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BOMERA, TARANA and JENNER

A CONSERVATION STUDY OF THREE FORMER RESIDENCES AT Potts Point, New South Wales
FRONTISPIECE
Above right: Sydney Harbour.
Centre: Wylde Street area.
BOMERA, TARANA AND JENNER

A CONSERVATION STUDY OF THREE FORMER RESIDENCES

AT POTTS POINT N.S.W.

BY

PETER LESLIE MCLAREN

A thesis submitted in fulfillment
of the requirements for the degree of

MASTER OF SCIENCE (ARCHITECTURE) (CONSERVATION)

UNIVERSITY OF SYDNEY

1988
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ABSTRACT OF THESIS

TITLE: BOMERA, TARANA AND JENNER

A CONSERVATION STUDY OF THREE FORMER RESIDENCES AT POTTS POINT NSW

by PETER LESLIE MCLAREN

This thesis is concerned with three buildings, Bomera, Tarana and Jenner, and their respective sites, at Wylde Street and the northern extremity of Macleay Street, at Potts Point N.S.W.

The buildings comprise three of the five relatively-intact survivors of the nineteenth and early-twentieth century houses which formerly lined these streets. All three sites are owned by the Commonwealth; Bomera and Tarana are currently used by the Department of Defence (Navy) as the Fleet Headquarters, Eastern Command, and Jenner is used as the Naval Command Photographic Section, the headquarters of Navy News, and medical consulting rooms.

The aim of the study is to present an analysis of the history of these places, and from that analysis to derive a statement of their cultural significance, as well as a statement of the policy which should be applied to these places and guidelines for the implementation of that policy.

It was the author's intention that the thesis should be of use as a guide to the treatment of the buildings and their sites by the Commonwealth, especially in view of the fact that the future use of all three buildings is currently subject to review by the Department of Defence (Navy).
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The Mitchell Library and the State Library of N.S.W.,
The National Library, Canberra,
The Land Titles Office of N.S.W. (Registrar General's Office),
The Supreme Court of Australia (Probate Registry Office),
The Registrar-General's Office of N.S.W. (Land Titles Office),
The Supreme Court of Australia (Probate Registry Office).
This conservation study provides recommendations and sketches for future work to be carried out to the buildings and their sites. However, it will not provide costing or documentation of the recommended works.

The study is divided into three major sections. The first deals briefly with the history of Potts Point in general and the Wylde Street area in particular. The Wylde Street area is defined for the purposes of this study as the area of all former and existing properties with frontages to Wylde Street, plus the Jenner site at the extreme northern end of Macleay Street. This section provides an outline of historical events concerning land in the Potts Point and Elizabeth Bay areas, which led to the formation of the sites which are the subject of this study, as well as an outline of the development of buildings and the social history of the the Potts Point area. The object of this section is to introduce the reader to the social and physical context of the history of the sites which are the subject of this study.

The second section of the study deals with the Bomera and Tarana buildings and sites, the third deals with the Jenner building and site. The object of both these sections is to analyse the history of the buildings and their sites, to establish their significance and to provide recommendations for their future use and treatment.
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ABBREVIATIONS USED IN THIS STUDY

A.A.    Australian Archives (Commonwealth Government.)
A.C.S.  Australian Construction Services (Commonwealth Government, division of the Department of Administrative Services). The wartime predecessor of A.C.S. was the Works and Property section of the Department of the Interior, which has since been known variously as the Allied Works Council, the Department of Works, the Department of Works and Housing, the Department of Housing and Construction, the Department of Construction, the Department of Transport and Construction and, most recently, the Construction Group of the Department of Administrative Services. A.C.S. and its predecessors have acted as construction authority for most Commonwealth Government construction projects, including those at Potts Point. Most of the documents of these organizations are now held in Australian Archives.

