asking themselves questions about where they live, and how their elders fared. It gives the inveterate Rambler, with a stout pair of boots, a much more immediate sense of the past.

By any standard, the tasks Peter has set himself are daunting, but with an infectious enthusiasm for studies at the local level, like the stock horse in *The Man from Snowy River*, he sniffs the battle with delight.

An historian is a detective; she or he has to search and gather sufficient evidence to piece together an accurate picture of the past. She or he is also a judge, weighing up the available evidence and examining the witnesses.

Peter has been greatly assisted in his local history endeavours since 1988 by his daughter, Rebecca, continuing the Reynolds' tradition of hard, dedicated voluntary work. Rebecca's contributions embrace proof reading, filing and research associated with the LHM as well as being treasurer.

Her published index to the LHM is an invaluable tool for researchers. Supervised by Peter, it is just one example of his extraordinary dedication to local history projects for 30 years.

The following is a precis of Peter's career, together with the books and articles published. This is followed by a family history prepared by Peter to round out the article.

### Professions and Positions Held

Former chartered architect. Currently architectural historian & heritage consultant.

Councillor, Royal Australian Historical Society, 1993 to present.

Master, Horbury Hunt Club Inc since 1989.

Hon Editor & main contributor, *Leichhardt Historical LHM*, 1978 to present.

President, Balmain Association, 1981-83.

Member: National Trust of Australia (NSW), and Society of Australian Genealogists.

### University of New South Wales

School of Architecture: BArch (1969), PhD (1974). Part-time Tutor, 1969-71. Lecturer, 1972-76. Senior Lecturer, 1962-84.

Graduate School of the Built Environment: Senior Lecturer, 1984-91. Director, Architectural History Research Unit, 1984-91

### Reports to the Heritage Council of NSW

Excelsior Subdivision, Land & Building Development, Leichhardt South: 1881-90, (1992).

A W Young's Subdivision, Land & Building Development, Balmain: 1847-1980 (1992).

### Reports to State Projects, Public Works Dept

Goulburn Court House (1992).

Kirkbride Block, Rozelle Hospital, Former Callan Park Hospital for the Insane, (1993).

### Books

*Legislative Architecture in NSW: 1788-1974, A Study of Buildings Completed or Proposed* (1975).

*Half a Thousand Acres: Balmain, A History of the Land Grant* (1976), with Paul Flottmann.

*Identifying Australian Architecture, A Pictorial Guide to Styles & Terms from 1788 to the Present* (1989), with R Apperly & R Irving.

*Leichhardt: On the Margins of the City* (1997), with M Solling.

### Booklets

*Balmain in Time* (1971), with R Irving.

*Rozelle Public School, A Centenary Celebration, 1878-1978* (1978).

### Balmain Historical Monograph Series

*On the Pigeon Ground, Balmain Public School 1860-1965, No. 1* (1995).

*John Booth of Balmain, Booths in Bermondsey, Kincumber, Balmain & on the Manning 1800-1946, No. 2* (1997).

*On Balmain Hill, 150 Years of the Catholic Church in Balmain, No. 3* (1998).

*John Balmain, Schoolteacher & Goldseeker in Balmain, California & Goondiwindi, No. 4* (2000).

# Michael Reynolds (1836–1912)

## Introduction

### 1 In Ireland

Tipperary, ranking among the best agricultural districts, is an inland county of Ireland.<sup>1</sup> The centre of the county is occupied by the Golden Vale, the most fertile district in Ireland, stretching from Cashell to Limerick town. Agriculture was the principal occupation of the population in the mid-19<sup>th</sup> century. Ownership of the land was the preserve of the few; 2,372 proprietors in 1876 owned over one million acres, with Viscount Lismore holding 35,000 acres. A multitude of agricultural labourers and their families tilled the gentry's land and tended farm animals.

It has been said that Ireland's chief export was its people. The population numbered 435,552 in 1841 but fell to 216,718 in 1871, a drop of 53%.<sup>2</sup> Near the eastern shore of Lough Derg, Nenagh town had 5,422 in 1881 and by this trend would have had about 10,000 in 1841.

Destined to become a farm labourer, Patrick (13), the senior member of the family to come to Sydney, was born to William Reynolds and his wife Catherine, née Sweeny at, or near, Nenagh in about 1789.<sup>3</sup> Records show that in about 1810 (but more realistically in about 1820), at Nenagh, Patrick married Sarah Hart (13) who was born to Thomas and Margaret Hart in about 1791.<sup>4</sup> Michael Reynolds (11), their fourth son, was the fourth family member to come to Sydney.

In Patrick Reynolds' day, near Lough Derg, on the Portumna to Nenagh Road, in the Barony of Lower Ormond, lay Borrisokane (Burris-o'-Kane, Burros-o'-Keane).<sup>5</sup> Borrisokane, 70-odd miles west-south-west of Dublin, was the 1857 Poor Law Union centre for the Parish of Terryglass which is bounded on the north-west by the River Shannon.<sup>6</sup> Situated five miles west-north-west of Borrisokane, Terryglass in 552 was the burial place of St Columba. Terryglass became a celebrated seat of learning and religion despite the town and abbey being destroyed by fire in 801, 1112 and 1162. According to Lewis, the place was plundered by the Danes in 842, and in 1140 the whole place was destroyed by the people of O'Maney from Galway.

Little remained of the seat of learning and religion in Patrick Reynolds' day and it was at Terryglass that he worked as a labourer and raised his family. Children born to Patrick and Sarah at Nenagh, Borrisokane and Terryglass were Catherine (1826) (3), Patrick (1828) (9), John (1830) (14), Sarah (1832) (10), William (1834) (15) and Martin (1839) (16).<sup>7</sup> Apart from the surviving children, Patrick and Sarah lost two boys and two girls.<sup>8</sup> No doubt economic conditions forced Patrick to move his family to Liverpool, England, where Michael (11), Peter Reynolds' great grandfather, was born in 1836.

It was from Terryglass in the period 1848-56 that a dozen members of the family came to Sydney.

### 2 On the Shoalhaven

On the South Coast of New South Wales, 34 years after the founding of the colony in 1788, a Scottish-Australian landlord began to put down roots. On Saturday 30 June 1822 Alexander Berry went up the Shoalhaven River in a small boat and found that all his "expected fine meadows now only turn out to be brown reedy swamps".<sup>9</sup> He demonstrated his understanding of farming and engineering by confiding to his diary that many of the swamps may be drained.

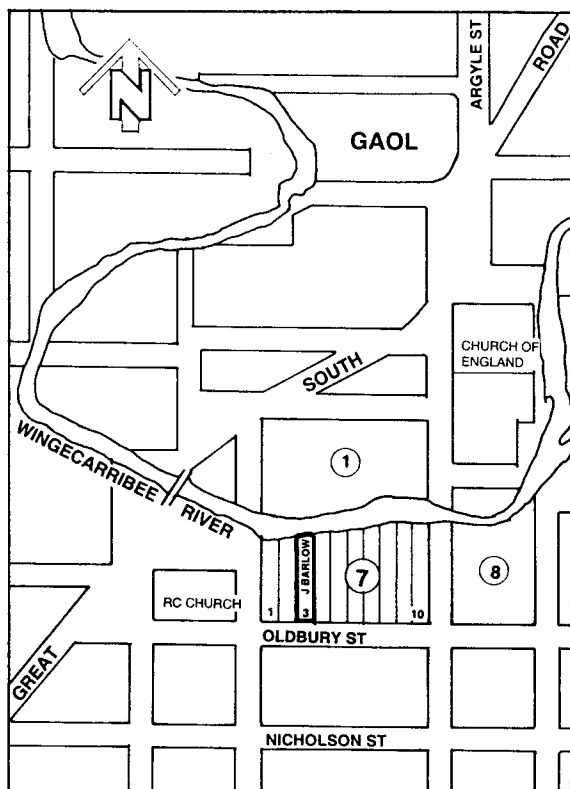
On Sunday 1 July Berry "ascended the sugar loaf".<sup>10</sup> If this were to have been Coolangatta Mountain, he would have been able to survey all that he possessed. The future Jasper's Brush, situated west-north-west of the mountain, was to be the site of one of the farms of one of his Irish Catholic tenants, Michael Reynolds, and the birthplace of his children.

## Arrivals at Sydney

### 3 Catherine Reynolds (1826–1864)

Michael's sister, 21-year old housemaid Catherine Reynolds, the first of the family to come to Australia, arrived at Sydney on board the *Canton* on 12 June 1848.<sup>11</sup> The *Canton* carried 236 Irish and English immigrants and Catherine was one of the 48 single women on board.

Unable to read or write, Catherine would have requested the immigration agent in Dublin to write to the Land and Immigration Commission in London to beg a free passage to Sydney.<sup>12</sup> Armed with her ticket, she travelled from Terryglass to Plymouth to join the *Canton* which left London on 3 February 1848.<sup>13</sup> The 507-ton *Canton* slipped out of Plymouth on 20 February to begin her 112-day passage to Sydney. The chain migration of the Reynolds' family had begun.



#### John Barlow's Land at Berrima

Barlow's lot 7 Section 3, purchased in 1841, fronted Oldbury Street.

Redrawn from Berrima Town Map, courtesy of B&DHS.

#### 4 John Barlow (1807–1867)

Catherine Reynolds may have become housemaid at John Barlow's Pine Apple Inn (site of 84 Fitzroy Street, Surry Hills). At one time or another, and with Barlow's financial assistance, the Pine Apple Inn was the first port of call for the other 11 members of her family on arrival from Ireland.

Barlow arrived at Sydney as a private in the 28th Regiment of Foot aboard the *Emma Eugenia* on 9 February 1838.<sup>14</sup> On 6 November 1837 Captain Wade brought the barque out of Portsmouth harbour carrying 29 rank and file of the 28<sup>th</sup>, 50<sup>th</sup>, 51<sup>st</sup> and 80<sup>th</sup> Regiments with six women and one child, plus 199 male prisoners.

Barlow had served in the 28<sup>th</sup> for 16 years and 184 days by the time that he received his discharge with "a good character" from his commanding officer on 1 September 1841.<sup>15</sup> Out of his £25 discharge gratuity certificate, he bought at Berrima the 0.25 acre lot 3 in Section 7, fronting Oldbury Road and backing on to the Wingecarribee River near the RC church.<sup>16</sup> The land became his for £19.2.6 in October 1841. There were eight other purchases made by discharged rank and file from the 28<sup>th</sup>, one securing 5 lots. The subsequent history of the land could not be determined.<sup>17</sup>

Realising that he could possibly recoup the remaining £5.17.6 to help purchase another allotment, Barlow petitioned the governor on 5 December 1843.<sup>18</sup> Unfortunately, the Colonial Secretary advised Barlow that he could not sanction such a departure from the regulations.<sup>19</sup>

Appointed a turnkey at Berrima Gaol in November 1841, Barlow served continuously until his dismissal on 31 December 1847.<sup>20</sup> With two fellow turnkeys, Barlow petitioned the governor for compensation in April 1848 but was given short-shrift.<sup>21</sup> The entire Berrima Gaol staff had been advised of their impending dismissal in the previous September as the result of the Legislative Council's decree that the establishment be moved to Goulburn.

The Berrima John Barlow was almost certainly the same John Barlow who, on paying the £30 duty on 24 June 1848, became licensee of the Pine Apple Inn, Surry Hills.<sup>22</sup>

#### 5 The Pine Apple Inn

On 1 April 1794 John Palmer received a 70-acre grant "on the Surry Hills" which he called George Farm.<sup>23</sup> Isaac Nichols bought six acres of George Farm on 30 October 1814, which land passed to his son Isaac David Nichols on 8 Nov 1819.<sup>24</sup>

The younger Nichols sold lot 23 to Castle-reagh Street stonemason William Challenor in January 1834.<sup>25</sup> In June he sold for £100 to Sydney shoemaker William Stewart who immediately sold to stonemason Richard Venables of Blackwattle Swamp, near Parramatta Road.<sup>26</sup> Venables mortgaged the property in June 1839 probably to build the Pine Apple Inn of stone and fronting Fitzroy Street.<sup>27</sup> In December 1841 he took a further mortgage possibly to make payments on outstanding debts.<sup>28</sup>

Venables let the Pine Apple Inn to John Armstrong in 1845–46 but on 1 July 1848 John Barlow became the licensee.<sup>29</sup> He paid the customary £30 duty for his licence on 24 June 1848 as well as his rent to Venables.<sup>30</sup>

Venables' speculations were his undoing because he could not service the debt. The mortgagee auctioned the inn and houses on 12 January 1852 when gentlemen Henry Charles Kettle was the buyer at £620.<sup>31</sup>

#### 6 Mary Barlow (1808–1849)

Barlow had married, or cohabited with, Mary—who was born on the transport *Recovery*.<sup>32</sup> Arriving at Sydney on the 23 July 1808, the *Recovery* brought 117 troops of the NSW Corps from England, via Rio.<sup>33</sup>

Mary Barlow died at the Pine Apple Inn and was buried with RC rites on 19 January 1849.<sup>34</sup> John Barlow wasted no time and married Catherine Reynolds 17 days later at St Mary's Cathedral on 5 February.<sup>35</sup>



### 7 John and Catherine Barlow's Family

Children born at the Pine Apple were William (bapt. 5 August 1850), Margaret (29 January 1852, d. 7 July 1853), Catherine (d. 1853), Sarah Jane (9 November 1853, m. 1884 George Challenor), Mary Anne (1 August 1855, m. 29 April 1878 Patrick Kinealy), and Catherine (15 August 1857).<sup>36</sup>

Twelve-year old William died of acute meningitis at the Pine Apple on 21 October 1862 and his mother, Catherine, of consumption on 27 October 1864.<sup>37</sup> She was 37 years old.

### 8 John Barlow, Publican

In June 1852 Kettle sold the Pine Apple Inn with other buildings to Barlow for £550.<sup>38</sup> At the same time he borrowed £350 from Sydney architect and financier James Hume, a debt which he repaid in July 1854.<sup>39</sup> John was now a publican in his own right but, with so many small hotels competing for business, it was a struggle to keep the business solvent.

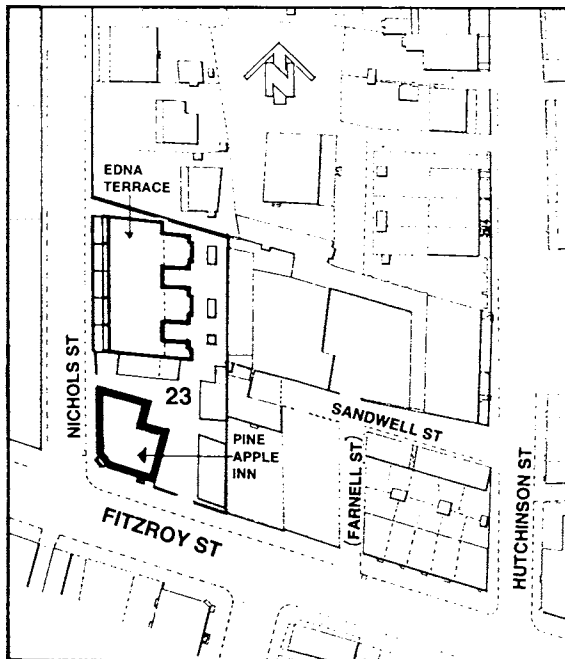
In June 1863 Barlow became indebted to the Sydney brewers Tooth & Co.<sup>40</sup> By mortgaging the property for £450 in August 1863 to Sydney gentleman, Edward Lord, he managed to repay Tooth & Co in August.<sup>41</sup> Within a few months he fell behind in his mortgage payments and also owed £195.11.8 to wine merchants Cooper & Nathan and brewer Joseph Marshal, £79.7.4.<sup>42</sup>

On 10 May 1865 Cooper & Nathan and Marshal took Barlow to the Supreme Court and won an order for the Sheriff to sell Barlow's property to recoup the debts.<sup>43</sup> On 21 June 1865 the land, "with the buildings thereon", was auctioned and Marshall became the highest bidder at £335.<sup>44</sup>

Marshall's next tenant was publican Peter McDermott in 1866–68.<sup>45</sup> On May 1867, by paying Barlow's mortgagee £460.2.6, Marshall gained outright title to the property.<sup>46</sup> Marshall died on 18 May 1880 and his estate built the two-storey five-house Edna Terrace (still standing at 16–24 Nichols Street) in about 1883.

After vacating the Pine Apple, John Barlow took lodgings nearby where he died aged 64 from dysentery on 16 June 1867.<sup>47</sup>

The Pine Apple Inn continued to be let by Marshall's estate but its name changed with new licensees: William's Hotel (1881–82 Lloyd Williams, 1883 W Donohoe), Slater's Hotel (1884 Mary Slater), and the Hunt Club Hotel (James F Cosgrove 1885, James M Hennessy 1886–88). Margaret Knight had the Hunt Club in 1889, the last year of the building's life as a hotel. There were no further occupancies of the old pub until 1896–99 when it was Blessington's produce store. All buildings on the site were demolished in 1900 and the two-storey, five-house terrace (Nos. 84, 86, 86A, 88, 88A) was built in 1901.



*Location of the Pine Apple Inn in 1885  
(Metropolitan Detail Series, Sydney Sheet A2, ML)*

### 9 Patrick Reynolds (1828–1901)

On 15 November 1853 John Barlow (4, 8) paid a deposit of £4 each for the passage from Terryglass of his wife Catherine's brother, 25-year old Patrick, and sister Sarah (10) aged 21.<sup>48</sup> Under the Remittance Regulations, Barlow paid the deposit to the Immigration Department at Hyde Park Barracks<sup>49</sup> Deposits were usually about one-quarter of the £12 to £16 passage money. The Sydney immigration authorities then sent a passage certificate to Patrick and Sarah at Terryglass. Notification of the assisted passengers would have been sent to the Land and Immigration Commission in London to which Patrick and Sarah would have applied for the balance of the passage money.