A.N.L.  Australian National Library, Searle Collection, Potts Point.
A.O.    Archives Office of N.S.W. (N.S.W. State Government.)
C.C.S.  Council of the City of Sydney.
C.A.    Commonwealth of Australia.
C.G.    Commonwealth Gazette.
C.M.S.  Council of the Municipality of Sydney.
D.D.    Department of Defence.
D.L.G.S. Department of Local Government and Services (Commonwealth Government, predecessor of Department of Administrative Services).
D.T.    The Daily Telegraph
D.L.G.L. Department of Local Government and Lands (N.S.W. State Government.)
D.P.W.  Department of Public Works (N.S.W. State Government.)
G.P.    Government Printer's Office (N.S.W. State Government.)
L.T.O., O.S.  Land Titles Office, (N.S.W. State Government), Old System Section. (The Land Titles Office was formerly the Registrar General's Office).

L.T.O., R.P.  Land Titles Office, Real Property Section.

M.L.  Mitchell Library, State Library of N.S.W.

M.S.B.  Maritime Services Board (N.S.W. State Government.) The predecessors of this Board were the Sydney Harbour Trust, and the Navigation Board.

M.W.S & D.B.  Metropolitan Water, Sewerage and Drainage Board. (N.S.W. State Government.) This title will be used in reference to the various titles of this Board since its creation in the first half of the nineteenth century.

M.S.B.  Maritime Services Board of N.S.W. (N.S.W. State Government.)

N.S.W.  State or colony of New South Wales.

N.S.W.G.G.  New South Wales Government Gazette.

N.t.s.  Not to scale.

P.D.S.C.  Probate Division, Supreme Court of New South Wales.


Sands  Sands Sydney directory (various titles).

S.G.  Surveyor-General's Department (former Department of the N.S.W. State Government.).


S.L.  State Library of N.S.W.

S.M.H.  The Sydney Morning Herald.

S.P.F.  Small Picture File, Mitchell Library.
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SECTION 1

the WYLDE STREET AREA
THE WYLDE STREET AREA

In 1819, William Charles Wentworth wrote in his description of Sydney:

"The neighbouring scenery is still more diversified and romantic, particularly the different prospects which open upon you from the hills on the south head road, immediately contiguous to the town. Looking towards the coast you behold at one glance the greater part of the numerous bays and islands which lie between the town and the heads, with the succession of barren, but bold and commanding hills, that bound the harbour, and are abruptly terminated by the water."\(^1\)

One of the closest of the hills on the "south head road" was the Darlinghurst ridge, which swept down to meet the harbour in a long promontory. Early paintings and sketches of this area reveal it as heavily timbered, rocky and steeply sloping.\(^2\)

Its beauty and proximity to the city ensured that it would be keenly sought as a residential area in the middle and late nineteenth century, but its early European history was characterised by scandal and intrigue. Some ten years before Wentworth wrote his description of the harbour an emancipated Irish convict named Patrick Walsh appears to have been granted thirty acres (12.14 hectares) of land around the promontory of the Darlinghurst ridge, the area now known as Potts Point and Elizabeth Bay. The grant to Walsh, like many others, was made during the period of government by Colonel Paterson.

Having received his grant, Walsh cleared a part of
the land, built a dwelling and established a salt processing works.²

However, Governor Lachlan Macquarie subsequently announced on his arrival that all grants made by Paterson were to be cancelled. Walsh contested this ruling with regard to his grant, but was not able to receive confirmation of the status of his grant from Macquarie, who told him to have the land surveyed by Meehan, the Government surveyor. Meehan, however, refused to do so. A stalemate ensued for several years, during which time Walsh constructed fences and introduced cattle to the property. He then approached Meehan again, requesting another copy of his deed to the land, which he now wished to sell. Meehan advised that the deed was now lost, and that Walsh should petition the Governor to recognise his claim to the land. No petition was presented, however, and Walsh subsequently fell ill. On release from hospital he found his dwelling and fences destroyed, and an Aboriginal settlement established on the site.³ He later transferred his copy of the deed to the Deputy Commissary Drennan,⁴ who in August 1821 wrote to Colonial Secretary Goulburn, laying claim to the area of Walsh's grant, and enclosing his copy of the deed to the area, which he described as "the land or bay next to Woolloomooloo known by the name of Paddy's Point."⁵

One contributor to The Sydney Monitor, who referred to the recipient of Colonel Paterson's grant at Paddy's Point as "O'Donnel", and to Drennan as "The Gentleman", noted that after the death of Walsh, Governor Macquarie
Plate 1
Engraving, Sydney Harbour, view east from City, 1829.

Plate 2
Watercolour, Potts Point (right), Garden Island (centre) and Woolloomooloo (foreground), 1830.
Plate 3
Engraving, map showing Henrietta Town and Woolloomooloo (lower left-hand corner), 1822. Scale as shown c.1:50,000.

Plate 4
Engraving, the aboriginal settlement at Elizabeth Bay, probably 1822 or 1823.
begged the successor of poor old O'Donnel to let him have the land back again...the Gentleman gave back the land... to the row of huts (Macquarie) gave the name of Elizabeth Town." The settlement was also known as Henrietta Town. 7

Documentary evidence indicates that the site of the facilities constructed for the Aborigines was adjacent to the beach at Elizabeth Bay. One document notes that: "the wharf for the natives was on the far side of the point, towards Elizabeth Bay". 8 It is unlikely that the location of these facilities included the Bomera or Tarana sites, as they formed part of the land at the extremity of the point which was promised to Judge-Advocate John Wylde by Macquarie himself in June 1819. 9 However, the location may have included the area on which Jenner was later constructed.

Macquarie's successor Governor Brisbane subsequently used the Elizabeth Town area as an asylum for the insane. 10 However, the use of the settlement as an asylum was terminated by Brisbane's successor, Governor Ralph Darling, who apportioned Elizabeth Town and other areas as land grants, thereby incurring much public criticism. 11

Those who received grants included Wylde, who in 1822 was granted 11 acres (4.45 hectares) at what is now Potts Point, 12 and the Colonial Secretary Alexander Macleay, who in 1831 was granted an adjacent 54 acres (21.85 hectares) at Elizabeth Bay. 13 The area of Wylde's grant included that on which Bomera and Tarana were later built; the area granted to Macleay included that on which Jenner was built.
According to one account, between 1816 and 1824 Wylde was a judge of the Supreme Court. The relationship between Wylde and the fledgling Bank of N.S.W., and his allegedly ruthless wielding of judicial office are said to have contributed to the pattern of events and allegiances which led, firstly, to the refusal to recognise the claims of Walsh and Drennan, and secondly, to the granting of portions of the area claimed by Walsh and Drennan to Wylde and Macleay.

Macleay arrived in the colony with Governor Darling, and as Colonial Secretary worked diligently and faithfully in the service of the unpopular Governor. This led to his being granted the land at Elizabeth Bay, but it also led to disagreements with Darling's successor, Governor Bourke, and to his ultimate dismissal as Colonial Secretary.

Wylde ignored those conditions of his grant which called for the cultivation and development of the area. He finally sold six and a half acres (2.63 hectares) of his grant in July 1830 to Joseph Hyde Potts, a fellow official of the Bank of New South Wales. The land sold included the area on which Bomera and Tarana were later constructed.

Macleay built Elizabeth Bay House between 1835 and 1838. The first recorded building in Wylde Street was a small building at the northern extremity of the point, which was evident in an 1837 map of the area. By 1843 Frederick Parbury's house Grantham had been constructed on the western side of the street, adjacent to
Plate 5
Engraving, 1832 map showing areas of grants to Wylde and MacLeay.
Scale as shown c.1:10,000.

Plate 6
Map of Pott's Point, c.1837.
Scale as shown c.1:5,000
Plate 7
Potts Point and Elizabeth Bay 1841-1843.
Scale as shown: c.1:5,000.

From the original map in the Mitchell Library, Sydney.

Plate 8
Wylde Street area, 1865 (house titles added by author). Scale as shown 1:2,000.