Able to read and write, Patrick arrived as one of 69 single men at Sydney on 20 September 1854 on the *Columbia*.<sup>50</sup> The immigration inspector's report on conditions aboard has not survived but she was in quarantine for some days.<sup>51</sup>

Patrick found employment at Cessnock, and became a leaseholder, but on 21 April 1857 married Catherine Harrigan at Ellalong in the Wollombi district.<sup>52</sup> Their children born at Cessnock were Margaret (14 January 1858), Patrick (21 September 1859), James (5 May 1861), and Catherine (29 November 1863, Glendon Brook), John (9 May 1865, Stanhope), and, also at Glendon Brook, Michael (9 June 1867), Mary (1 September 1868), and Thomas (6 February 1871, Branch Creek), and at Stanhope near Branxton, Martin (4 January 1873) and Peter (24 June 1874), and William (11 October 1875, Stanhope near Singleton), and Francis (16 April 1877, Glendon Brook, d. 1881).<sup>53</sup>

Patrick's father, Patrick (13), died in 1859 and, ruined by the drought of 1883, Patrick junior and his sons, Patrick and James, travelled from Glendon Brook by horse and bullock dray to the Richmond River.<sup>54</sup> His wife, daughters and mother Sarah (13) travelled by boat to Irvington, the wharf for Casino on the North Coast. Together again, Patrick settled his family at Summer Hill, Backmede, felling trees and building a slab house.

Patrick ended his days at Casino on 8 September 1901, aged 77.<sup>55</sup> His rugged trek overland to find better rainfall was instrumental in founding a dynasty which in recent times numbered 1,200 descendants.<sup>56</sup> In 1977 a family reunion held at Lismore brought together about 500 members from as far distant as northern Queensland, Melbourne and Moree.

### 10 Sarah Reynolds (1832–1876)

As mentioned above John Barlow (4, 8) paid £4 each towards the passage money of Patrick (9) and his 21-year old sister Sarah.<sup>57</sup> Although Patrick certainly arrived on 20 September 1854 on the *Columbia*, there is no entry for Sarah among the 160 single women aboard. In such a large number, Sarah may have been on board but listed incorrectly.

A later report by the Agent for Immigration, Sydney, to the Colonial Land and Immigration Commission, enlightens us as to the character of the single women arriving.<sup>58</sup> Like many Irish married couples and single men, single women arrived "under the Immigration Remittance Regulations".<sup>59</sup> In the Agent's opinion:

the unmarried females were all with one or two exceptions of the same description as those which have heretofore arrived and were nearly all unsuited to domestic employment. The continued introduction into the Colony of female immigrants of such a kind does not in the slightest degree decrease the demand for domestic servants and it is positively a hardship to the unfortunate creatures so introduced, who, in consequence of their inability to discharge the duties of servants are only retained in respectable service for a short time. After their discharge...they only intend to swell to population of the city without being of any real benefit to the community".<sup>60</sup>

Despite the Agent's opinion of the suitability of young Irish women, Sarah was indeed fortunate to have the chance to live with her sister Catherine Barlow. On 7 July 1854 Sarah had prospered enough to be able to pay a £5 deposit for her brother Michael (11) to come to Sydney.<sup>61</sup> He was later to become a Jasper's Brush and Broughton Creek farmer.

Sarah seems to have also lived with her brother Patrick because on 30 December 1862, she married 55-year old Alexander McManus, a dealer and widower at West Maitland.<sup>62</sup> Alexander, the son of John and Mary Jane McManus of Enniskillen, Ireland, arrived in Australia in about 1837.<sup>63</sup> He had married Mary Carmichael in 1844 and their children were John (1844), James (1848), and Mary Jane (1851).<sup>64</sup> Mary Carmichael McManus died in about 1861.<sup>65</sup>

Alexander and Sarah Reynolds McManus's children were Theresa (b. 1 August 1864) and Andrew A (b. 18 June 1866).<sup>66</sup> On 16 December postman Alexander McManus died accidentally at the age of 60 at St Andrew Street, West Maitland, as the result of a fall from a shed.<sup>67</sup>

Sarah Reynolds McManus may have married bricklayer William Arthur Coughlan at Murrumbidgee on 18 August 1874.<sup>68</sup> No further trace of Sarah has been found.

### 11 Michael Reynolds (1836–1912)

Born at Liverpool, England, the son of farmer Patrick and Sarah Reynolds (13), Michael (known as Mick, Peter Reynolds' great grandfather) was to become a Jasper's Brush and Broughton Creek (Berry) farmer.<sup>69</sup>

On 7 July 1854, Sarah (10) paid a £5 deposit on passage money for her brother William (15) to come to Sydney.<sup>70</sup> Evidently William could not leave Terryglass and it was Michael who came. On 29 April 1855 the *Bermondsey* arrived at Sydney with 19-year old Michael, able to read and write and in good health, as one of 55 single men among 231 immigrants, "nearly all Irish, and principally agricultural labourers".<sup>71</sup> His sisters Catherine (3) and Sarah (10) were living at Surry Hills, and probably Patrick (9) also.<sup>72</sup>

The 507-ton barque, *Bermondsey*, under Captain Beering left Plymouth on 26 December 1854 and during the 124-day voyage, there were three births but "not a single case of sickness or death...occurred".<sup>73</sup> The Immigration Agent's report to the Colonial Secretary, however, put the conditions aboard the *Bermondsey* in a true light.<sup>74</sup> He found the barque to be too small for immigration but her "superior ventilation and absence of sickness still makes her eligible for service".<sup>75</sup> The vessel was in "a most filthy state on arrival and the immigrants...appeared to be in a similarly dirty condition".<sup>76</sup>

The immigrants were satisfied with provisions issued during the voyage but he regarded them as "mostly of an inferior class".<sup>77</sup> *Bermondsey's* immigrants were, contrary to regulations, placed under monetary bonds which most could ill afford. Fortunately, the Agent was given the power to release them all from this burden.

The effect on Michael of the bond imposed is not known but he was one of the 43 single men

to leave the ship “on his own account”.<sup>78</sup> Employment in Sydney was difficult to find and Michael with Patrick (9) went to the Maitland district where he worked, probably as a farm hand, for about five years.<sup>79</sup> He worked in the Nowra district after this.

## 12 Maria Rourke (1835–1906)

Born at Bellevue, an estate in the Parish of Kilbarron, near Terryglass, the daughter of Patrick Rourke and his wife Catherine, née Hogan, Maria, a dairymaid, arrived at Sydney on the *Mataoka* on 17 May 1855, 19 days after Michael Reynolds (11).<sup>80</sup> Able to read and in good health, Maria (Peter Reynolds’ great grandmother) arrived as one of 210 single women.<sup>81</sup> She had no relatives in New South Wales and this meant that the whole of her passage money had to be paid from home.

The 407 immigrants on board Captain Ferguson’s 1,323-ton *Mataoka* were fortunate that the voyage took only 84 days from Liverpool.<sup>82</sup> Encountering severe weather “whilst running her easting”, the ship fell in “with a number of icebergs shortly after passing [the Islands of] Tristan D’Achuna [sic]” in the southern ocean.<sup>83</sup>

The Pine Apple Inn at Surry Hills returns to the story because, no doubt, 23-year old Michael Reynolds would have stayed with his sister Catherine Barlow (3, 7) for his marriage to Maria Rourke, aged 21, at St. Mary’s Cathedral on 3 October 1859.<sup>84</sup> Maria, then a servant, also gave her address as Surry Hills and her marriage, solemnised by Fr Austin J Forde, was witnessed by Annie Heaghney and Martin Reynolds (16), Michael’s younger brother.

Michael was instrumental in bringing Maria’s sister Honora to Sydney. On 19 January 1863, Michael deposited £3 as part payment for passage out and £1 for outfit for 18-year old Honora Rourke, a servant at Borrisokane, to depart from Plymouth on 4 October 1863 aboard the *Ida*.<sup>85</sup> On arrival at Sydney on 18 January 1864, she was described as a 19-year old house servant of Cluney, Killarduff, Tipperary, and her parents were domiciled at Gurtmainga (Gurtmunga), Tipperary. It seems most likely that Honora Rourke would have lived with Michael and Maria Reynolds.

## 13 Patrick Reynolds (1789–1859)

### Sarah Hart Reynolds (1791–1892)

On 18 September 1855 John Barlow (4, 8), their daughter Catherine’s (3, 7) husband, had deposited £52.10.0 for her parents Patrick and Sarah as well as their sons, John (14), William (15) and Martin (16) to come to Sydney.<sup>86</sup> Also included in the deposit were John’s wife Anne, little John and baby daughter Sarah.

Under the Remittance Regulations, monetary assistance varied according to age.<sup>87</sup> Because assisted immigration was introduced to replace

convict transportation, healthy workers were in demand. Accordingly, persons above a certain age were refused assistance. Patrick and Sarah, therefore, lowered their ages to 50 and 48 respectively.

The Reynolds’ party arrived at Sydney on 6 July 1856.<sup>88</sup> Patrick, aged 67, and Sarah, 65, with the rest of the party, had embarked on the 1,347-ton *Ben Nevis* at Liverpool on 29 March 1856.<sup>89</sup> Captain Herron brought the 39 married couples, 121 single men, 70 single women and 64 children safely to Sydney after a 100-day voyage.<sup>90</sup> The “fine North American ship...well adapted for conveyance of emigrants” was deeply laden causing “her during bad weather to leak in the waterway seams” to the distress of the passengers.<sup>91</sup>

The Agent for Immigration reported that about two-thirds of the immigrants “were without exception, a very fine body of people”.<sup>92</sup> He declared Surgeon-superintendent Clarence Chapman to be competent but the Matron, Mrs. Jackson, was deficient and that she should receive the Sub-Matron’s gratuity of £2 only. The Sub-Matron, however, received Mrs. Jackson’s £5 gratuity for her competency.

Immediately on entering Port Jackson, the *Ben Nevis*, was put into quarantine for eight days.<sup>93</sup> There had been one death and ten cases of smallpox.<sup>94</sup> The virulent outbreak of the disease occurred one week after leaving Liverpool and the last case, one month before the ship’s arrival.

On arrival the party would have been met by Catherine who surely would have provided lodging at the Pine Apple Inn, or nearby. Most of the party joined Patrick junior (9) and Michael (11), and possibly Sarah (10) in the Cessnock area.<sup>95</sup>

Patrick senior died a farmer aged 70 at Cessnock on 6 April 1859, less than three years after arriving at Sydney.<sup>96</sup> Sarah senior, after relocating to Summer Hill with her son Patrick and his family, died at Casino aged 101 on 15 December 1892.<sup>97</sup> She had lived 33 years in widowhood.

## 14 John Reynolds (1830–1911)

Michael Reynolds’ (11) eldest brother, John, was born at Nenagh in 1830.<sup>98</sup> Born in 1834 at Williamstown, Galway, Anne, the daughter of labourer Patrick Higgins and his wife Ellen, née Bourke, was 17 when she became farm labourer John’s wife at Wrexham, Denbighshire, Wales, in 1851.<sup>99</sup>

On arrival at Sydney John had “two brothers Michael [11] & Pat [9] living near Maitland” and that seems to be where he took his family to live and for himself to find work.<sup>100</sup> John and Anne’s children born at Wrexham, Sarah (1853) and John (1855), accompanied them on the *Ben Nevis*.<sup>101</sup>

Born near Maitland were Martin (23 July 1857, Bishop’s Bridge), and at West Maitland, Ellen (13 June 1859), Thomas (17 May 1861, Tuck’s Lane), Ann (13 May 1863, Long Bridge), Margaret (29 October 1865, Charles Street).<sup>102</sup>

John took labouring work at Wirrah, near Warialda where Catherine was born on 23 December 1866.<sup>103</sup> Children born in the Gwydir district, where he laboured at Merol, were Elizabeth (23 September 1871), and at Wooland, Patrick Michael (27 September 1875).<sup>104</sup> When William was born at Moree on 28 July 1877, John was a publican.<sup>105</sup>

Anne Higgins Reynolds died near Moree at Boolooroo, aged 63, on 16 June 1897.<sup>106</sup> John Reynolds survived Anne by 14 years, dying at Moree Hospital aged 81 on 22 May 1911; he was described at death as "Labourer, Old Age Pensioner".<sup>107</sup>

### 15 William Reynolds (1834–1881)

While living near the Pine Apple Inn, Fitzroy Street, Surry Hills, Michael Reynolds' (11) elder brother, William, married 21-year old servant Catherine Cagney at St Mary's Cathedral on 9 August 1858.<sup>108</sup> William gave his occupation as stonemason. The bride was the daughter of Limerick farmer John Cagney and his wife Margaret, née Sullivan.

No doubt following Michael's example, William farmed and worked as a stonemason in the Nowra district where his and Catherine's children born at Nowra Hill were Patrick (2 April 1859), Margaret (27 October 1860), John Thomas (16 January 1862), Sarah (7 August 1863), William (23 July 1865), Mary Ellen (27 June 1867), and at Gerringong, Catherine (8 September 1869).<sup>109</sup>

William moved his family to Sydney where he worked as a stonemason. Johanna was born at Paddington (24 June 1872), and born at Woollahra were Annora (1 February 1875) and Thomas Henry (7 December 1877).<sup>110</sup>

William Reynolds died aged 47 at John Street Woollahra on 22 July 1881.<sup>111</sup>

### 16 Martin Reynolds (1839–1873)

Michael's younger brother, Martin, a labourer living at "Woolloomooloo Street, Sydney", married 24-year old servant Mary Hogan at St. Mary's Cathedral on 10 August 1863.<sup>112</sup> Also living at Woolloomooloo Street, Mary was born in 1839, the daughter of labourer John Hogan of Lorrha, Tipperary, and his wife Mary.<sup>113</sup> Patrick Cummings and Julia Haynes witnessed the wedding.

The couple moved to Rutherford, near Maitland, where their children were born, Patrick (27 June 1864), Mary (21 July 1865) and William (30 November 1866).<sup>114</sup> Children born at Stanhope were Julia (20 August 1869), Catherine (20 February 1871) and Ellen (8 September 1872).<sup>115</sup>

Martin Reynolds, carrier, died of typhoid fever after a ten-day illness at Murrurundi aged 34 on 11 November 1873.<sup>116</sup> Mary and the children then lived at Branxton.

## Michael Reynolds, Dairy Farmer

### 17 Greenhills

Michael and Maria Reynolds's first child, Catherine (30) was born on 11 July 1860 at the Greenhills estate, where Michael was a farm labourer.<sup>117</sup> In 1826 ex-convict William Graham took up Butler's 100-acre grant on the Shoalhaven River, now Greenhills.<sup>118</sup> Greenhills now "extends along the southern bank of the Shoalhaven, from near where Bridge Road is today, to the Nowra to Bomaderry ferry road (Ferry Lane)".<sup>119</sup>

### 18 Berellan

William Elyard arrived at Sydney on the *John Bull* on 18 December 1821.<sup>120</sup> Appointed a temporary clerk in the Colonial Secretary's Office, he became under secretary after 1856. He died without issue on 20 March 1865 and to his brother, Alfred, left most of his estate including land at Balmain and on the Shoalhaven.<sup>121</sup>

Alfred married Ellen Mary, the daughter of Captain James and Susannah Ranclaud on 4 April 1838.<sup>122</sup> After bearing nine sons and two daughters, Ellen died at Berellan on 17 October 1871 and Alfred on 23 December 1879.

On 13 December 1861 Michael Patrick Reynolds (31), the second child, was born a little further south, near the private town of Berellan where Michael senior was an Elyard tenant or an estate worker.<sup>123</sup> Sarah Ellen Mary (20 April 1864 (32) and James John (13 October 1865) (33) were also born at Berellan.

### 19 The Berry Estate

After his first visit to the Shoalhaven in 1822, Fife-born Alexander Berry (1781–1873) acquired all the land on the South Coast from Jervis Bay northwards to Gerringong.<sup>124</sup> Establishing himself at the foot of Coolangatta Mountain, Berry has been dubbed the "Laird of Shoalhaven".<sup>125</sup> From the 1850s he let farms on clearing leases to tenant farmers. Michael Reynolds was one these farmers who brought about the real development of the Shoalhaven district.

David Berry inherited the estate on the death of his brothers Alexander (the founder, d. 1873) and William (d. 1875); John died in 1848.<sup>126</sup> After David's death in 1889, the substantial residue of the estate passed to his cousin Dr (later Sir) John Hay.<sup>127</sup>

In 1890 the private town of Berry, part of the Parish of Coolangatta and situated on 100 acres, was valued at £25,000.<sup>128</sup> As well as this parish, the Hay Estate included the Parishes of Broughton, Bunberra, Illaroo, Buangla, Nowra, Numba Island, Numba, Currumbene, Tomerong, Wol-

lumboola, and Beecroft. The entire holding amounted to some 62,600 acres and was valued at £705,390.19.0. Valued at £14,000 to £15,000, the rent roll covered an estate containing dairy farms and grazing land in country that had mountains and swamps. There were also large frontages to navigable waters of the Shoalhaven River and to Broughton Creek. The soil varied from rich alluvial flats to poor sandy country covered with useless stunted timber and scrub.<sup>129</sup>

## 20 Tenant Farming

In 1869 Michael Reynolds was the 71<sup>st</sup> of 377 Berry Estate tenant farmers.<sup>130</sup> He paid £1 annual rent for a clearing lease of 30 acres at Jasper's Brush. The exact location of this lease is not known, however (see Table 1).