From the original map in the Archives Office of New South Wales.
the southern boundary of Wylde's original grant. Pl. 7

In 1842 Potts received a loan of 8000 pounds from the Bank of Australia, which was for the purpose of erecting "several messuages and dwelling houses and other buildings", on five acres (2.02 hectares) of his Potts Point land adjacent to the north-west corner of Macleay's property. He subsequently sold the southern-most portion of this land, lot one; the remainder he subdivided into eight allotments, on five of which he constructed five nearly-identical groups of stone buildings. Both Potts and Macleay fell upon hard times in the mid-1840's, and they ceased to play any direct part in the affairs of the area.

The house built on Brown's allotment was known as Tor Cottage (later Chatsworth I). Those on lots two to six were, respectively, Percy Lodge (later Bellevue), Clarens (later Charlemont), Como, Moncur Lodge (later St. Mungo), and Clifford (later Glamis Hall).

By 1854 Berryfield (later Wyldefel) had been constructed. In the period between 1854 and 1865 Campbell Lodge and Wildfel (later the first Fairhaven) were constructed, as well as Clopee (later Crecy) in 1855, Bomera in 1858, and Phoenix Cottage c.1861. Phoenix Cottage was demolished c.1867. Jenner was constructed by 1871, followed by Uningra (later Mulwa) in 1873, and Tarana in 1889.

With the construction in 1900 of Tarana's neighbour Agincourt, a portion of which remains, and is Commonwealth-owned, the number of houses in Wylde Street reached fifteen, the maximum number at any time in its history.
By the turn of the century wharves and roads were constructed along the western shores of Woolloomooloo Bay to the extremity of the Point, encroaching on the Potts Point properties.

Campbell Lodge was demolished in 1910,28 and Bomera was taken over by the Sydney Harbour Trust in 191129 as part of a legal settlement which enabled Cowper Wharf to be extended further north into the harbour.30

The adjacent area of Woolloomooloo had been transformed from a sleepy, semi-rural area to a poverty-striken slum, and Potts Point itself had begun to undergo a change in its circumstances by the second decade of the twentieth century. Many of the early families had moved elsewhere, and many houses of the Point had been converted to other uses, principally as boarding houses and private hospitals.31

The house Kismet, which is now Commonwealth-owned, was constructed c.1919.32 The last house built in the street was Chatsworth II. Now also Commonwealth-owned, it was built in 1921, replacing Chatsworth I,33 which had stood in a different location on the same site.

By the 1920s both Bomera and Tarana had been converted to use as boarding houses, and blocks of flats such as Bellevue Gardens constructed; wharfage buildings had been constructed on the extended Cowper Wharf. In 1937 the great house Grantham was demolished.34 The houses Como and St. Mungo had also been demolished by 1940, to make way for the new Collins Avenue sub-divisions.35

There appears to have been little protest at the loss
Plate 9
Wylde Street, 1889. (Buildings constructed 1884-1889 shown cross-hatched unless noted otherwise. Building names and heavy outline to main buildings only added by author.) Scale as shown: 1:2,000.

From the original photograph in the Mitchell Library, Sydney.

Plate 10.
Wharf extension, east side of Woolloomooloo Bay, 1911.
Plate 11
Bellevue Gardens, on east side of Point, 1940.

From the original photograph in the Mitchell Library, Sydney.

Plate 12
Aerial view of Point, 1930. (House names added by author).
of heritage fabric which occurred in the Wylde Street area between the wars, apart from that of one writer, who wrote in 1930 that: "Innumerable lofty flats...somewhat arrogantly occupy the sites of old-time houses once the pride and glory of vanished days. Alas that progress entails such sacrifices".36 Another writer expressed regret at the demolition of Grantham, but noted that "sentiment must not stand in the way of progress".37 After the Second World War Morton Herman acidly described the flats which replaced Grantham as: "modern buildings of squalid design."38

During the Second World War reclamation works were carried out as part of the construction of the Captain Cook Graving Dock, and Wylde Street was extended to meet Cowper Wharf Road. The Commonwealth resumed most of the private residences on the east side of the Point. These developments resulted in the demolition of Crecy, the loss of foreshores access for all the old residences in Wylde Street, and the loss of site elements such as private jetties, boathouses, swimming pools, gardens, statues etc. The construction of the Dockyard substantially encroached on the sites of the old residences.

The graving dock, formal discussion of which was commenced by October 1938,39 was designed by the British firm of Sir Alexander Gibb and Partners, and represents one of the most significant engineering projects in Australian history.

Three sites were considered in the initial report on the location of the dock. The first was at Adelaide at
"the North end of the Outer Harbour Deep Water Wharf". The others were both in Sydney Harbour, one at Woolwich, west of the Harbour Bridge, the other between Potts Point and Garden Island. The Potts Point site was considered to have certain advantages inasmuch as it would improve the facilities of the Garden Island Complex, particularly by the enlargement of its area; it was also believed that provision of access to the mainland would be of more commercial use than if located at any other port, and "could be constructed at less cost than at either of the other two sites".

However, one of the most telling points in favour of the Potts Point site, as opposed to the Woolwich site, was strategic. This was explained in an analysis of the Woolwich site, which noted the possibility of the Sydney Harbour Bridge being bombed and collapsing in the event of war, and thus blocking off the Woolwich Dock and any ships located west of the Bridge for an indefinite period.

The dock construction project was the responsibility of the Commonwealth Department of the Interior, but it was carried out by a state and federal government agreement which involved the State Department of Public Works in the supply of stone for the coffer dam, the Maritime Services Board for the construction of the coffer dam and fitting-out wharf, and the Metropolitan Water Sewerage and Drainage Board for the construction of the body of the dock proper.

The precise location of the dock at the Point was the subject of much discussion, and was intimately
Plate 13
Sydney Harbour, aerial view looking west from coastline, 1929.
(Place names added by author.)

Plate 14
Wylde Street area, 1939, showing proposed extension of Wylde Street.
Scale as shown 1/2,000.
Plate 15
Preliminary plan of graving dock layout, undated.
Scale as shown 1:5,000.

Plate 16
Plan of graving dock layout, August 1940. Scale as shown: 1:5,000. Note difference in length of dock, and annotated modifications to south wall of coffer dam.
connected with the question of acquisition of the Potts Point properties. The planning of the dockyard envisaged the acquisition of the old foreshores residential sites as a temporary expedient, lasting only as long as was necessary to facilitate construction of the dockyard, after which the sites would be released.

On 24th June 1941, a letter regarding the acquisition of areas adjacent to Collins Avenue stipulated that the land would be required until 31st December 1941.  

In a letter of 15th February 1944, the Acting Commonwealth Director General of Works for the Dockyard site, M.W. Mehaffey, stated:

"Although most of the properties adjacent to the Dock area are at present Commonwealth-owned, it is the present intention to resell them."  

The limited nature of the acquisition proposals is also reflected in records concerning acquisitions. For instance, the Dock Committee noted in April 1941 the possibility of opposition to the acquisition of the Tarana site. The chairman of the Committee concluded that "...in those circumstances there appeared to be no need to press for the acquisition of any more than was actually required..."  

A Department of the Interior letter of October 1941 noted with regard to certain properties acquired or occupied on the eastern side of Wylde Street, that the land closest to the street was only occupied under emergency regulations, and was to be "restored to its
present condition at the end of the job".\textsuperscript{47}

It would also appear that it was originally envisaged
that the dockyard would not encroach on the original shore
boundaries (high-water mark) of the old residential sites,
and that, apart from the extension of Wylde Street through
the Bomera, Tarana and Crepy sites, and the loss of their
access to the waters of the harbour, the Potts Point pro-
erties were to be virtually unaffected by the Dockyard
construction. An early drawing indicates that it was not
intended that Bellevue Gardens, Chatsworth and Jenner were
to lose their access to harbour waters; this situation was
to change during the course of the war.