**Table 1**  
**Extracts from Returns of Berry Estate**  
**Berry Estate Leases & Tenancies Held by Michael Reynolds in 1859-89**

Year End 30 April	Location	Term in Years	Begin	Area a. r. p.	Annual Rent	Cash Paid	Payment by Labour etc.	Remarks
1869*	Jasper's Brush	-	-	30 0 0	£1	£2	-	Clearing Lease
1875#	Broughton Creek	-	1 May 1874	29 2 0	£34.13.8	£2.5.10	£35.11.10	£35.11.10 – Cattle & orders
1881	Jasper's Brush	-	1 May 1880	30 0 0	£15.0.0	£11.16.3	£10.13.9	Account for fencing
1882	Jasper's Brush	-	1 May 1880	30 0 0	£15.0.0	£19.6.3	-	-
1883	Jasper's Brush	-	1 May 1880	30 0 0	£15.0.0	£7.10.0	-	Arrears £7.10.0†
1884	Jasper's Brush	-	1 May 1880	30 0 0	£15.0.0	£15.0.0	-	-
1885	Jasper's Brush	-	1 May 1880	30 0 0	£15.0.0	-	£11.5.0	Fencing
1886	Jasper's Brush	-	1 May 1880	83 0 32	£27.10.0	£13.7.3	£11.11.0	Fencing
1887	Jasper's Brush	-	1 May 1886	83 0 32	£40.0.0	£21.15.0	£18.5.0	Building
1889	Jasper's Brush	7	1 May 1886	83 0 32	£40.0.0	-	-	-
1889	Jasper's Brush	-	To 1 Au- gust 1889	70 0 0	£11.5.0 1/4 rent			
1891‡	Broughton Creek District	7 Yearly	May 1886 Aug 1889	82 0 32 77 0 8	£40.0.0 £45.0.0	£40.0.0 £45.0.0	-	Exclusion of land around house
1893	Broughton Creek District	Yearly	Aug 1889	77 0 8 77 2 0	£56.5.0 (15 months) £20.0.0 (6 months) £41.5.0 (9 months)	£45.0.0 £45.0.0	-	Present arrears £11.5.0 £16.5.0

\* ML MSS 315/76, Reel CY 2506. There was no record of Michael Reynolds in any of the earlier surviving Returns of the Berry Estate from 1863. He was listed as "Reynolds 'Mick'" in this return and as "Reynolds M" in the other returns ML MSS 315.98 & returns (ML MSS 315/108). A clearing lease for a nominal rent of £1 yearly required the tenant to clear the land and bring it to a given level of agricultural production within a set period, usually 7 years.

# ML MSS 4315/98. This volume also holds records for the years 1881–89 except for 1888.

† If arrears were listed, they were usually shown only for the years of the return and not as an aggregate amount.

‡ ML MSS 3415/108. Courtesy of the Berry & District Historical Society.

## 21 Jasper's Brush Farm

Anna Maria (34), Michael and Maria's fifth child, was born at Jasper's Brush on 22 August 1868. In 1870–76 Thomas (35), Honora (36), Stephen (37), Wilfred (38) and Winifred (Bine) (39) were also born at Jasper's Brush.

Because of the number of farms that Michael had in the district, the exact location of the farm on which the children were born is difficult to determine. It is suggested, however, that in the period 1875–83, and possibly before, lots 48–49 contained the home farm (see Table 1).<sup>131</sup>

Owning land in Ireland had been beyond farm workers such as the Reynolds' family, but on the South Coast, a frugal tenant farmer could save enough to buy a freehold. John Hay had mortgaged the estate and owed large sums. To derive an income from the estate, Hay subdivided the land and held many unregistered leases and mortgages.

On 6 December 1893 Michael leased the 77.5-acre lot 48 on the old Berry–Nowra Road, about three miles from Berry township, almost opposite Jasper's Brush Public School (now Woodbyne Private Hotel).<sup>132</sup> The lease was for ten years and Michael had to pay an annual sum of £55 in four quarterly payments. His lease on lot 48 expired on 12 September 1903 and there are no further surviving documents.<sup>133</sup>

On 12 June 1903, however, among 232 small farms subdivided by Hay, Michael Reynolds had the 77.5-acre lot 48 at Jasper's Brush, the 81.5-acre lot 54 at Broughton Creek, and another 22 acres.<sup>134</sup> The 22 acres may have been taken from lot 47 which adjoined lot 48.<sup>135</sup>

In 21 June 1905 Michael bought by unregistered mortgage the adjoining lot 49 containing 87.5 acres at £15 per acre from Sir John Hay, a total sum of £1,312.10.0 which with other fees added up to £1,322.18.8.<sup>136</sup> In 1912, at the time of probate of his estate, however, the £1,322.18.8 had not been paid and interest had accrued to £22.1.0.

Michael had probably leased lot 49 for many years because, according to the 1898 Register of Dairymen, this Jasper's Brush dairy farm numbered about 150 acres (lot 48 + lot 49) and was subdivided into 5 paddocks with 20 cows in milk and 22 dry.<sup>137</sup>

A guide to the location of the farm is Flying Fox Creek which roughly marks the border between lots 48 and 49. The two lots extend from Crozier's Road southward to a line opposite the junction of the main road and Cochrane's Lane. In recent years, the farm was known as Hillview Park.<sup>138</sup> It is said that the farmhouse, on the hill close to the main road contains a part of the Reynolds' homestead.<sup>139</sup>

## 22 A Steelbow Half-Tenant

In 1881–89 Michael was a half-tenant farmer on an unlocated 50 acres, cropping maize as well as dairying (see Table 2).<sup>140</sup> His recorded maize produce in the period 1882–87 ranged from 488 bushels (130 bags) in 1882 to 76 (22 bags) in 1883 (see Table 2).

Half-tenants, also referred to as produce rent tenants, held their land and paid rent under the Scottish "Steelbow" system which was a variant of the French Metayer system.<sup>141</sup> The landlord provided all stock, equipment, seed, etc, for the tenant to grow crops and the net proceeds were divided equally between them. The Berry family insisted on their shipping being used and their agent took commission on the marketing. This practice was discontinued after the death of David Berry as there had been some doubt expressed about the legality of the arrangement.

## 23 Broughton Creek Farm

In about 1883 Michael probably moved the family to a farm situated about one mile from Berry township.<sup>142</sup> This farm was the 82.5-acre lot 54 which had a long frontage to the navigable, salt-water Broughton Creek at the foot of Wharf Road.

In January 1886 Surveyor Michael McHatton, working on areas of farms between Harley Hill and Broughton Creek helped to fix the location, and Michael's occupancy, of the farm. He recorded that Edward Donohoe had been "clearing the Crow's Nest estate, grubbing and burning off also piece of land at Hardwood Wharf between C Robinson's slaughter house paddock and Reynolds".<sup>143</sup> McHatton added the annotation on 24 July 1888.

The 1901 Census has Michael Reynolds at Wharf Road (Broughton Creek) in a household of three males, Michael, Stephen and Thomas and three females, Maria, Katie and Stephen's wife Ellen (née Quilkey).<sup>144</sup>

There are no lease or purchase documents extant for this farm but Michael's name appears on lot 54 (on the 1902 Parish map) which fixes him as a proprietor of the land, though probably on an unregistered mortgage.

In 1903 the Hardwood Wharf was the scene of a gubernatorial occasion when Sir Harry Holdsworth Rawson arrived by boat from Coolangatta to open the Berry Show.<sup>145</sup> In an historic photograph, the governor with entourage and welcoming citizens are shown: the gate to Michael's farm can be seen in the background.

In recent years the farm was called Murrawarra.<sup>146</sup> Now part of a larger property named Rivulet, Michael's former farm has a small separate portion cut off from it along the creek. The site of the Reynolds' house is said to be near the extant Bunya pines.

## 24 Death of Maria Rourke Reynolds

Michael's wife, Maria, died aged 67 at the farm on 29 November 1906.<sup>147</sup> Her death was caused by malignant disease and she was buried at the Old Berry Cemetery on the Kangaroo Valley Road. Decorated with shamrocks, her headstone<sup>148</sup> reads:

*In Loving Memory  
Of  
Maria  
Beloved Wife of  
Michael Reynolds  
Died 29<sup>th</sup> Nov 1906  
Aged 67 Years  
May Her Soul Rest in Peace*

## Michael Reynolds in Local Affairs

### 25 Alderman

On 4 September 1867, the Colonial Secretary published a petition signed by 162 "resident householders" of Bomaderry, Bolong, Meroo and Broughton Creek "praying for the erection of this locality into a Municipality".<sup>149</sup> Michael Reynolds was a signatory to the petition.

By proclamation in the *Government Gazette*, the Municipality of Broughton Creek and Bomaderry came into being on 26 October 1868.<sup>150</sup> James Stewart, the Broughton Creek (later Berry) postmaster was commissioned as returning officer and called for nominations.<sup>151</sup> From the many nominations, however, only seven proved valid and two more were required to make up the statutory nine aldermen.

Probably as the result of Jasper's Brush and Meroo not being represented, Stewart recommended farmers Michael Reynolds and John McDonald.<sup>152</sup> This was not approved by Executive Council, however, until 21 January 1869.<sup>153</sup>

On 14 January 1869, while waiting for the confirmation of the appointment of Michael and McDonald, the aldermen met to cast lots to determine the required three who would retire before the first election.<sup>154</sup> Michael Reynolds' brief municipal career was cut short when he was one of the three to draw the short straw.

The first polling day on 8 February 1869 turned out to be very wet "which prevented a great many electors from coming to the poll".<sup>155</sup> Ten candidates contested the election with Michael receiving 37 votes, 22 from Broughton Creek and from Bomaderry, 15.<sup>156</sup> William Kennedy received 52 votes and was declared elected with Joseph Tindall (39 votes) and Lewis McIntyre (39).

**Table 2**  
**Extracts from Returns of Berry Estate**  
**Berry Estate Leases & Tenancies Held by Michael Reynolds in 1859-89**  
**As Half-Tenant**

Year End 30 April	Location	Term in Years	Begin	Area a. r. p.	Rent Paid (Half Net Proceeds)	Bags	Bushels of Maize	Remarks
1881	Jasper's Brush	-	-	50 0 0	£85.8.10	-	-	-
1882	-	-	1876	50 0 0	£36.8.10	130	488	-
1883	-	-	-	50 0 0	£15.8.8	22	76	-
1884	-	-	-	50 0 0	£25.12.4	34	113.5	-
1885	-	-	1 April 1882	50 0 0	£57.10.0	90	34.75	-
1886	-	-	-	50 0 0	£17.1.4	25	-	-
1887	-	-	-	50 0 0	£16.8.4	60	-	-
1889	-	-	-	-	£10.18.5	-	-	-

‡ ML MSS 315/96, p 443, Alexander Berry to David Berry, 9 November 1868.

Courtesy of the Berry & District Historical Society.

## 26 Magistrate

The Broughton Creek Police Court was proclaimed on 23 August 1872 and abolished on 18 June 1889.<sup>157</sup> On the latter date, Berry Police Court became its successor. Justice was meted out in both courts by a Bench of Magistrates consisting of local justices of the peace, acting in an unpaid capacity, and a police, or salaried magistrate.<sup>158</sup>

On 25 March 1887, Michael Reynolds was commissioned an honorary Justice of the Peace in the Broughton Creek Court.<sup>159</sup> He later served in the Berry Court and by the end of his career had become a senior magistrate.<sup>160</sup>

## 27 The Cardinal's Visit

The 1884 Roman Catholic Church at Broughton Creek was built on land given by David Berry on condition that the priest would not reside in the township.<sup>161</sup> The priest still serves Berry from the Nowra Parish.<sup>162</sup> In about 1866 the first chapel in the district was built just north of the Broughton Mill Creek Bridge and on the north side of the main road.<sup>163</sup> Built of timber with shingle roof, the chapel accommodated 40 worshippers.

During a visit to the southern districts by Cardinal Archbishop Patrick Francis Moran (1830–1911), an overnight stay at Broughton Creek was necessary.<sup>164</sup> He was to open the 1884 Broughton Creek church on 18 September 1886.<sup>165</sup>

The Cardinal arrived at Broughton Creek from Gerringong on Friday 17 September at about 2.30 pm.<sup>166</sup> A number of the faithful on horseback and in buggies proceeded as far as Broughton Village and met the Cardinal to escort him to Broughton Creek township (later Berry). At the entrance to the town, he was met by Revs T Harnett and Condon of the Shoalhaven and Broughton Creek Parish, and Rev J Riordan of Kiama.

The party proceeded to the new weatherboard and corrugated iron roof church near the Broughton Creek and Kangaroo Valley Road.<sup>167</sup> Lined with tongued and grooved boarding and well lit, the building seated 350. The church, and adjacent six-room presbytery (for the priest's overnight stay), were built by Anton Wolf of Nowra. The Cardinal announced the program for the next day and "proceeded to the residence of Mr M Reynolds, whose guest he was during his stay here".<sup>168</sup>

On Saturday 18 September, Cardinal Moran blessed and opened the densely crowded little church at 10.00 am. Mass was then celebrated by Rev Condon. After Mass the Cardinal confirmed about 70 males and 70 females. Before he left for Nowra, he consecrated the little cemetery on Kangaroo Valley Road at about 2.00 pm.

## Death of Michael Reynolds

### 28 At Berry

Thomas and Stephen kept the farms going for a time but would have left in later years. At the end of his life, Michael was being cared for solely by Katie (30). Michael was buried next to Maria (12) after his death from liver cancer and heart failure at the farm on 1 January 1912.<sup>169</sup> He was 74. His headstone,<sup>170</sup> decorated with shamrocks and surmounted by a dove representing the Holy Spirit, reads:

*In  
Loving Memory  
Of  
Michael Reynolds  
Died 1<sup>st</sup> January 1912  
Aged 74 Years  
Native of Co Tipperary Ireland  
RIP*

In his will dated 1 November 1907, Michael bequeathed to his son Stephen "one horse known by the name 'Buffer'".<sup>171</sup> He left the remainder of his estate to his daughter "Katie Reynolds for her sole and separate use and benefit absolutely".<sup>172</sup> The fact that Michael made no mention of Thomas in the will, and gave so little to Stephen, indicates that they had gone their own way.

### 29 The Estate of Michael Reynolds

Witnessed by auctioneer John Stewart and solicitor Charles Wesley Osborne, both of Berry, the will appointed Katie (30) sole executrix.

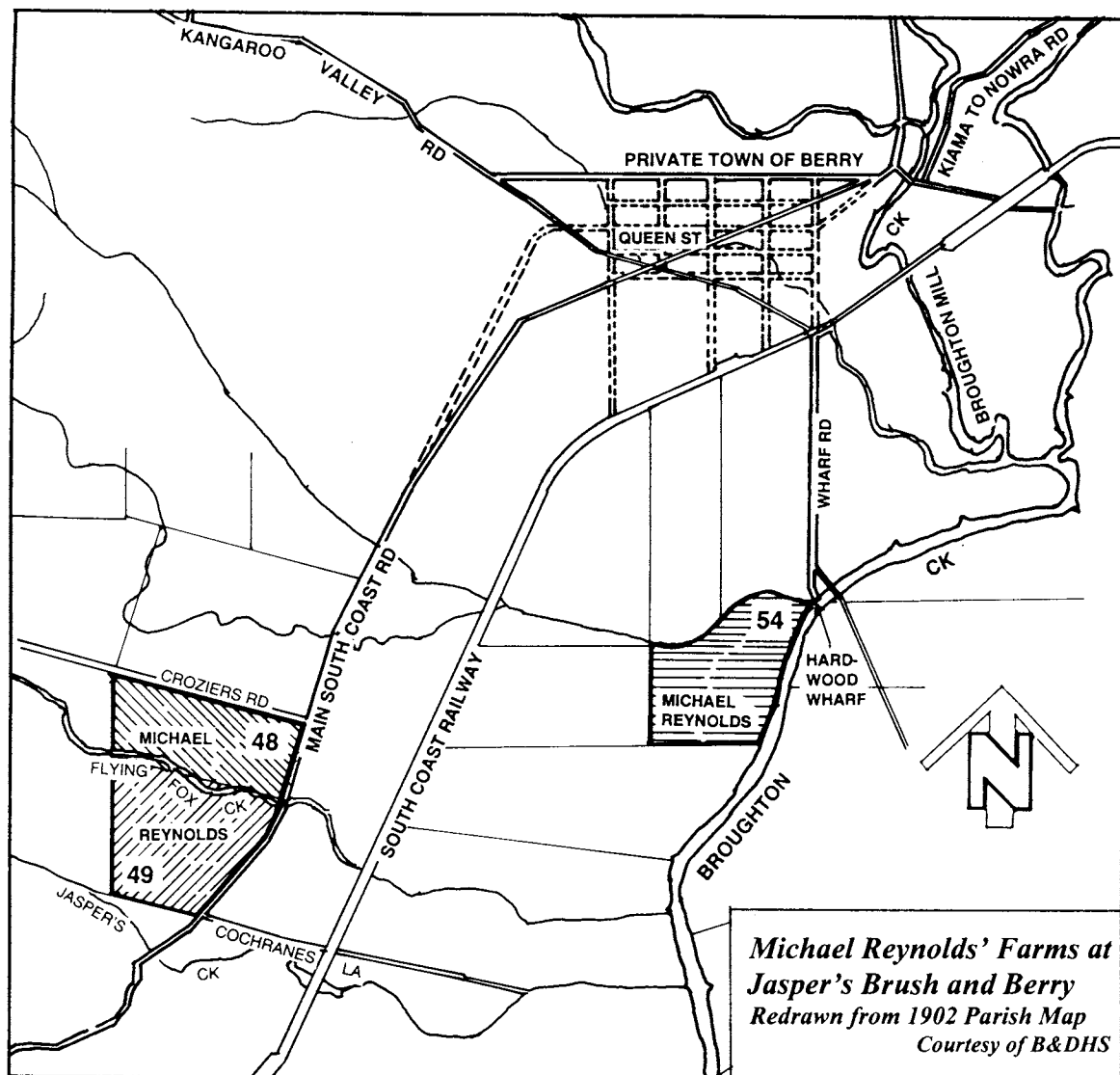
On 16 January 1884 Michael had bought a town lot at Nowra from Bolong farmer John Hangan for £40.<sup>173</sup> The land, lot 16 in Section 17, fronted Shoalhaven Street by 66 feet. On 24 November 1911 Michael transferred this lot to Katie on consideration of the "natural love and affection which I have and bear towards my daughter".<sup>174</sup>

Still at an unknown location at Jasper's Brush, Katie sold the land to Nowra baker Percy Seymour West on 5 June 1919 for £28.<sup>175</sup>

The value of the Jasper's Brush lot 49 (£1,510.13) and the Nowra town lot (£20) amounted to a total value of £1,530.13.0 in addition to Michael's voluntary disposition of £314.6.0.<sup>176</sup> Michael's other valued assets were a pony (£5), sulky (£3), furniture (£20.5.6), rent from Mr Kuidlands at £15 per quarter (£30). Amounting to £1,903.4.6, these sums represented Michael's total assets

The Broughton Creek farm is not mentioned in the probate papers. A possible clue to the fate of the farm (lot 54) lies in Michael's voluntary disposition of two cash sums paid by him to Katie:





*Michael Reynolds' Farms at Jasper's Brush and Berry Redrawn from 1902 Parish Map Courtesy of B&DHS*

£200 on 1 March 1911 and £114.6.0 on 23 November 1911.<sup>177</sup> The net £314.6.0 received may have been the residue after sale and paying off the unregistered mortgage with the Hay trustees.<sup>178</sup>

Katie knew that her father did not own the Jasper's Brush lot 49 outright because it was encumbered by an unregistered mortgage to the Hay trustees. Sir John Hay had died on 26 February 1909 and his half-brother, Alexander, with the Sydney solicitor David William Roxburgh were appointed trustees of the Hay's Berry Estate.<sup>179</sup>

The task of nursing her father through his last months affected Katie's health and she took a holiday shortly after his death. Returning from holiday she tried to sell the land but learned that she must apply for probate.<sup>180</sup>

On 18 September 1912 Katie declared that probate had been granted to her on 26 July 1912 and that she was the sole beneficiary under the will.<sup>181</sup> She also stated that she had sold lot 49

and had paid her father's debts and funeral and testamentary expenses. The sale of lot 49, now re-surveyed at 88.75 acres, was unusual because it and lot 48, Michael's former leasehold, were jointly put up for sale.

The trustees of the Hay Estate met on 5 July 1912 and agreed to Katie's selling of lot 49 to Woodhill farmer Adam Andrew Devitt.<sup>182</sup> The fact that the "long terms allowed to [Michael] Reynolds, [and that] the estate would have been unable to effect the resale without his consent", influenced the trustees to make an allowance of £25 to Michael's estate.<sup>183</sup>

Katie Reynolds and Michael Murphy joined in selling lots 49 and 48 respectively to Devitt by registered transfer on 16 September 1912.<sup>184</sup> The transactions were carried out in the names of trustees Alexander Hay and DW Roxburgh as vendors. Devitt paid Katie £1,539.6.9 and Murphy £1,510.13.10. Katie paid £1,332.18.8 to the vendors and Murphy £1,320.15.0.

Michael's total assets of £1,903.4.6, as valued for stamp duty, included the voluntary disposition mentioned previously.<sup>185</sup> The trustees, however, required payment of £1,344.19.8 to cover the outstanding debt on the unregistered mortgage. This left Katie with £508.13.1 (£314.6.0 voluntary disposition plus £194.7.1 from the sale of lot 49) with which to start a new life.

## Family of Michael and Maria Rourke Reynolds

### 30 Catherine Reynolds (1860–1926)

Born on 11 July 1860 Catherine (known as Katie), the eldest daughter became the unmarried mainstay of the family. Naturally, Katie had a supporting role in the marriages and deaths of her siblings.

Sadly, more is known about Catherine's death than about her life. She had become the housekeeper for Father O'Connell (O'Donnell) at Bulli or Wollongong and was living at Thirroul.<sup>186</sup> On the evening of 22 April 1926, Dr Roy Martin had visited Father O'Connell and was driving Catherine home.

On the same evening, Lemington Morgan, a grocer's assistant employed by Edgar Primrose at "Thirroul and Bulli Pass Road" left the shop at 5.00 pm to deliver to ten customers. On his last delivery to a Mr Tomblin on the main road, his horse, normally a quiet one, bolted. Running along the road in the dark looking for the horse, Morgan heard a crash. He saw the "horse and cart mixed up with a car" and heard Dr Martin say to ring for an ambulance.<sup>187</sup>

At about 6.30 pm on the very dark night, Dr Martin had been driving towards Thirroul and was near Jobson's greengrocery corner when the bolting horse and unlit cart came round the corner and crashed into him. He saw the horse coming ten yards from him and immediately braked. The cart wheel hit the car radiator and "the horse threw itself on to its wrong side".<sup>188</sup> The windscreen was smashed and struck Catherine's head. She was also knocked against the side of the car.<sup>189</sup>

Telegraph linesman James McCulloch tried to stop the bolting horse which had swerved towards the car headlights. Greengrocer Edward James Jobson saw the horse which he had known for seven years and "it was going quietly [quickly?]"<sup>190</sup> He saw Dr Martin's car approaching slowly and noticed it swerving to the left which was the proper course to take. The horse swerved in the same direction. He heard Catherine call out, "O, my God, this is terrible".<sup>191</sup>

Catherine was taken to Bulli Hospital where she died on 23 April 1926 from a fracture at the base of the skull.<sup>192</sup>

Mary Ann Duggan, wife of C Duggan, Catherine's first cousin, stated at the inquest that Catherine was of independent means and probably possessed £500. The *South Coast Register* said of her, "Miss Reynolds is well known in this district as a daughter of one of our pioneers".<sup>193</sup> The news item was repeated from the Sydney *Daily Telegraph* of 26 April 1926.<sup>194</sup>

### 31 Michael Patrick Reynolds (1861–1931)

The eldest son was the first to leave the home farm. Michael Patrick (Peter Reynolds' grandfather) married Ellen Skelly at St Peter's Church, Surry Hills, on 6 March 1884.<sup>195</sup> Michael, a railway porter, lived near the Pine Apple Inn. Ellen was at Balmain, probably in domestic service in one of the many Catholic families there. Margaret Skelly, of whom more later, witnessed the marriage.

Ellen was born on 4 May 1867 at Nappogue in the District of Killashee, County Longford, the daughter of farmer John Skelly and his wife Bridget, née Murtagh.<sup>196</sup> On 10 June 1882 Margaret Skelly of 12 Wilton Street, Surry Hills, deposited £5 towards bringing 15-year old Ellen to Sydney.<sup>197</sup> Ellen was working as a domestic servant at Aughavadden, Lanesborough, County Longford, Ireland. Margaret Skelly also helped bring Ellen's brother John to Sydney. She deposited £5 on 25 January 1882 on behalf of 19-year old John who was a farm labourer also at Aughavadden.<sup>198</sup>

On 6 February 1883, the *Euterpe* from London arrived at Sydney carrying Ellen and John.<sup>199</sup> The Immigration Board inspector found their health to be good and that both could read and write.<sup>200</sup> They gave their parents names as Pat and Mary Skelly. Interestingly, Ellen and John gave the name of their "Uncle James" as a relative.<sup>201</sup>

James Skelly was the son of Ireland farmer Bernard Skelly and his wife Ellen, née Farrell.<sup>202</sup> On 24 August 1870 the 25-year old James married Margaret McSwiney, aged 32, at St Mary's Cathedral, Sydney.<sup>203</sup> Margaret was the daughter of Ireland farmer Brian McSwiney and his wife.<sup>204</sup>

Michael Patrick and Ellen Reynolds' children born at various places in Sydney were Mary Ellen (8 April 1884) (41), Francis James (7 November 1885) (42), Stephen Michael (9 May 1887) (43), John Thomas (5 August 1889, Peter Reynolds' father) (44), Henry Oswin (15 May 1892) (45), Marie Kathleen (25 March 1894) (46), Kathleen (10 August 1898) (47), Irene Winifred (10 September 1899) (48), Mary Frances Alphonsa (2 July 1903) (49), Charles Raphael (about 1908) (50) and George F (1910) (51).

### 32 Sarah Ellen Mary Reynolds (1864–1914)

At Broughton Creek on 19 April 1887, Sarah (known as Minnie) married farmer Michael John Condon. Born at Shoalhaven in 1863, Condon

took Minnie to live at Lyttleton (later known as Brown Mountain but renamed Bemboka in 1894), west of Bega. Their children born at Lyttleton were Mary M (1888), and Margaret E (1889).<sup>205</sup> Moving to a place near Eden, Minnie and Michael had Maud J (1891), and Winifred M (1893).<sup>206</sup> At Bemboka, the remainder of the children were born: Norah G (1895), Michael R (1897), Cecily C (1899), Kathleen D (1800), and Leo H (1903).<sup>207</sup>

Moving to William Street, Condobolin, almost at the geographical centre of New South Wales, the family suffered the loss of Minnie on 30 March 1914.<sup>208</sup> Daughter Cecily had also died by this time. Maud married James Sealy who by 1942 had a car dealership.<sup>209</sup> Young Michael, known as Reyn, an abbreviation of Reynolds (his middle name), was also part of the dealership. Winifred married a tailor and lived at the shop in the main street in 1942. Also in 1942, Leo, the youngest, operated his own printing business.

### 33 James John Reynolds (1865–1885)

On 17 January 1885, 19-year old James John Reynolds, Michael and Maria's second son, had left Broughton Creek with three or four other horsemen and were galloping abreast at 9.30 on a dark country night on their way to "a farm of his father's".<sup>210</sup>

The gallopers had travelled about a mile when they collided head-on with five or six horsemen coming from Nowra. The oncoming riders had attended a cricket match at Nowra and were hurrying home. James crashed into William Bennett and both horses and riders went down. James was badly injured and was taken home to his father and "notwithstanding the skill of the medical faculty", he never spoke and died on the night of the 21<sup>st</sup>. At the funeral on 23 January, 300 mourners followed his remains to the grave.

James John Reynolds was buried at the Old Catholic Cemetery, North Street, Nowra; his headstone<sup>211</sup> reads:

*Gloria in Excelsis Deo*  
*Of your Charity*  
*Pray for the repose of the soul of*  
*JAMES JOHN*  
*The beloved son of*  
*Michael and Maria REYNOLDS*  
*Died 21<sup>st</sup> January 1885*  
*Aged 19 Years*  
*May his soul rest in Peace Amen*

On 29 January 1885 a poem headed "In Memoriam" appeared in the *Shoalhaven Telegraph*. Signed only with the initials A X W, it read:

J. J. R.

Died January 1885. Aged 19.

*The gray morn dawned and close rain  
drizzling*

*Folded a misty mantle over hill and vale,  
And solemn silence slept on earth and sky.  
No sound, no wail of wind came from the  
woods,*

*The beaded rain hung still on flower and  
grass;*

*While melancholy hushed the songs of  
morn –*

*Such was the morn, a morning when to die  
And pass into the dreamless land of death,  
Were not so sorrowful as when the earth  
Was full of sunshine and the songs of birds,  
And all was bright and glad and beautiful.*

*And one lay dying as the weary hours  
Crept slowly onward to the fated time.*

*When death would close for ever the fair eyes,  
And lock the music of his voice in sleep,  
And stay the hand that woke the sweetest  
strain,*

*For voiceless now the violin that he loved;  
And never more from off the silent wall,  
Would he with fond delight take it again.*

*Now will he ride no more the well known way,  
At early dawn, or in the dewy dusks,*

*On Starless nights, or when the silver moon  
Threw mellow moonbeams on the lonely road.*

*'Twas his last ride, a midnight ride to death;  
He lingered through the long and listless day,  
And died unconscious while the infant moon  
Stole sadly westward to the deep browed hills  
And gloomy night with dull and saddened  
skies,*

*Brooded above the valley and the home –  
The peaceful home, now dark and desolate;*

*Whose threshold he shall never cross again.  
Little I knew him, but the common tie*

*Of brotherhood which "makes the whole  
world kin"*

*Caused me to sorrow and to sing this lay.<sup>212</sup>*

### 34 Anna Maria Reynolds (1868–1903)

Anna Maria, the third daughter, was born at Jasper's Brush on 22 August 1868.<sup>213</sup> At the age of 32, housekeeper Anna Maria married the 29-year old Shellharbour telegraph operator John Buckley at Berry RC Church on 8 November 1900.<sup>214</sup> John was the second son of Bemboka farmer John Buckley and his wife Mary, née Kellaher. The twins, Honora and Stephen Reynolds, witnessed the marriage.

Honora was Anna's bridesmaid, Stephen the best man, and their brother, Thomas, acting on his father's behalf, gave the bride away.<sup>215</sup> As the church organist, Anna was well known. The newly-weds left for Sydney by train.

John and Anna had moved to Regatta Road, Five Dock, but their marriage was sadly terminated by Anna Maria's death at Prince Alfred Hospital on 29 July 1903.<sup>216</sup> The 34-year old Anna died from pernicious anaemia. Her husband John and her brother Michael Patrick Reynolds witnessed the burial.

### 35 Thomas Reynolds (b. 1870)

The third son, Thomas, was born at Jasper's Brush on 8 August 1870.<sup>217</sup> Apart from being chosen to give the bride away at his sister Anna Maria's wedding on 8 November 1900, little else could be found about Thomas.

Although not mentioned in his father's will, Thomas was still alive at the date of Michael's death on 1 January 1912.<sup>218</sup> Like many other South Coast men, Thomas may have gone to the Northern Rivers to find work and perhaps caught up with the dynasty of Patrick Reynolds (9).<sup>219</sup>

### 36 Honora Reynolds (b. 1873)

Born the elder of twins at Jasper's Brush on 18 January 1873, Honora (known as Nora, Norah) was Anna Maria's bridesmaid at the wedding to John Buckley at Berry RC Church on 8 November 1900.<sup>220</sup>

On 25 June 1901, Honora, a 28-year old dress-maker, married Henry McVeigh, aged 38, at St Benedict's RC Church, Chippendale, Sydney.<sup>221</sup> Henry, the Bega butter factory manager, was the son of Koroit (Vic) farmer Henry McVeigh and his wife Elizabeth, née Campbell, both of whom were deceased. Anna Maria was her matron-of-honour and Stephen, best man. Fr John Carroll officiated at the ceremony.

Honora and Henry's children born at Bega were Winifred D (1903), Inez G (1909) and Joseph R (1912).<sup>222</sup> There may have been other children. Nothing more could be found of Henry and Honora and they may have moved back to Victoria.

### 37 Stephen Reynolds (1873–1921)

Stephen, the younger twin, was born at Jasper's Brush on 18 January 1873.<sup>223</sup> He was his best man at the weddings of his sisters, Anna Maria and Honora.<sup>224</sup> On 25 August 1904 the 31-year old farmer married Ellen Quilkey (known as Nellie) at St Michael's RC Church, Nowra.<sup>225</sup> The 23-year old bride was a housekeeper at Berry and was the daughter of farmer John Quilkey and his wife Annie, née Flynn. Kate Quilkey was bridesmaid and James Quinn, best man.

Their children born at Berry were James G (1905) and Annie (1907).<sup>226</sup> Stephen moved the family to Sydney where Alice was born near Paddington in 1910 and John at Rockdale in 1912.<sup>227</sup> Stephen, the youngest child was born in 1919, probably in the Murwillumbah district where his father had become a tick inspector.<sup>228</sup>

Stephen died aged 48 near Murwillumbah on 6 February 1912 of heart failure.<sup>229</sup> His Murwillumbah cousin, Patrick J Reynolds, was the informant and C J Ord and F McKeown were witnesses to the burial at Murwillumbah General Cemetery.

### 38 Wilfred Reynolds (b. 1874)

The youngest son was born at Jasper's Brush on 10 December 1874.<sup>230</sup> There is no record of Wilfred's death and it seems that he lived only a short time.

### 39 Winifred Reynolds (1876–1899)

Winifred (known as Bine), the last child, was born in about 1876.<sup>231</sup> On 13 July 1898 the 22-year old Bine married the Berry Central Butter Factory manager William John McVeigh at St Michael's RC Church, Berry.<sup>232</sup> The bridegroom was the brother of Henry McVeigh who was to marry Bine's elder sister Honora.<sup>233</sup> William was the son of Koroit (Vic) farmer Henry McVeigh and his wife Elizabeth, née Campbell.

Bine wore "a bridal costume of white silk and chiffon, the usual orange blossom wreath and veil, leaning on the arm of her father, by whom she was given away".<sup>234</sup> The bride wore a handsome bracelet, and carried a shower bouquet. Bridesmaid Honora wore a gold brooch and carried a "beautiful posey [sic] of white and pink roses, the gift of the bridegroom".<sup>235</sup> Francis Seage was best man and Fr J J Gunning officiated, assisted by Fr Barlow and Fr Dalton. "When the happy couple were made one, nuptial Mass was celebrated by Fr Dalton".<sup>236</sup>

The wedding party drove to the home of the bride's parents for a sumptuous breakfast and to be photographed by Mr Cox of Kiama. Among the many guest present were "Harry" McVeigh, Honora's future husband. Also present were Minnie Reynolds Condon, Bine's elder sister, and her daughters. The newly-weds left by train for Melbourne to spend their honeymoon in Victoria.