With regard to the Potts Point properties the January
1940 report on the location of the dock noted: "...any
fears as to the disturbance of amenities are
unjustified."\textsuperscript{48} However, the decision was made early in
the war to locate the Dock closer to the shore than was
originally stated.\textsuperscript{49} A note penned by Mahaffey on 30th
October 1940 drew attention to the urgent need to make a
decision on acquisitions necessary for the works. Mehaffey
observed that locating the graving dock closer inshore
than originally intended would involve more extensive
acquisitions, but would result in construction cost
savings, since it would reduce the amount of reclamation
necessary, and would facilitate construction of the
western wall of the dock. He concluded: "Thus the final
location of the Dock is to some extent tied up with
resumption, and until final location is determined it
will be unwise to commence construction work."\textsuperscript{50}
The question of whether the foreshores properties were to be acquired for permanent incorporation in the Dockyard area was also affected by the amount of compensation payable to the owners of foreshores properties for the loss of water frontage.

A Department of the Interior letter of 13th November 1940 noted that compensation to the property owners for loss of water frontage and depreciation of other properties was likely to be fifty percent of the cost of acquiring the majority of the properties on the eastern side of Wylde Street.

The letter requested advice on the maximum area from the existing waterfront necessary for the construction of the dock, in view of the fact that it was desirable to acquire not only reclaimed areas of the properties but also "portion of the original terrace".51

The subsequent decision to not only acquire portions of the Potts Point properties, for the purpose of dock construction, but also to permanently include these portions within the dockyard itself, had immediate and far-reaching effects on these properties.

The ensuing construction work cut through the lower (foreshores) areas of the sites and either covered or demolished their nineteenth- and early twentieth-century gardens and other site features such as jetties, boat-houses, swimming pools, etc.

The wartime works proposals which resulted in the demolition of Crecy and the extension of Wylde Street also  Pls 18, 19, 20 included certain other works which were never realised.
The first of these works was the proposed foreshores road from Billyard Avenue to Cowper Wharf Road. This proposal, preliminary work for which was in hand by October 1940, and which was not abandoned until shortly after the war, would have involved the demolition of Agincourt, Kismet, Fairhaven I and Wyldefel Gardens.

Another proposal would have probably resulted in the Wylde Street extension being carried through Bomera, and possibly Tarana, rather than around them.

The decision to construct the Graving Dock at Potts Point was not universally acclaimed, despite the Gibbs report's assurances that: "...the scheme...will provide an attractive and valuable addition to Sydney Harbour..."

In January 1941 Walter E. Bethel wrote bitterly that the handing over of Garden Island for a naval dockyard had been the "thin end of the wedge" in the despoilation of Sydney Harbour, and that "now Potts Point itself is doomed." The Sydney Morning Herald struck a marginally less pessimistic note. In December 1940 it noted with regard to the old properties that "one of them may be saved for administrative offices."

Another article from the Herald, of 14th January 1941, remarked:

"And so, yet another section of Sydney's foreshores will lose its beauty. Trees will make way for machines, and visitors sailing down the Harbour will see a dockyard instead of beautiful homes framed in Magnolias and Moreton Bay fig-trees."
Plate 17
Prewar reclaimed foreshores, east side of Potts Point, looking south.

Figure 1
Potts Point land acquired by Commonwealth during and after World War II. Scale as shown 1:2,000.
Plate 18
Area of Jenner and Chatsworth sites, excavated for construction of underground power generating facilities. C.f. Figure 11.

Plate 19
Eastern side of Potts Point, partly cleared and excavated for dock construction plant, June 1942.

Plate 20
Area of demolition of Crecy and excavation for extension of Wylde Street, December 1942.
Perhaps with unconscious irony, another letter expressed support for the Potts Point project, but cautioned against quarrying Bradley's Head, since:

"...It would be a very serious thing to spoil the beauty of Sydney Harbour by any immediate need..." 60

Other members of the public questioned the strategic viability of the Potts Point site. 61 However, the dock construction proposals appear to have stimulated the imagination of the general public, rather than to have evoked protest, with several people making suggestions as to how the project should be carried out. 62

The Dock was constructed by building an immense coffer dam of loose fill around the area of the dock, pumping out the seawater (dewatering), constructing the graving dock, then removing the coffer dam fill. The coffer dam was completed by February 1942 and dewatering by April 1942. Concreting and construction work commenced late in that year and continued through 1943 and into 1945. 63 The first flooding of the dock took place in September 1944; the removal of the coffer dam was carried out in 1944 and 1945. 64