Twelve months later, the joy of the wedding turned to sadness with Bine's death from child-bed fever at the age of 23 on 31 July 1899.<sup>237</sup> Her suffering lasted three weeks; her little daughter Mary died at birth.<sup>238</sup>

On a wet and windy day Bine's remains, accompanied by a very large funeral procession profusely bedecked with floral tributes, were interred at the Old Berry Cemetery on the Kangaroo Valley Road. Her elegant grave surrounds and square column in polished granite topped by an expertly sculpted marble angel lies next to those of her parents. The shamrock-decorated column<sup>239</sup> is inscribed:

*Gloria in Excelsis Deo*  
*Sacred to the Memory of Winifred*  
 [Bine]  
 Beloved Wife of  
 William J McVeigh  
 Who Died 31<sup>st</sup> July 1899  
 Aged 23 Years  
 Also Her Infant Child  
 Mary  
 Rest In Peace

William McVeigh left his managership of the butter factory in about 1900 and was appointed by the government to a position assisting in overseas markets.<sup>240</sup>

One year and a few days after Bine's death, a poignant sequel was published in the *Berry Register*:

Still Kept in Mind – On visiting the grave the members of the household to which she belonged were much gratified to find it covered with a number of floral tributes – wreaths and crosses – by some kind friends whose names are not known, but who still hold her name in fond remembrance.<sup>241</sup>

## The Family of Michael Patrick and Ellen Skelly Reynolds

### 40 Suburban Life

Apart from rare holidays at the Broughton Creek farm, and brief visits for weddings and funerals, the family of Michael and Ellen Reynolds became a typical working class inner-city family where amid love and squabbles, constant child-bearing and childhood deaths, the battle for survival went on.

### 41 Mary Ellen Reynolds (1884–1891)

The family lived at 27 Bellevue Street, Surry Hills, where the first child, Mary Ellen, was born on 8 April 1884.<sup>242</sup> When they lived at Hardie Avenue, Summer Hill, Mary Ellen was tragically scalded and died aged six, after lingering for five days, on 9 February 1891.<sup>243</sup>

### 42 Francis James Reynolds (1885–1917)

At 19 Wilton Street, Surry Hills, Francis James (known as Frank), was born on 7 November 1885.<sup>244</sup> Frank served his time an apprentice iron-moulder at W T Carmichael's stove factory at Marrickville.<sup>245</sup>

During World War I, ironmoulder Frank, unmarried, 5 feet 4.5 inches, weighing 130 lbs, of fresh complexion with brown hair and eyes, enlisted on 22 September 1915 as a private in the AIF and embarked in the *Berrima* with the 19<sup>th</sup> Battalion, AIF, on 17 December 1915.<sup>246</sup>



HE whom this scroll commemorates was numbered among those who, at the call of King and Country, left all that was dear to them, endured hardness, faced danger, and finally passed out of the sight of men by the path of duty and self-sacrifice, giving up their own lives that others might live in freedom. Let those who come after see to it that his name be not forgotten.

*Pte. Francis J. Reynolds—*  
*2 Bn. A.I.F.*

Transferring to the 2<sup>nd</sup> Battalion at Tel El Kebir, Egypt, on 14 February 1916, he sailed for active service from Alexandria on 22 March, disembarking at Marseilles on 28 March.

On 15 September 1916, Frank, giving his rank as "Bomber", wrote to his father at Premier Street, Marrickville:

*Just a line too [sic] let you know that I am in the best of health, could not be better. We just came out of the line after being in there for about fourteen days. We were in another rough place and I came through it again with a whole skin. It was raining most of the time in here, mud and slush up to your knees. Lor it was awful, you cannot take your clothes or boots off in the trenches and it is a wonder some of us are not dead with a cold. It is very cold here now, so what will the winter be like, it will be terrible for the Australian lads and we will be here for the winter. It does not look as if the war will end for a long time yet*

*we are stouthing Fritz up everywhere, and the Anzacs have not been beaten anywhere. They are the boys to fight, afraid of nothing. We lost a good few mates at the last stunt but nothing compared with the Somme. Osie was wounded at Pozieres and is in 3<sup>rd</sup> General Hospital, Wandsworth, England, SW, had two letters from him, his wound healed up, but he cannot straighten his arm yet and will get right in time, was very pleased that it was no worse. He had no word from Jack Gleaves but believes that he is missing, it will break his mother's heart if he is. Well Dad I wish it was all over, have had enough of war. It has been a bit different to what I thought it would be and the lads that stay over there will never know what war is, had a letter from old John [his brother] today and he is tip top but worrying about me...I wrote and told him that we were righto doing strong. I received a letter from Mary Bedford today and she said that all were well over there and Katheen and Eileen [friends] and Aunty write pretty often. Well Dad there is not much news to give you but I know you will not care much about that so long as we three [Osie, John and himself] are doing well. Will write to Irene [sister] at the first opportunity. I know she is always on the look out for a letter from me and tell Mrs. Wales that it is very hard to keep...[a] smile going, it takes the smile out of the best of them. My word I will have a lot to tell you when I get home. You will be surprised and we have saw [sic] some scrap here. I have very good nerves Dad and will never go home with shell shock – a horrible lot have been sent away with it but you know that I never took things too serious. How is old Freddy Hartman, does he still go crook if he loses a halfpenny...he will do me for a Hun. That model nephew of his (Morris) never mind its their misfortune. Remember me to all over there, no more this time so will shut up. With fond love to all at home,  
Your affectionate son Frank.<sup>247</sup>*

In an attack on the town of Hermies, an outpost village on the Hindenburg Line, Frank was seriously wounded on 9 May. He was taken to 2<sup>nd</sup> Australian Field Ambulance near Bapaume but died aged 30 on 9 April 1917. He lies buried at Bancourt British Cemetery.<sup>248</sup>

#### 43 Stephen Michael Reynolds (1887–1916)

Stephen (known as Steve) was born at 1 Robert Street, Ashfield, on 9 May 1887.<sup>249</sup> By this time, his father Michael was a clerk in the Railways Department. When Frank, John and Osie enlisted, Stephen would have also gone to war. The cause of his death, 15 months after Frank's enlistment, was probably the reason for staying at

home. Stephen, an iron stove maker, died of heart disease on 23 September 1916 at 57 Premier Street, Marrickville.<sup>250</sup>

#### 44 John Thomas Reynolds (1889–1955)

John (known as Johno, Peter Reynold's father), the second to enlist, was born at Hardie Avenue, Summer Hill on 5 August 1889.<sup>251</sup>

Young John seems to have been the only grandson interested in old Michael's farms at Berry and Jasper's' Brush. He learned to love the district from holidays spent at his grandfather's. In those innocent days before the deaths of Frank and Steve and his and Osie's disabilities, the boys would be unable to sleep on the night before going to Berry for holidays. They would recite all the railway-station names from Central down to Berry.

For a few years before World War I, John went to live with his grandfather and at other places in the district. His grandfather recognised John's affinity with the district and offered to give him the farms if he would only stay.

In the years between old Michael's death and the war, John worked as a farm labourer and became a close friend of the Quinns at Rose Valley, Omega. One of their larrikin tricks, when bringing the milk to Omega station, was to unhitch a horse from the cart, put the shafts through a fence and hitch the horse up again on the other side. A more dangerous prank was played on gentlemen waiting on Omega platform. While quietly enjoying the morning paper, it was frightening to have a lighted match put to the bottom of the sheet and see it burst into flames before your eyes.

John was particularly known at Gerringong. When the morning train standing at Omega station blew its whistle, John was at the crossing. His horse took fright and threw him on the side of his head against the rails. A mate galloped through Gerringong, shouting "Johno Reynolds is dead!". It is never been clear whether the rider was expressing grief or relief.

Fleet of foot and an enthusiastic member of the Gerringong Rugby League team, John, in later life, liked to say that he and his mates got their training from running up the local hills (this was often enlarged by Peter to "running up Saddleback Mountain"). John liked to play on the wing but his short stature usually made the job of scrum-half unavoidable.

He liked to say to his children that the reason that he enlisted was that they could not get enough players for the team and with no other real sport available, off he went.

John enlisted on 17 September 1915, five days before Frank, at the age of 26.<sup>252</sup> Private Reynolds, 5 feet 5 inches, 130 lbs weight, with grey eyes and brown hair, was appointed to the 3<sup>rd</sup> Battalion, 15<sup>th</sup> Reinforcements and embarked on

Troopship A15. On 27 March 1916 he broke ship at Fremantle and forfeited 20 days pay.

Transferred to the 55<sup>th</sup> Battalion on 20 April 1916, he embarked on the *Caledonia* at Alexandria on 19 June and reached Marseilles on 29 June to serve in the trenches. He was evacuated to a field hospital on 1 November 1916.

On 7 May 1917, the 14<sup>th</sup> Brigade, made up of the 53<sup>rd</sup>, 54<sup>th</sup>, 55<sup>th</sup> and 56<sup>th</sup> Battalions were called into the front line from Albert. They occupied trenches on the Hindenburg line, near Noreuil, outside Bullecourt. John was sent to field hospital again on 11 May but rejoined his mates at the front on 1 July. On 28 July John wrote to his "Dear Dad":

*Just a line to say I am doing tip top. Thank God. Hoping that this letter will find you all in the best of health. I had a letter from Osie [sic] a few days ago saying that he is in the best of health and that he has not heard anything of Frank for months and months, he has been making enquiries about him but can hear nothing about him at all and neither can I. Dear old Frank I only hope to God that there is nothing serious the matter with him. As for Bernie Skelly none of us can find out where he is or what Batt he joined up with. Osie was saying that poor old Jack Gleaves was missing. I wonder if he is a prisoner of War. I hope so if only for his mother's sake. You know it would just about kill her if he was killed. I saw Snowie a few days ago, he came over to see me & enquire if I had any news from home lately but of course I had not. I haven't had any mail from home since early in May, in fact none from anyone only deal old Osie. Good old kid, he is a good sticker and no mistake about it. If everyone was as good as him would do me for mine. He wrote to Doc Skelly last December and had the letter returned to him last month and they say he was not with the 17<sup>th</sup> Batt. I saw young Bert Folwell a couple of days ago and he is doing real well and wishes to be remembered to you. Had not heard from Gladys Folwell for some time now. Remember me to them all if you see them also all my friends in dear Marrickville and tell them I hope to be with them all again soon if all goes well. I think I will be getting my leave to England soon, now. It is getting close up to my turn now. Some of the chaps that came over with me have already been there on leave. I know one chap went last Xmas that came with me. Well Dad I will bring...[this] short letter to a close. Hoping to hear from you soon and that this will find you all well. Love to all at home. Write as often as you can.*

*I am, your ever loving son, John.*<sup>253</sup>

The Allied Forces moved north to Flanders and on 26 September the 14<sup>th</sup> Brigade went into action outside Polygon Wood.

On 15 August he went on leave to England and, suffering from debility, was admitted to hospital at Tidworth on 22 August. On 1 November he entered the convalescent home at Sutton Veney.<sup>254</sup> On 10 January 1918, he was discharged medically unfit for return to Australia.

John returned to Marrickville suffering from shell-shock and the aftermath of trench fever. As a form of therapy, he was trained to be a wicker worker. Aged 31, he married 20-year old Doris Eileen Leggett, a milliner of 19 Premier Street, Marrickville, on 4 December 1920 at the local church of St Brigid.<sup>255</sup>

Born at Mount Street, North Sydney on 12 October 1900, the remarkable Doris was the daughter of cabinetmaker Benjamin Leggett and his wife Winifred, née Saldern, who married in 1892. Born at Takapuna, NZ, in 1871, Benjamin arrived at Sydney in about 1880. Winifred was the daughter of Peter Casper Saldern and his wife Sarah, née Turner (known as Betsy),

John and Doris bought a tiled roof, brick house at 16 First Avenue, Campsie. Their children born at Campsie were John Leggett (1922, known as Jack) Doreen May Shirley (1924), Peter Leggett (1931), and Colin James (1934).

In June 1955 John died at 64A Eight Avenue, Campsie. In about 1950 Doris had bought a rambling weatherboard house at 57-61 Lincoln Street, Belfield, which almost adjoined the rear of 16 First Avenue. With her sister Vera, she converted what had been Hamey's boot repair shop as a mixed business.

After being lovingly cared for by Doreen for almost 40 years, Doris died aged 95 at a Kingsgrove nursing home on 17 February 1996.

#### **45 Henry Oswin Reynolds (b. 1892)**

Born on 15 May 1892 at Moonbie Street, Summer Hill, Henry Oswin (known as Oswin, Osie or Ozzie) was the fourth son.<sup>256</sup>

Aged 23, Osie, a chairmaker by trade, 5 feet 6.5 inches tall and weighing 118 lbs, was the first to enlist on 18 July 1915.<sup>257</sup> He joined the 19<sup>th</sup> Battalion, 4<sup>th</sup> reinforcement and embarked in the *Themistocles* on 5 October 1915 to the training camp at Alexandria, then journeying via Marseilles to the northern battlefields. He received a gun shot wound in the arm on 27 July 1916 on the road just outside Poziers and was taken to the 2<sup>nd</sup> Australian General Hospital at Wimeraux. Two days later he was transferred to the 3<sup>rd</sup> London General Hospital at Wandsworth, England, on the hospital ship *St. Denis* with a gunshot wound in the thigh.

On 17 January 1917 Osie was marched into the Infantry draft at No. 4. Camp, Perham Downs,

from Wareham. He was back in action in March 1917 near Warlancourt and on 15 April outside Noreuil on the Lagincourt Road. His battalion lost 69 men in this attack. On 3 May the 19<sup>th</sup> moved from Noreuil towards an objective outside Riencourt. Osie saw further action on 20–23 September outside Polygon Wood, Menin Road.

Gassed on 29 May 1918 and, after being admitted to a field hospital, Osie was transferred to the War Hospital at Croydon, England on 3 June. Judged fit for active service on 4 January 1918, he transferred to the 5<sup>th</sup> Machine Gun Battalion on 20 September.

On 28 May 1918 he was gassed for the second time and was admitted to the Croydon War Hospital. He wrote to “John” on 1 December 1918 from Park House, Salisbury England, where he was convalescing:

*Your very welcome letter to hand and delighted to hear from you again, I also had one from Dad, Irene & Irene Skelly...I am very please to hear that Mary is home again and quiet [sic] well and also that all are OK at home.*

*Well John old son I expect you all were delighted to hear the good news of the Armistice being signed. I hear everyone run amok in Australia, of course they didn't here, its only a rumour, the troops run mad here, took the canteen by storm and as usual yours truly was in the first wave.*

*Well John on the strength of the good news, a mate and myself took some leave [AWL] to London on our own account, we had about eleven days, and talk about a time you never seen anything like it in your life, the people went fairly mad, dancing in the streets all night, & booze you could swim in. Of course you know what London is like yourself, the women & girls drink more than the men so you can imagine what it was like, the Strand was very funny, the girls would come along in a procession in thousands & if a fellow got caught in the rush you couldn't get out of it again, the tarts would carry you along, it cost me about £4 but it was worth ten of them...John, you say you have been a good boy for some months well you will have to break the pledge that day, I am sure you will, its very hard to realise that there is no fighting in France; what a Godsend...<sup>258</sup>*

Osie returned to Sydney on the *Trasos-Montes* departing from England on 25 May 1919 and was

discharged on 17 September. He married Ethel V Sullivan at Mudgee in 1921.<sup>259</sup>

#### **46 Marie Kathleen Reynolds (1894–1895)**

The second daughter was born at Albert Victor Cottage, Railway Road, St Peters, on 25 March 1894.<sup>260</sup> Marie Kathleen was never to know the trauma of war. After less than 30 months of life, she died at Albert Victor Cottage of diphtheria on 9 December 1895.<sup>261</sup>

#### **47 Kathleen Reynolds (1898–1898)**

Kathleen lived less than a day. She was born and died at Southwark, Chapel Street, Marrickville, on 10 August 1898.<sup>262</sup>

#### **48 Irene Winifred Reynolds (b. 1899)**

The first daughter to survive was born at Southwark, Chapel Street, Marrickville, on 10 September 1899.<sup>263</sup> Born shortly after the death of her Aunt Winifred (Bine), she became her namesake. On her mother's death in 1914, Irene took much the same role as her Aunt Katie did in looking after her father and her siblings.

Irene is remembered for her for her beaming face and sense of humour. She married Reginald D (Bob) Lear in 1935.<sup>264</sup>

#### **49 Mary Frances Alphonsa Reynolds (b. 1903)**

Also born at Southwark, Chapel Street, Marrickville, on 2 July 1903, Mary was the second daughter to survive.<sup>265</sup> Known for her welcoming smile, she married Benjamin W Leggett, the remarkable Doris's brother, in 1929.<sup>266</sup> Their daughter Joan is Peter Reynolds' closest blood relative.

#### **50 Charles Raphael Reynolds (b. 1908)**

Known as Ray, exact details birth and marriage of the fifth son have not come to light.<sup>267</sup>

#### **51 George F Reynolds (b. 1910)**

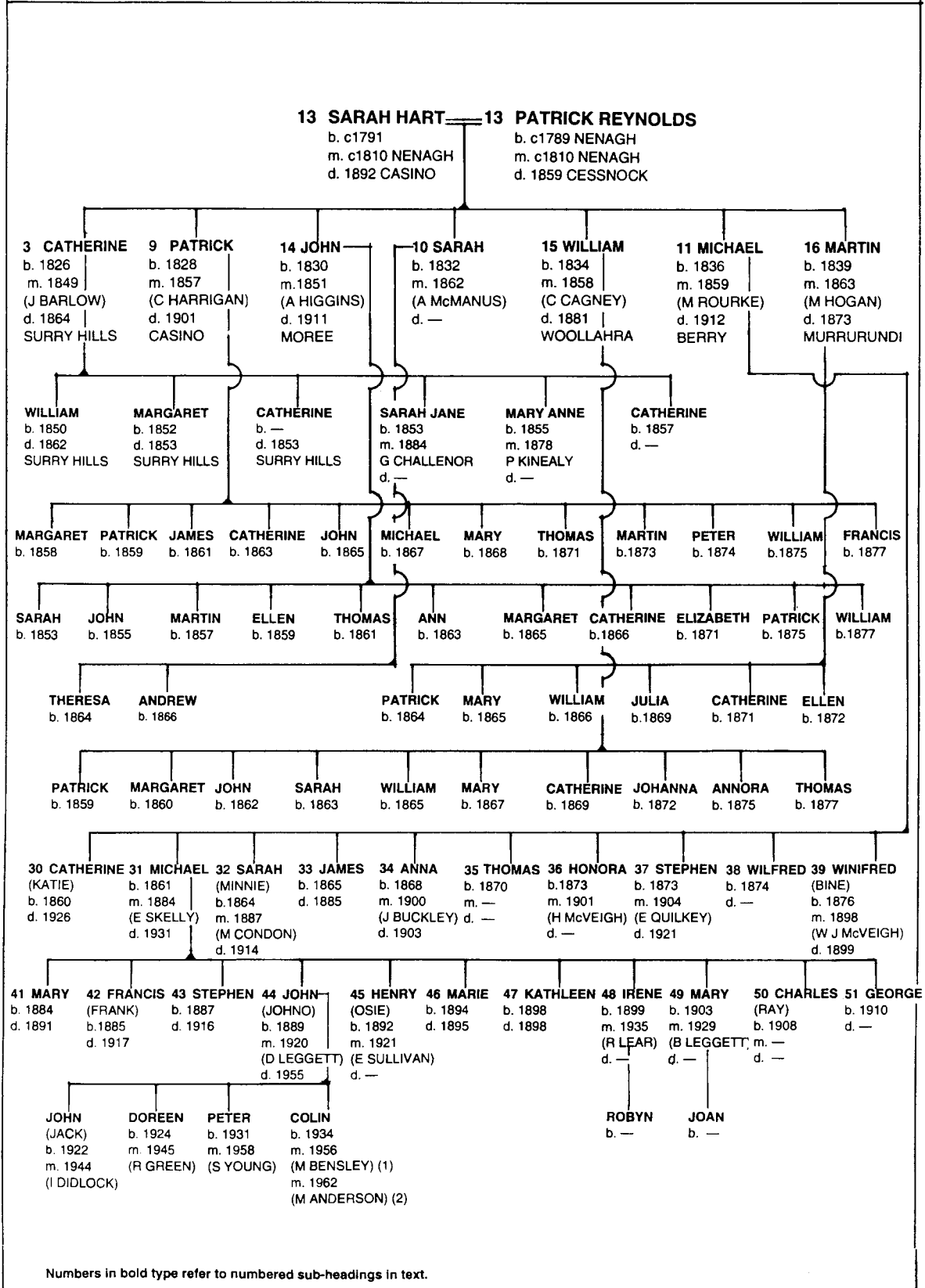
Georgie was the baby of the family and lived out his gentle life at the home of Benjamin and Mary Reynolds Leggett.<sup>268</sup>

This brief family history is dedicated to my only sister, Doreen Reynolds Green, South West Rocks, New South Wales.

*Peter Reynolds, October 2000*



## The Descendants of Patrick Reynolds and Sarah Hart



## Michael Reynolds (1836–1912)

### References and Notes

#### Notes

##### 1 Acknowledgments

I am extremely grateful to the Berry & District Historical Society for research done on my behalf, & providing factual notes & references, & for showing me Michael's farms at Jasper's Brush & Berry. The Casino & District Historical Society also provided informative notes on the family. Dr Richard Reid gave advice on the Remittance Regulations. My sister Doreen Reynolds Green provided some genealogical details & delved into her memories.

##### 2 Bracketed Numbers

In the text, bracketed numbers refer to the family member's text sub-heading which has the same number. Immigrant family members are arranged in order of arrival at Sydney & not by age. The sub-heading numbering system is also used on the Family Tree.

##### 3 Emboldened Names

In References, where the same citation is repeated, the author's name, or other key word, is emboldened in the first citation. In subsequent references to the same citation, the word, on its own & in normal type, will appear as the reference to the full citation.

#### References

- 1 **EB**, Vol 233 (9th Ed), pp 405-406.
- 2 **EB**. It is impossible to identify family names, occupations, & places in Ireland because Censuses from 1841 to 1900 have been destroyed.
- 3 BDM 888, d. cert of Patrick Reynolds sen. Catherine Sweeny from C&DHS.
- 4 BDM 888, d. cert of Patrick Reynolds sen & information from C&DHS.
- 5 **S Lewis**, *A Topographical Dictionary of Ireland* (Genealogical Pub Co, Baltimore, USA, 1984), Vol 1, p 933.
- 6 Lewis, p 620. *General Alphabetical Index to the Town Lands, Towns, Parishes & Baronies of Ireland Based on the Census of Ireland for the Year 1851* (Genealogical Pub Co, Baltimore, USA, 1988) for Poor Law Union.
- 7 BDM 888, d. cert of Patrick Reynolds sen (b. years of chn).
- 8 BDM 888, d. cert of Patrick Reynolds sen.
- 9 **A Berry**, Diary of an Expedition to the Shoalhaven 21 June 1822 to 23 July 1822, ML MSS 315/13, item 19. Typescript published by W A Bayley (1975).
- 10 Berry.
- 11 SR (c) Reel 2135.
- 12 Conversation with Dr Richard **Reid** (9 Oct 2000).
- 13 *SMH*, 13 June 1848, p 2a. *Canton* had equal numbers of Irish & English, 38 married couples, 48 single women, 42 single men, 24 boys & 30 girls from 1 to 14 years, 12 infants.
- 14 SR (c) COD 35, No 33. See also I H Nicholson, *Shipping Arrivals & Departures, Sydney, 1826–1840* (Roebuck, Canberra, reprint 1981), p 184.
- 15 SR (c) Reel 1088, 41/8003, Discharged Soldiers Grant, 1 September 1841.
- 16 *Govt Gazette* 1841, folio 905 (advert 6 July 1841) folio 1694 folio 1695. BDH&FHS, Berrima Town Map, County of Camden, Land District of Moss Vale, nd. "John Barlow" appears on lot 3 Sec 7.
- 17 OS 26551 & OS 33174 show that no deeds were registered between 1841 & 1991. The Wingecarribee Shire instituted OS 33174.
- 18 SR (c) Reel 1088 43/4078 attaching 42/9021, petition of J Barlow.
- 19 SR (c) Reel 1088 43/4078, min 31 Mar 1843. Attaching 48/3718, min 24 Mar 1848.
- 20 SR (c) 4/2826.3 48/5039 attaching 48/3718, petition of J Barlow.
- 21 SR (c) 4/2826.3 48/5039, Sheriff to Col Sec, 10 April 1848.
- 22 SR (c) Reel 5062, Publicans Licences.
- 23 LTO Grant Reg 1, p 172.
- 24 OST Bk F No 648 (quote). PA 1502 (to I Nichols); OST Bk U No 567 (to I D Nichols). For Isaac Nichols & Isaac David Nichols, see *ADB*, Vol 2, p 283.
- 25 OST Bk F No 638 (to W Challenor).
- 26 OST Bk G No 99 (to W Stewart); Bk H No 348 (to R Venables).
- 27 OST P No 3 (mtge £100).
- 28 OST Bk Y No 742 (fc £200 on mtge Bk P No 3).
- 29 SR (c) Publican's Licenses Card Index (J Armstrong); Computer Index (John Barlow 1848-60).
- 30 SR (c) Reel 5062. See also *Ford's Commercial Directory...1851*, p 11 ("Cross Street, Surry Hills, John Barlow, Publican").
- 31 OST Bk 22 No 342B (to H C Kettle).
- 32 BDM 92 Vol 117, d. cert of Mary Barlow (maiden name & details of m. not given).
- 33 J S Cumpston, *Shipping Arrivals & Departures, Sydney, 1788-1825* (Roebuck, Canberra, 1977), p 64.
- 34 BDM 92 Vol 117, d. cert of Mary Barlow. For Catherine, probably John & Mary Barlow's dau, died at the Pine Apple Inn, her funeral took place on 6 July 1853, see *SMH* 6 July 1853, p 3d (this d. is not indexed).
- 35 BDM 18 V 96, m. cert of Catherine Reynolds & John Barlow.
- 36 BDM 1343 V 67, b. cert of William Barlow; 131 V 69, b. cert of Margaret Barlow; 2358 V 70, b. cert of Sarah Jane Barlow; 338 V 72, b. cert of Mary Anne Barlow; 2252 V 142, b. cert of Catherine Barlow. BDM 712 V 119, d. cert of Margaret Barlow, aged 17 months, cause of death not given. BDM 3020, m. cert of Sarah Jane Barlow & George Challenor; 445, m. cert of Mary Anne Barlow & Patrick Kinealy. *SMH*, 6 July 1853, p 3d, "Funeral, Catherine, daughter of John Barlow, from Pine Apple Inn, this afternoon at 1.45 pm (this Catherine's b.

- or d. is indexed in BDM).
- 37 BDM 01046, d. cert of William Barlow; 01371, d. cert of Catherine Barlow sen.
- 38 OST Bk 23 No 141 (to J Barlow).
- 39 OST Bk 23 No 142 (mtge to J Hume, disch 28 July 1854).
- 40 OST Bk 82 No 411 (mtge to Tooth, disch 27 Aug 1863).
- 41 OST Bk 92 No 81 (mtge to E Lord).
- 42 OST Bk 93 No 972 (debts)
- 43 OST Bk 93 No 972 (order).
- 44 *SMH*, 17 June 1865, p 9f. The buildings were not described. OST Bk 93 No 972 (to Marshall).
- 45 Sands.
- 46 OST Bk 103 No 675 (disch of mtge to E Lord). For dates of Edna Terrace, various hotel names & licensees, & for Nos 84-88A, see Sands for the year after that stated in text.
- 47 BDM 01308, d. cert of John Barlow.
- 48 SR (c) Reel 2668 No. 601 (Patrick Reynolds, aged 22; Sarah Reynolds, aged 20; £4 deposit each).
- 49 Reid.
- 50 SR (c) Reel 2466. Of the 391 immigrants on *Columbia*, 42 married men, 43 married women, 69 single men, 160 single women, 19 boys & 22 girls aged 7 to 14, 14 boys & 15 girls 1 to 7, 4 infant boys & 3 infant girls.
- 51 *SMH*, 21 Sep 1854, p 5e.
- 52 SL NSW Electoral Rolls 1859-60, Hunter District Reel 1, No. 627, p 11; Reel 2, No 627. BDM 02809, m. cert of Patrick Reynolds & Catherine Harrigan, b. Ban-cha, Tipperary.
- 53 BDM 08502, b. cert of Margaret Reynolds; 09290, b. cert of Patrick Reynolds; 09807, b. cert of James Reynolds; 12167, b. cert of Catherine Reynolds; 10666, b. cert of John Reynolds; 14462, b. cert of Michael Reynolds; 14916, b. cert of Mary Reynolds; 15774, b. cert of Thomas Reynolds; 16786, b. cert of Martin Reynolds; 17464, b. cert of Peter Reynolds; 17941, b. cert of William Reynolds; 18825, b. cert of Francis Reynolds. BDM 07963, d. cert of Francis Reynolds.
- 54 C&DHS.
- 55 BDM 08981, d. cert of Patrick Reynolds. C&DHS, Summer Hill was auction in August 2000. Its last owner, Bill Reynolds died in 1999. C&DHS, *NS*, 1977.
- 56 SR (c) Reel 2668 No. 601
- 57 Patrick Reynolds, aged 22; Sarah Reynolds, aged 20; £4 deposit each (ages given were approximate & subject to error).
- 58 SR (c) 4/3285, 55/7946 attaching 55/5506, Agent for Immigration to Col Sec, 21 July 1855 re *Bermondsey*.
- 59 SR (c) 4/3285, 55/7946 attaching 55/5506, Agent for Immigration to Col Sec, 21 July 1855 re *Bermondsey*. Also under the *Assisted Immigrants Act*, assistance could be given to persons willing to be indentured.
- 60 SR (c) 4/3285, 55/7946 attaching 55/5506, Agent for Immigration to Col Sec, 21 July 1855 re *Bermondsey*.
- 61 SR (c) Reel 2668, No. 601 (deposit). Reel 2473, John Reynolds arrived on 6 July 1856 as immigrant on *Ben Nevis* has "two sisters Catherine & Sarah at Sydney".
- 62 BDM 02321, m. cert of Alexander McManus & Sarah Reynolds.
- 63 BDM 04715, d. cert of Alexander McManus (parents, birthplace).
- 64 BDM 2585/93, m. cert of Alexander McManus & Mary Carmichael.
- 65 BDM 1861 03440 or 1862 05415, d. cert of Mary Carmichael McManus.
- 66 BDM 10432, b. cert of Theresa McManus; 10477, b. cert of Andrew A McManus.
- 67 BDM 04715, d. cert of Alexander McManus.
- 68 BDM 03146, m. cert of Sarah McManus & William Arthur Coughlan. There is some doubt about this m. because W A Coughlan was a Presbyterian & Sarah gave her status as "spinster" on m. cert.
- 69 BDM 1859/733, m. cert of Michael Reynolds & Maria Rourke (Michael Reynolds born at Liverpool, Maria Rourke born Ireland). BDM 1912/00707 (Michael Reynolds' birthplace at Nenagh, Tipperary).
- 70 SR (c) Reel 2668, No 17.
- 71 SR (c) Reel 2137. *Bermondsey* carried 58 married couples, 55 single men, 57 single women, 11 boys & 13 girls from 7 to 14, 14 boys & 17 girls 1 to 7, 3 infants under 3; this was calculated to be equal to 192 statute adults. *SMH*, 30 Apr 1855, p 4a (Irish, labourers).
- 72 ST (c) Reel 2468 ("2 sisters Sarah & Kath; also a brother Patrick living in Sydney").
- 73 *SMH*, 30 Apr 1855, p 4a. *Bermondsey* was either of 507 of 597 tons (difficult to read).
- 74 SR (c) 4/3285, 55/7946 attaching 55/5506, Agent for Immigration to Col Sec, 21 July 1855 re *Bermondsey*.
- 75 SR (c) 4/3285, 55/7946 attaching 55/5506, Agent for Immigration to Col Sec, 21 July 1855 re *Bermondsey*.
- 76 SR (c) 4/3285, 55/7946 attaching 55/5506, Agent for Immigration to Col Sec, 21 July 1855 re *Bermondsey*.
- 77 SR (c) 4/3285, 55/7946 attaching 55/5506, Agent for Immigration to Col Sec, 21 July 1855 re *Bermondsey*.
- 78 SR (c) 4/3285, 55/7946 attaching 55/5506, Agent for Immigration to Col Sec, 21 July 1855 re *Bermondsey*.
- 79 *Freeman's Journal*, 4 Jan 1912, Obit of Michael Reynolds.
- 80 SR (c) Reel 2137 (listed as "Mary Rourke"). BDM 1859/733, m. cert of Michael Reynolds & Maria Rourke. Reel 2471 (dairymaid, Parish of "Kilburn", parents). Richard Reid's Assisted Immigration Index has Parish of Kilbarron. For Kilbarron, see Lewis, p 620 (Terryglass).
- 81 SR (c) Reel 2471 (no relatives). *SMH*, 18 May 1855, p 4a. *Mataoka* carried 210 single women, 58 single men, 47 married couples & 47 children = 407.
- 82 *SMH*, 18 May 1855, p 4a (has 403 immigrants). Richard Reid's index has 363 immigrants.