The Graving Dock was opened on 24th March 1945, by the Duke of Gloucester. 65 It is one of the ironies of the wartime construction at Potts Point that despite work carried on intensively, at times around the clock, the building of the Captain Cook Dock was not able to be used, and then in an incomplete state, until a few months before the end of the war. The post-war presence and modernisation of the dock have been the subject of
considerable debate, with opposition on the grounds of environmental impact and the potential danger to the city being expressed by, among others, the former N.S.W. State Premier Neville Wran, in 1979. The controversy over the modernisation proposals has historical links with the sites which are the subject of this study. One of the most radical of the proposals, has involved the replacement of 3 fine old wharfage buildings by a massive car park along the eastern shore of Woolloomooloo Bay. This covers an area which includes part of the former Bomera site, resumption of which was the subject of a lengthy court case and a special act of the N.S.W. Parliament.

The post-war period saw as great a change to the streetscape of the Wylde Street area as the war-time era saw to the foreshores of the Point. The Commonwealth at one time or another during and after the war has owned eleven nineteenth or early twentieth-century buildings in the Wylde Street area. Of these, the Commonwealth demolished Charlemont and three of the four stories of Agincourt, and sold off Glamis Hall, Wyldemel, Fairhaven and Bellevue Gardens to private interests. In all these cases, with the sole exception of Bellevue Gardens, the new owners demolished the old buildings. Had all the Commonwealth land on the Point been sold, it is highly probable that all the buildings on this land would have been demolished.

The Commonwealth retains ownership of Bomera, Tarana, Chatsworth, Kismet and Jenner. These properties are largely intact, and they present the Commonwealth
Plate 21
Construction of Coffer Dam, December 1941.

Plate 22
Coffer dam after dewatering, April 1942.

Plate 23
First use of dock, April 1945.
Plate 24

Plate 25
Chatsworth II as existing.

Plate 26
Kismet as existing.
with an opportunity to salvage the major part of the cultural significance of these places.
SECTION 1 NOTES TO THE TEXT


3. Ibid.


7. Sydney Ferries Ltd. Panorama, Sydney, 1935. M.L. no. 981.1/120. This publication refers to the Kings Cross area as a "...a locality originally called Henrietta Town after Mrs. Macquarie, whose maiden name was Henrietta Elizabeth Campbell."


11. Hall, op. cit. This letter noted: "...The claims of the Aborigines and the lunatics were forgotten, or at least were set aside; and Elizabeth Town...was, in conjunction with the convicts' garden at Hyde Park... given to members of our town councils and of the staff, to the Judges and to the Governor's relations..."


15. Kenny, op. cit.


17. L.T.O., O.S. Serial 18, No.128. The conditions of the grant included the cultivation of four acres of the site within five years. See also: Section 3, Part I : BOMERA AND TARANA SITE OWNERSHIP.
18. L.T.O., O.S. Book D, No. 328. Wylde sold the remaining part of his grant to Caleb Wilson on the same day. (L.T.O. Book D, No. 176)


22. C.C.S., Council Rates Assessment, Cook Ward, 3rd and 16th June 1845.

23. Ibid. This document describes five identical groups of buildings as then existing, located within lots two to six inclusive, and part of the insolvent estate of Mr. Potts.

24. Reference to Potts' insolvency is made in R.G.O. No. 735, Book 10. Reference to Macleay's financial problems is made in his will (P.D.S.C. series 1 No. 1932, instrument P).

25. See Appendix 1.

26. Ibid.

27. Sands, 1900, p.148. This edition of the Sands directory is the first to list Agincourt as existing. It is not mentioned in any of the Council Rates Assessment Records, including the previous record of 7th April 1891.


30. Ibid.


32. Sands, 1919, p. 141. This edition for the first time lists an occupant between the listings for the occupants of Agincourt and Fairhaven. Kismet, which was constructed between these two buildings, is mentioned for the first time by name in the 1924 edition.