- 83 *SMH*, 18 May 1855, p 4a. The Tristan da Cunha group are in the South Atlantic west of Cape of Good Hope, at 37.15S 12.30W, about where *Mataoka* would have taken her "eastings" for New South Wales.
- 84 BDM 1859/733, m. cert of Michael Reynolds & Maria Rourke
- 85 SR(c) Reel 2671, Reel 2139, Reel 2482.
- 86 SR (c) Reel 2668.
- 87 Reid.
- 88 SR (c) Reel 2473.
- 89 *SMH*, 7 July 1856, p 4a. In the shipping lists & Immigration Journals Patrick gave his age as 50 & Sarah as 48.
- 90 *SMH*, 7 July 1856, p 4a.
- 91 SR (c) 4/3332 56/6396, Agent for Immigration to Col Sec, 25 July 1856.
- 92 Agent.
- 93 Agent.
- 94 *SMH*, 7 July 1856, p 4a.
- 95 BDM 08532, b. cert of Martin Reynolds, the son of John & Anne Higgins Reynolds at Bishop's Bridge, near West Maitland on 23 July 1857 (gives location).
- 96 BDM 888. d. cert of Patrick Reynolds sen.
- 97 BDM 04199, d. cert of Sarah Hart Reynolds.
- 98 BDM 09104, b. cert of Ellen Reynolds (birthplace of her father John).
- 99 BDM 05433, d. cert of Anne Higgins Reynolds (parents, birth year, age at m.); 08532, b. cert of Martin Reynolds (Wrexham). For Wrexham, see *EB*, Vol 24, p 691 (Wrexham is 11 miles SSW of Chester which is 16 miles SE of Liverpool).
- 100 Reel 2473.
- 101 SR (c) Reel 2473.
- 102 BDM 08532, b. cert of Martin Reynolds; 09104, b. cert Ellen Reynolds; 09089, b. cert of Thomas Reynolds; 09327, b. cert of Ann Reynolds; 10930, b. cert of Margaret Reynolds.
- 103 BDM 17167, b. cert of Catherine Reynolds.
- 104 BDM 18836, b. cert of Elizabeth Reynolds; 21148, b. cert of Patrick Michael Reynolds.
- 105 BDM 22216, b. cert of William Reynolds.
- 106 BDM 05433, d. cert of Anne Higgins Reynolds. For Boolooroo & Boomi Shire, see *AE*, Vol 6, p 150b.
- 107 BDM 06508, d. cert of John Reynolds. His age was given as 87 but he was about 81.
- 108 BDM 00626, m. cert of William Reynolds & Catherine Cagney.
- 109 BDM 12510, b. cert of Patrick Reynolds; 12250, b. cert of Margaret Reynolds; 13501, b. cert of John Thomas Reynolds; 13562, b. cert of Sarah Reynolds; 15166, b. cert of William Reynolds; 16165, b. cert of Mary Ellen Reynolds; 18171, b. cert of Catherine Reynolds.
- 110 BDM 04143, b. cert of Johanna Reynolds; 04481, b. cert of Annora (sic) Reynolds; 05906, b. cert of Thomas Henry Reynolds.
- 111 BDM 03541, d. cert of William Reynolds. His age was given at 47. PI 3/6074 gives his d. as 22 June 1881.
- 112 BDM 05049, m. cert of Martin Reynolds & Mary Hogan.
- 113 BDM 10790, b. cert of Mary Reynolds (Lorrha, Tipperary).
- 114 BDM 10790, b. cert of Mary Reynolds (also for b. of Patrick Reynolds, not indexed); 11206, b. cert of William Reynolds).
- 115 BDM 13425, b. cert of Julia Reynolds; 12600, b. cert of Catherine Reynolds; 12472, b. cert of Ellen Reynolds.
- 116 BDM 05578, d. cert of Martin Reynolds.
- 117 BDM 12210, b. cert of Catherine Reynolds (Greenhills).
- 118 B&DHS, *The Greenhills Gazette, The Newsletter of the Friends of Graham Lodge*, Vol 1 No. 1, Nov 1999.
- 119 *Newsletter*.
- 120 For Elyard family, see *ADB*, Vol 4, pp 139-140.
- 121 For Alfred Elyard, see *LHJ* 13 (1984), p 17, p 45 (ref 66), p 46 (note \*66), p 47 (photo of Alfred Elyard).
- 122 *LHJ* 13 (1984), p 17, p 45 (ref 66), p 46 (note \*66).
- 123 BDM 12984, b. cert of Michael Patrick Reynolds, Barellean [sic]. B&DHS, AA SP/32/1, Berellan Post Office file, Postal Inspector Davies to Secretary GPO, Sydney, 3 May 1879 (Berellen is chiefly the private property of Mr Elyard..."). For Berellan Post Office not opening until 1 May 1894 & being renamed Brundee on 1 March 1910, see N C Hopson, *NSW & ACT Post Offices* (1986). For Alfred Elyard & Berellan, see *LHJ* 13 (1984), p 17, p 45 (ref 66), p 46 (note \*66).
- 124 B&DHS.
- 125 J Jervis, "Alexander Berry, the Laird of Shoalhaven", *JRAHS*, Vol 27, pt 1 (1941), pp 18-87.
- 126 ML MSS. A5374 Box 1, **Norton Smith & Co** Trustees of Berry & Hay Estates, Notes. Jervis, p 44 (d. of John Berry), p 47 (d. of William Berry), p 87 (d. of Alexander Berry).
- 127 Norton Smith & Co.
- 128 ML MSS A5375 Box 3, Griffiths & Weaver's Valuation, 21 July 1890.
- 129 ML MSS 676 Box 42, Item 1, CY 2478, Sir John Hay Correspondence 1890-1950.
- 130 ML MSS 315/76 CY 2505, Berry Papers, Shoalhaven Estate Returns...30 Apr 1869, H G Morton.
- 131 Parish of Coolangatta Map 1902 lots 48-49. See also lots 21-22 FP 975651 (formerly 1259 litho), lot 21 77.5 acres & lot 22 87.5 acres. These lots became part lot 48 & lot 49 on DP 4468. Lots part 48-49 were transferred on 19 Nov 1912 to A A Devitt in CT V 1907 F 15 transf 686840.
- 132 PA 10141, Lease No 24 (J Hay to M Reynolds). For location of Michael Reynolds' farms & Jasper's Brush Public School see DP 6131. See also FP 975651 1259 (L).
- 133 PA 10141, Schedule of Leases shows 7.5 acres at Jasper's Brush from 2 May 1893 to 2 May 1903.
- 134 ML MSS 676 Box 42, Item 1, CY 2478, Hay Correspondence 1890-1950, Parish of Coolangatta Landholders.
- 135 See 1902 Parish Map. See also re-subdivision of lot 47-49 on DP 4468.
- 136 B&DHS, SD Charles Wesley

- Osborne, solicitor acting separately for Catherine Reynolds & A A Devitt estate of her father Michael Reynolds.
- 137 B&DHS, Extract from Berry Municipal Council, Register of Dairy men, 6 Feb 1898, under the Dairies Supervision Act, ML FM4/10687.
- 138 B&DHS, undated map possibly published for designating flood-prone areas.
- 139 Conversation, M Lidbetter.
- 140 B&DHS.
- 141 B&DHS, ML MSS 315/96, p 443, A Berry to D Berry, 9 November 1868.
- 142 B&DHS, Coolangatta Parish Map 1902. See Coolangatta & Berry Estate Subdivision No. 1, ML Subdivision Plan County of Camden ZCP:C1/158. See also ML M Ser 4 810/3 A5374 Map No 11 & LTO DP 6131 lot 236.
- 143 B&DHS, M McHatton, Survey Book 1.
- 144 B&DHS, Extract from 1901 Census, District No 68, Shoalhaven County of Camden, Mun of Berry.
- 145 M Lidbetter, *Historic Sites of Berry* (B&DHS, rev ed 1993), p 38. For Governor Rawson, see *ADB*, Vol 11, pp 337-338.
- 146 B&DHS, undated map.
- 147 BDM 1906/11863. Peter Reynolds visited the cemetery in 1980 & saw the gravestones of Michael & Maria Rourke Reynolds.
- 148 Transcribed by Maria Rourke Reynolds's great great grandau Rebecca Reynolds, August 2000. The headstone has toppled & the fragments are laid on top of the grave.
- 149 B&DHS, *Shoalhaven News*, 11 Sept 1867.
- 150 *Shoalhaven News*, 7 Nov 1868.
- 151 SR (c) 68/7447, J Stewart to Col Sec, 28 Dec 1868.
- 152 SR (c) 68/7447, J Stewart to Col Sec, 28 Dec 1868.
- 153 SR (c), Ex Co min 68-7447.
- 154 SR (c), Mayor James Wilson to Col Sec, Jan 1869.
- 155 *Shoalhaven News*, 13 Feb 1869.
- 156 *Shoalhaven News*, 13 Feb 1869 (Michael Reynolds' total votes are erroneously shown as 97). B&DHS (in 1948 the Municipalities of Berry, Broughton Vale, & Cambewarra & other councils were amalgamated to form Shoalhaven Shire Council, now Shoalhaven City Council).
- 157 H Golder, *High & Responsible Office. A History of the NSW Magistracy* (SUP, 1991), p 232 (Broughton Creek), p 231 (Berry). The courts were more correctly styled Petty Sessions.
- 158 For origins of the magistracy, see Golder, pp 27-50.
- 159 B&DHS, quoting Dept of Justice, List of Magistrates, No. 3878 Michael Reynolds Broughton Creek 9 Sep 1887, ML 3247.96/N. Also SR 5/3251 Reel 3039, Dept of Justice, Registers of Appointments of JPs, July 1864-March 1896 (commission).
- 160 *Kiama Independent & Shoalhaven Advertiser*, 6 Jan 1912, p 2b (Obit, senior magistrate). B&DHS, some proceedings as magistrate quoting *Berry Register*, 23 Apr 1898, p 2b; 21 May 1898, p 2a; 30 Dec 1899, p 2b; 2 June 1900, p 2d; 28 July 1900, p 2b.
- 161 R G Anthill, *Settlement in the South* (Western I Co, Kiama, 1982), p 25.
- 162 Lidbetter, p 27. The foundation stone of the current St Patrick's Church was laid on 24 Nov 1935.
- 163 Lidbetter, pp 26-27.
- 164 For Cardinal Moran, see *ADB*, Vol 10, pp 577-581.
- 165 *Broughton Creek Register*, 11 Sep 1886.
- 166 *Broughton Creek Register*, 18 Sep 1886.
- 167 *Broughton Creek Register*, 25 Sep 1886.
- 168 *Broughton Creek Register*, 25 Sep 1886.
- 169 BDM 1912/00707, d. cert of Michael Reynolds.
- 170 Transcribed by Michael Reynolds's great great grandau Rebecca Reynolds, August 2000. The headstone has toppled & the fragments are laid on top of the grave.
- 171 PI 4/56988, **Will** of Michael Reynolds.
- 172 PI 4/56988, **Will**.
- 173 CT V 402 F 216 (J Hanigan's purchase of lot 16 Sec 17 at auction of Crown Land 15 Aug 1877) transf 76752 (to Michael Reynolds).
- 174 CT V 402 F 216 transf 635 612 (to Catherine Reynolds).
- 175 CT V 402 F 216 transf A468127 (to P S West). Next CT V 11631 F 225.
- 176 PI 4/56988, **Will & prob.** papers of Michael Reynolds.
- 177 **Will & prob.** papers, Aff lodged for prob., 12 July 1912.
- 178 If Michael Reynolds did in fact sell lot 54 (lot 236), the unreg transaction would have been made with the Hay trustees. The first registered sale of lot 236 is to be found in CT V 1907 F 15 transf A89397 (lots 236-238 to W J Johnson, farmer, Jasper's Brush). Next CT V 2463 F 170.
- 179 PI 4/46774 (d. of Sir John Hay), ML MSS A5374, Box 1, Notes.
- 180 PI 4/56988, **Will & prob.**, SD Catherine Reynolds, 27 July 1912.
- 181 **Will & prob.**, SD Catherine Reynolds, 18 Sep 1912. By SD 12 July 1912, Catherine Reynolds swore that although she was "Catherine", her father had named her "Katie" in the Will.
- 182 B&DHS, ML MSS 676/3. P 208, Minutes of Meeting of Trustees of Sir John Hay, p 203, p 208.
- 183 B&DHS, ML MSS 676/3. P 208, Minutes of Meeting of Trustees of Sir John Hay, p 203, p 208.
- 184 CT V 1907 F 15 transf 686840 (lots 21-22, FP 975651) to A A Devitt.
- 185 **Will & prob.**, Aff lodged for probate, 12 July 1912.
- 186 *South Coast Times & Wollongong Argus*, 30 Apr 1926, p 8b.
- 187 *South Coast Times & Wollongong Argus*, 30 Apr 1926, p 8b.
- 188 *South Coast Times & Wollongong Argus*, 30 Apr 1926, p 8b.
- 189 SR(c) 3/955 Reel 2766, Register of Inquest & Magisterial Enquiries, No 619.
- 190 *South Coast Times & Wollongong Argus*, 30 Apr

- 1926, p 8b.
- 191 *South Coast Times & Wollongong Argus*, 30 Apr 1926, p 8b.
- 192 BDM 1926/08983, d. cert of Catherine Reynolds.
- 193 *South Coast Register*, 30 Apr 1926, p 8b.
- 194 *DT*, 26 Apr 1926.
- 195 BDM 1884/495 or 485, m. cert of Michael Patrick Reynolds & Ellen Skelly.
- 196 Dublin BDM 1867/06. B. cert of Ellen Skelly.
- 197 SR(c) Reel 2674, No. 717.
- 198 SR(c) Reel 2674, No. 167. See Reel 2141 (on 22 Jan 1884 Margaret Skelly also deposited £5 for domestic servant Maria Skelly to come to Sydney. Maria could have been Ellen's sister, she was also from Aughavadden. Because no ship name was entered next to her name, she might not have come.)
- 199 SR(c) Reel 2142.
- 200 SR(c) Reel 2494.
- 201 SR(c) Reel 2494.
- 202 BDM 1870/00794, m. cert of James Skelly & Margaret McSwiney (James Skelly's parents).
- 203 BDM 1870/00794, m. cert. of James Skelly & Margaret McSwiney.
- 204 BDM 1870/00794, m. cert of James Skelly & Margaret McSwiney (& Margaret McSwiney's parents).
- 205 BDM 1888/20994, b. cert of Mary M Condon; 1889/20017, b. cert of Margaret E Condon.
- 206 BDM 1891/20137, b. cert of Maud J Condon; 1893/20741, b. cert of Winifred M Condon.
- 207 BDM 1895/1105, b. cert of Nor-ah G Condon; 1897/19858, b. cert of Michael Reynolds Condon; 1899/19119, b. cert of Cecily C Condon; 1900/20110, b. cert of Kathleen D Condon; 1903/10359, b. cert of Leo H Condon.
- 208 BDM 03714, d. cert of Sarah Ellen Mary Reynolds Condon.
- 209 In March-June 1942 Peter Reynolds & his brother Colin James Reynolds were taken to Condobolin because of the fear of a Japanese attack on Sydney. These are his reminiscences.
- 210 *Kiama Independent & Shoalhaven Advertiser*, 30 Jan 1885, p 2d.
- 211 R Florance, *The Old Catholic Cemetery, North Street, Nowra, A List of Headstone Inscriptions & Known Burials* (Nowra nd), No. 38, p 29.
- 212 *Shoalhaven Telegraph*, 29 Jan 1885, p 2f.
- 213 BDM 16494, b. cert of Anna Maria Reynolds.
- 214 BDM 08306, m. cert of Anna Maria Reynolds & John Buckley.
- 215 *Berry Register & Kangaroo Valley & South Coast Farmer*, 10 Nov 1900, p 2c.
- 216 BDM 11039, d. cert of Anna Maria Reynolds Buckley.
- 217 BDM 17146, b. cert of Thomas Reynolds.
- 218 BDM 00707, d. cert of Michael Reynolds (Thomas was living & aged 41).
- 219 A possible clue to the later life of Thomas Reynolds may be found in the marriage of a Thomas Reynolds to Jessie E Eastaughffe, registered at Murwillumbah in 1901, see BDM 9658.
- 220 BDM 18480, b. cert of Honora Reynolds.
- 221 BDM 05420, m. cert of Honora Reynolds & Henry McVeigh.
- 222 BDM 19378, b. cert of Winifred D McVeigh; 22745, b. cert of Inez G McVeigh; 13882, b. cert of Joseph McVeigh.
- 223 BDM 18481, b. cert of Stephen Reynolds.
- 224 BDM 08306, m. cert of Anna Maria Reynolds & John Buckley. BDM 05420, m. cert of Honora Reynolds & Henry McVeigh.
- 225 BDM 07122, m. cert of Stephen Reynolds & Ellen Quilkey.
- 226 BDM 31450, b. cert of James G Reynolds; 1473, b. cert of Annie Reynolds.
- 227 BDM 18219, b. cert of Alice Reynolds; 9236, b. cert of John Reynolds.
- 228 BDM 04582, d. cert of Stephen Reynolds (Stephen jun was 2 years at time of his father's death).
- 229 BDM 04582, d. cert of Stephen Reynolds
- 230 BDM 19436, b. cert of Wilfred Reynolds. A 10-year search by the Registry of BDMs could find no record of his death.
- 231 A 10-year search by the Registry of BDMs shows there is no record of the birth of Winifred (Bine) Reynolds.
- 232 BDM 05161, m. cert of Winifred Reynolds & William John McVeigh.
- 233 BDM 05420, m. cert of Honora Reynolds & Henry McVeigh.
- 234 *Berry Register & South Coast Farmer*, 23 July 1898, p 2a.
- 235 *Berry Register & South Coast Farmer*, 23 July 1898, p 2a.
- 236 *Berry Register*, 23 July 1898, p 2a.
- 237 BDM 08697, d. cert of Winifred Reynolds McVeigh.
- 238 Mary Reynolds's b. & d, are not indexed.
- 239 Transcribed by Michael Reynolds's great great grandau Rebecca Reynolds, August 2000. The polished granite is in excellent condition but a 12-foot high camphor-laurel tree is growing out of the foot of the grave & its branches will soon smash the crowning angel.
- 240 *Berry Register & South Coast Farmer*, 4 August 1900, p 2b (overseas markets); 22 August 1903 (manager, now C G Sinclair).
- 241 *Berry Register & South Coast Farmer*, 4 August 1900, p 2b (floral tributes).
- 242 BDM 01381, b. cert of Mary Ellen Reynolds.
- 243 BDM 02646, d. cert of Mary Ellen Reynolds.
- 244 BDM 03541, b. cert of Francis James Reynolds.
- 245 AA, No 3601 F J Reynolds's War Service Record.
- 246 AA, No 3601 F J Reynolds's War Service Record,
- 247 Courtesy of Mrs. Robyn Barry, dau of Irene Reynolds & Reginald (Bob) Lear.
- 248 Courtesy of Dr L Muir. Bancourt British Cemetery is east of Bancourt village, 300 metres off the D7 on the north side. His death is commemorated on the Australian War Memorial Roll of Honour at Panel No 34.
- 249 BDM 05952, b. cert of

- Stephen Michael Reynolds.  
250 BDM 12015, d. cert of Stephen Michael Reynolds.  
251 BDM 05898, b. cert of John Thomas Reynolds.  
252 AA, No 4888 J T Reynolds War Service Record. Research notes from Dr L Muir.  
253 Barry.  
254 Sutton Veney was a rural seat with a grand country house converted to a hospital. An AIF camp was attached to the village, see E Morrison, *Iron in the Fire* (Sydney, 1934), p 121, ML.  
255 BDM 1920/291, m. cert of John Thomas Reynolds & Doris Eileen Leggett.  
256 BDM 04704, b. cert of Henry Oswin Reynolds.  
257 AA, 2470 Oswin Reynolds War Service Record.  
258 Barry.  
259 BDM 4094, m. cert of Oswin Henry Reynolds & Ethel V Sullivan.  
260 BDM 31887, b. cert of Marie Kathleen Reynolds.  
261 BDM 14234, d. cert of Marie Kathleen Reynolds.  
262 BDM 22908, b. cert of Kathleen Reynolds; 10108, d. cert of Kathleen Reynolds.  
263 BDM 32058, b. cert of Irene Winifred Reynolds  
264 BDM 4866, m. cert of Irene Winifred Reynolds & Reginald D Lear.  
265 BDM 22673, b. cert of Mary Alphonsa Reynolds  
266 BDM 16925, m. cert of Mary Alphonsa Reynolds & Benjamin W Leggett.  
267 BDM Index contains no b. details. Ray is shown as Charles Raphael Reynolds on his mother's d. cert & as Raphael Charles on his father's d. cert of which he was the informant.  
268 BDM 16805, b. cert of George F Reynolds. \_\_\_\_\_

- "Vamey Parkes (1859–1935), Architect & Politician", Vol 11, p 141-142 (with L Raine, 1988).  
"Sir John Sulman (1849–1934), Architect", Vol 12, pp 137-138 (with R Apperly, 1990).  
"Walter Liberty Vernon (1846–1914), Architect & Soldier", Vol 12, pp 320-322 (1990).  
"Hugh Venables Vernon (1877–1935), Architect", Vol 12, p 322 (1990).  
"Sydney Edward Cambrian Ancher (1904–1979), Architect", Vol 13, pp 41-42 (with R Apperly, 1993).  
"Arthur Norman Baldwinson (1908–1969), Architect", Vol 13, pp 98-99 (with R Apperly, 1993).  
"Charles Bruce Dellit (1898–1942), Architect", Vol 13, pp 613-613 (with R Apperly, 1993).  
"Joseph Charles Fowell (1891–1970), Architect", Vol 14, p 206 (with P Martin, 1996).  
"Cobden Parkes (1892–1978), Architect Public Servant & Soldier", Vol 15, pp 569-570 (2000).  
"Emil Lawrence Sodersten (1899–1961), Architect", Vol 16 (in press).

#### Macmillan Dictionary of Art

- "John Horbury Hunt (1838–1904), Architect" (1996).

#### Leichhardt Historical Journal

- "Lot 48 Darling Street, Balmain", No. 1 (1971).  
"The Balmain Watch House", No. 3 (1972).  
"Remains of the Second Balmain Presbyterian Church", No. 4 (1973).  
"John Cavill: a Cornish Stonemason", No. 5 (1978).  
"Up the Tigers: the First 70 Years of the Balmain Football Club", No. 7 (1978).  
"John Ward: Blue Bird Hunter of Balmain", No. 8 (1979).  
"Robert Blake: Soldier, Sheriff & Spec Builder", No. 8 (1979).  
"Goat & Cockatoo, Two Isl&s off Balmain", No. 9 (1980).  
"John Fraser Gray & Waterview House, Balmain", No. 10 (1981).

- "From Peacock Pt to Darling St Wharf", No. 11 (1982).  
"From Darling St Wharf to Simmons Pt", No. 12 (1983).  
"From Nicholson St to Chapman's Slipway", No. 13 (1984).  
"From Johnston St to Cameron's Cove", No. 14 (1985).  
"From Cameron's Cove to Adolphus St", No. 15 (1987).  
"From Adolphus St to Gladstone Pk – Part 1", No. 17 (1993).  
"The Excelsior Subdivision – Part 1", No. 17 (1993).  
"From Adolphus St to Gladstone Park – Part 2", No. 18 (1994).  
"The Excelsior Subdivision – Part 2", No. 18 (1994).  
"From Adolphus St to Gladstone Park – Part 3", No. 19 (1995).  
"The Excelsior Subdivision – Part 3", No. 19 (1995).  
"From Adolphus St to Gladstone Park – Part 4", No. 20 (1996).  
"The Excelsior Subdivision – Part 4", No. 20 (1996).  
"From Adolphus St to Gladstone Park – Part 5", No. 25 (1997).  
"The Excelsior Subdivision – Part 4", No. 21 (1997).

#### Leaflets

- Mort's Dock, Balmain Places 1* (1985).  
*The Coal Mine under the Harbour, Balmain Places 2* (1986).

- Gladstone Park, the Pigeon Ground, Balmain Places 3* (1986).

#### Walk Maps

- Old Balmain, Balmain Walks 1* (1981).  
*Birchgrove & Balmain North, Balmain Walks 2* (1987).

#### Other

- (Ed) *Proceedings of the Architectural Historians Conference*, 1985, Society of Architectural Historians, Australia & New Zealand (1986).  
*John Horbury Hunt: 1838-1904, Notes on his life & work* (1988).  
*Leichhardt West, Notes on the land grants & subdivisions* (1988), with Anthony Cusick.

*Continued from page 100*

#### Australian Dictionary of Biography

- "John Burcham Clamp (1869–1931), Architect", Vol 8, p 1 (1981).

## Book Review

### The Griffins In Australia and India

Edited by Jeff Turnbull and Peter Y Navaretti

The Miegunyah Press, Melbourne University Press, 1988. Large format hardback, 443 pp, profusely illustrated with photographs, plans and drawings. RRP \$95.00

Reviewed by Robert Irving

In the last four years or so the architects Walter Burley and Marion Mahoney Griffin have been the subjects of widespread and intensive research. Interest in them was awakened after World War II by Robin Boyd who, in his 1947 book *Victorian Modern*, called WBG a “prophet” of modern architecture in Australia. The first book to be devoted entirely to Griffin was written by James Birrell and published by UQP in 1964. To Birrell, Griffin was a “catalyst” in the rise of modernist architecture in this country. The next book to attempt a comprehensive study of their work was Donald Leslie Johnson’s *The Architecture of Walter Burley Griffin*, published by Macmillan in 1977. In this he wrote of the “three worlds” of Griffin — America, Australia and India. Johnson also compiled an extremely useful Bibliography of Griffin which was published by Oxford in 1980. By then the international reputation of the Griffins was becoming evident.

Without doubt Australia’s most ardent researcher, prolific writer and unselfish enthusiast for the subject was Peter Harrison. For 30 years from the 1950s he studied Griffin’s town,

community and landscape designs, describing him as a “prophet without honour”. Much of Harrison’s work was contained in the thesis which earned him a degree of Master of Architecture at the University of New South Wales in 1970. After his death the thesis was edited by Robert Freestone and published as *Walter Burley Griffin, Landscape Architect* in 1995, by the National Library of Australia (reviewed in *LHJ* No. 21). Also in 1995, the Walter Burley Griffin Society produced *Building for Nature: Walter Burley Griffin and Castlacreag* (reviewed in *LHJ* No. 19). The burden of these books was that the Griffins’ talents extended beyond building and into the environment.

But it was the establishment of the Griffin Exchange Program in the late 1980s, between the School of Architecture at the University of Urbana-Illinois at Urbana-Champaign and the Faculty of Architecture, Building and Planning at the University of Melbourne, that gave the Griffins and their work significant international standing. From this Program flowed the Symposium “The Legacy of the Griffins: America, Australia, India” which took place first in Urbana, Illinois in 1997 and again at Melbourne University in October 1998. These events brought together, for the first time, a group of international scholars to examine the Griffins’ careers in three continents. Some of these scholars — Paul Kruty and Paul Sprague from America and James Weirick, Jeffrey Turnbull and Peter Navaretti from Australia — contributed to the book *Beyond Architecture: Marion Mahoney and Walter Burley Griffin in America, Australia and India*, which was published by the Powerhouse Museum in 1988 to coincide with the Museum’s exhibition of the same name.

The impressive tome now reviewed is likewise a product of the Griffin Exchange Program.

In fact it was launched by Donald Leslie Johnson at the 1988 Melbourne Symposium. Profusely illustrated, this handsome book records for the first time and with notable authority all of the Griffins’ known projects, built and unbuilt, in Australia and India. (No doubt there will be a comprehensive companion volume on the Griffins in America; there is already an American catalogue raisonné by Professors Paul Kruty and Paul Sprague).

The volume is organised in two parts, after an Introduction by Jeff Turnbull.

The first part contains eight essays by Australian scholars, explicating the various aspects of the Griffins’ work. Christopher Vernon discusses Griffin’s Australian-American landscape art, revealing many of WBG’s little-known large-scale American planning projects. He also quotes Griffin: “Anyone acquainted with the atmosphere and conditions of [Britain and Australia] must know that the architecture of England is out of place in Australia”. Paul Reid, sometime Chief Architect for the NCDC in Canberra, summarises WBG’s unhappy struggles to implement his Canberra plan against the bureaucratic compromises. Donald Dunbar discusses Griffin’s other Australian town designs, including Griffith and Leeton, and also illustrates some of his smaller projects, “buildings for ordinary Australians”. Anna Rubbo discloses Marion Mahony Griffin’s role in the practice through the “looking-glass” of MMG’s reflective manifesto “Magic of America”, written after Walter’s death. Then comes Jeff Turnbull’s discourse on the Griffins’ early Australian work, in which the writer claims with conviction that many influences from other civilizations and other times can be discerned. Simon Reeves’s essay “Incineration and Incantation” reviews one of WBG’s fascinating specialities; under the somewhat unsettling influ-



ence of anthroposophy, he says, the incinerator designs became a “creative outlet for the turmoil within the architects”. Meredith Walker then treats Castlecrag as “a synthesis of ideas concerning place and people...building subservient to landscape”; here Griffin was developer, architect, client and resident. In the final essay, Marie Nicholls considers the Griffins’ collaboration with the gifted Eric Milton Nicholls, “the key Griffin partnership in Australia and India”.

The essays occupy nearly a hundred pages. Though each is fairly brief, all of them provide new insights and some are quite provocative. Together they form a comprehensive overview of the Griffins at work.

The second part of the book is an amazing Catalogue Raisonné, compiled by Peter Navarretti and containing, in more than 300 pages, the complete works and projects of the Griffins in Australia and India for which there is documentary evidence. The list is chronological, beginning in 1912 with the Griffins’ winning entry in the design competition for Canberra, and concluding with Marion’s last known project in the USA in 1943. It includes WBG’s American projects designed between 1914 and 1917, but excludes the Griffins’ American and Canadian projects designed after they had settled in Australia in May 1914. Each entry is numbered with six numerals indicating the year, month and sequence of the design. For each there is a brief description, an outline history, a short discussion, a chronology and a list of documentation. There are hundreds of illustrations and the splendid series in colour, including some of Marion’s renderings and perspectives, are notable. There is even a 1938 drawing of a Sydney Opera House proposal by MMG.

The output of the Griffins is known to have been great, but to see them all in this one volume

is a revelation. The index provides a key to the whole work.

The Leichhardt area is represented by two incinerators (the Griffins designed 36 in all, in five states!). The Glebe incinerator (#3204-01) was completed in Forsyth Street in 1933 and partly demolished in 1952 after the municipality was taken over by Sydney City Council. Also in Glebe, the Municipal Depot sheds (#3413-02) were erected in 1934 and partly demolished in 1949. What is left of both is now Council garages and stores. The Leichhardt incinerator (#3408-01) was completed in 1936 as a replacement for the older, decrepit garbage destructor. It has now gone.

This splendid, comprehensive, definitive volume is highly recommended.

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#### Note

The Leichhardt incinerator (#3408-01) was not erected in Annandale but in Leichhardt at the Council’s garbage depot in Catherine Street between Moore and Hill Streets. Built in 1936, the incinerator operated until 1940 and was demolished in 1960. Remaining fabric was evident in 1986. *Construction Review*, July 1935 carries an elegant perspective drawing and article. See also D J Truman, *Leichhardt East* (BArch thesis, Univ of NSW, 1986).

## Section 2

### Lots 1–14

*Continued from Page 88*

#### 2.20 Attached House 35 St. Andrew St (20)

Built by Donald Brown between 1862 and 1867, the stone cottage’s occupants are not identifiable for 1867–78. Not listed in 1879–83, the house was let to sailmaker —Barnes in 1884, nl 1885–89, then to John Moore 1890, nl 1891, Mrs. Edwards 1892, John McVeigh 1893–95, nl 1896, William Brunton 1897, Charles Boyd 1898, nl 1899, Ernest West 1900–01, John Aylott 1902–05, and Amos Every 1906–08.

Henry Morris, the owner, was also listed at No. 35 in 1900–07, as was William Mackenzie in 1908. No. 35 was let to Robert Warrant and William Mackenzie in 1909, Patrick Quain and George H Fox 1910, Arthur Wilson 1911, William Wade 1912, and George Day 1913. William Mackenzie was also listed at the house in 1911–17. No. 35 had the same changes of ownership and fate as No. 33.

#### 2.21 Attached House 37 St. Andrew St (21)

Built by Donald Brown between 1862 and 1867, occupants of the weatherboard cottage are not identifiable for 1867–78. The house was let to shipwright James Moen in 1879, then nl 1881–82, to warehouseman William Hartley 1883, nl 1884–86, to pastrycook Charles Kestle 1887 and to E Chapman 1889. No further listings could be identified. No. 37 had the same chain of ownership and fate as No. 33.

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# Abbreviations and Conversions

## Abbreviations

AA	Australian Archives.
Abs	Abstract of Title, LTO.
ackno	acknowledge.
ADB	<i>Australian Dictionary of Biography.</i>
admin	administrator of deceased's estate.
AE	<i>Australian Encyclopaedia.</i>
Aff	Affidavit.
ANU	Australian National University.
appoi	appointment.
App	Appendix.
appn	application.
appr	approved.
ATCJ	<i>Australian Town &amp; Country Journal.</i>
Aust	<i>The Australian.</i>
b.	born, birth.
bapt.	baptised.
BCM	Balmain Municipal Council Records, Minutes (ML).
BCR	Balmain Cemetery Register.
B&DHS	Berry & District Historical Society.
BDH&	
FHS	Berrima District Historical & Family History Society.
BDM	Index of Births, Deaths & Marriages, NSW.
Bk	Book (OST Deed Register).
BT	Bonwick transcripts, ML.
bur.	burial, buried.
C&DHS	Casino & District Historical Society.
cf	compare with.
CF	Computer Folio Search (LTO).
chn	children.

Col Sec	NSW Colonial Secretary.	nd	not dated.
CT	Certificate of Title (LTO).	nl	not listed.
CY	Microfilm copy reel, ML.	No	Old System Deed No in Register.
d.	death, died.	NP	Norton Papers.
dau	daughter.	NSWLA	Legislative Assembly.
DD	Deposited Deed, LTO.	NSWDL	Department of Lands, NSW.
decla	declaration.	NSWPP	NSW Parliamentary Papers.
Desp	Despatches, NSW Governor, ML.	NZDESP	Despatches, Governor, New Zealand.
disch	discharge of mtge.	obs	obscured number, hard to read.
DP	Deposited Plan, LTO.	OHWM	Original High Water Mark.
DS	Detail Survey (PWD Metropolitan Detail Series).	OS	Official Search, LTO.
disch	Discharge of mtge.	OST	Old System Title.
EB	<i>Encyclopaedia Britannica</i>	PA	Primary Application (under <i>Real Property Act</i> ), LTO.
Encl	Enclosed with.	PI	Probate Index (NSW Supreme Court).
Ex Co	Executive Council.	PP	Piper Papers.
F	Folio (CT), LTO.	prob.	probate, NSW Supreme Court.
FP	File Plan, LTO.	PWD	NSW Public Works Department.
GI	Grant Index, LTO.	RAA	Register of Applications for Approval, 1909–1928, LMC.
HRA	<i>Historical Records of Australia.</i>	Rec	Reclamation.
IC	Intercolonial Investment Land & Building Co Ltd.	RG	Registrar General.
IF	Insolvency File, SR (k).	RP	Roll Plan, LTO.
ISN	<i>Illustrated Sydney News.</i>	SD	Statutory Declaration.
IVA	Application to convert OST to TT, LTO.	SDC	Sydney District Council Assessment Books (1843-46), D66-D67 (ML).
JP	Justice of the Peace.	Sec	Section.
JRAHS	<i>Journal of the Royal Australian Historical Society.</i>	SG	<i>Sydney Gazette.</i>
lbs	pounds weight.	SM	<i>Sydney Mail.</i>
L/A	Letters of Administration in probate.	SMH	<i>Sydney Morning Herald.</i>
L & R	Lease & Release (conveyance), LTO.	SR (c)	State Records, City.
LMC	Leichhardt Municipal Council.	SR (k)	State Records, Kingswood (NSW)
LTO	Land Titles Office, NSW.	transf	transfer (CT), LTO.
m.	married, marriage.	transm	transmission (CT), LTO.
ML	Mitchell Library, Sydney.	TT	Torrens Title (CT), LTO.
MLC	Member of Legislative Council.	unpub	unpublished.
MP	Marsden Papers, ML.	V	Volume (CT), LTO.
MSS	Manuscripts, ML.	V&PLA	Votes & Proceedings Legislative Assembly.
mtge	mortgage.	WB	Sydney Water Board.
Mun	Balmain Council Records.	wb	weatherboard.
NBA	Noel Butlin Archives Centre, ANU.	wp	without pagination.

## Conversions

### Length

1 mile	=	1.6 km.
1 yard	=	91.4 cm.
1 foot	=	30.5 cm.
1 inch	=	2.54 cm.
12 inches	=	1 foot.
3 feet	=	1 yard.
22 yards	=	1 chain.
5280 feet	=	1760 yards.
	=	1 mile.

### Area

1 acre	=	0.40 ha.
1 square yard	=	0.84 sq m.
9 square feet	=	1 sq yard.
30 <sup>1</sup> / <sub>4</sub> sq yds	=	1 rod, pole or perch.
40 perches	=	1 rood.
4 roods	=	1 acre.
4840 sq yds	=	1 acre.
640 acres	=	1 sq mile.

### Weight

1 ton	=	1.02 tonne.
1 pound (lb)	=	0.45 km.
1 ounce (oz)	=	28.35 gm.
16 ounces	=	1 pound.
14 pounds	=	1 stone.
28 pounds (lbs)	=	1 quarter.
1 bushel	=	0.027 tonnes
	=	c60 lbs.
112 pounds	=	1 hundred -weight.
20 cwt	=	1 ton.

### Currency

1 penny (d)	=	1 cent (1d).
1 shilling (s)	=	10 cents.
10 shillings	=	\$1.00.
1 pound (£)	=	\$2.00.
12 pence	=	1 shilling (1/-).
20 shillings	=	£1.
£1.1s.0d	=	1 guinea.