33. Council Rates Assessment, Fitzroy Ward, 28th April, 1921. C.C.S. Archives. This document contains two listings for no. 22 Wylde Street. The first is for "Chatsworth House", described as a sandstone building with an iron roof valued at 492 pounds. This listing is accompanied by the notation "SUP'D B". The second listing is for a brick building with a tile roof, valued at 800 pounds.


35. *S.M.H.*, 13th December 1940, p. 12. This edition shows the area of Como and St. Mungo as "vacant land".


41. Ibid., p.2.

42. Ibid, pp.1, 2, 4. An appendix included in pages 5 and 6 of the report noted: "If the Bridge collapsed it would probably fall sideways and a large amount of steel work would be likely to project above the surface of the water...it is likely that a large amount of twisting and distortion of the steel work would occur, and it is consequently impracticable to estimate with any close degree of accuracy the time which would be taken to have the steel work cut and sufficient of it removed to enable shipping to proceed..."

43. D.I., New Cofferdam, Brief History, etc., op. cit., p. 3.

44. D.I., Mehaffey, M.W., to Property Officer, 24th June 1941. A.A. SP 217/1, op. cit., Water Board, pt. 1, 1941-1942.


48. D.I., New Cofferdam, etc. op. cit., p. 2.

49. D.I., Mehaffey, M.W., Notes on Garden Island Dock, 30th October 1940, p. 1. New Cofferdam, op. cit., G.D.S. Notes Submission, 1940. In this earlier document, Sir Leopold Saville expressed the following reservation about the proposed location of the dock: "...the foundations for the Graving Dock at the Garden Island site, as shown on the drawings, may require modification...after more detailed boring
operations have been carried out..."

50. Ibid, p. 2.


57. Bethel, W.E.,: "Historic Harbourside Homes - Doomed Mansions of Potts Point". The Sun, 4th January 1941, p.5.


62. A.A. SP217/2, op. cit., Garden Island Graving Dock Coffer Dam 1940-1941. The suggestions mainly involved the locations of possible sites for quarrying the stone needed for the coffer dam walls. Two writers suggested that the quarries should be used to provide a fuel storage area immune from air attacks. Another suggested that the stone be gained by completing the Warringah Railway Tunnel, portion of which had already been constructed at North Sydney Railway station. The Australian Railways Union Women's Auxiliary demanded that a tunnel to Kings Cross be constructed. One writer suggested, with reference to the Commonwealth land at Middle Head, that: "...an open cut or partly cut and tunnel be made through this land...from the Harbour to the waters of Middle Harbour", and that this would provide "a more direct route to Balmoral Beach and the Spit district". Another writer suggested that the second of Garden Island's two original hillocks should follow its predecessor and be levelled, to provide stone and fill, as well as an additional area for the buildings on the Island proper, and hence also to reduce the area needed to be reclaimed for the dockyard.

64. M.S.B., Monthly Report No. 45, 31st July 1945. Ibid. This document noted: "Dredging of Coffer dam still taking place".


68. See Appendix 1.
SECTION 2

BOMERA

and TARANA
BOMERA AND TARANA BUILDINGS AND SITE

PART 1: CULTURAL SIGNIFICANCE
BOMERA AND TARANA SITE OWNERSHIP

No physical evidence has been located concerning Aboriginal use of the Bomera and Tarana sites, nor of their use by Paddy Walsh or Judge Advocate John Wylde.¹ Wylde's grant of eleven acres of land at Potts Point appears to have had a negligible impact on its physical condition, according to the documentary evidence.

The conditions of the grant were:

"Conditioned not to sell...the same for the space of five years...and to Cultivate Four Acres within the said Period, reserving to Government the right of a Highway throughout the same, and also such Timber as may be deemed fit for naval purposes."²

In a despatch of 26th March 1828, Governor Darling wrote:

"The allotment bearing Judge Wylde's name was granted to the gentleman...several years since, and still remains un-improved. I propose writing to inform the Judge that it will be resumed by the Government unless the conditions of the grant are speedily fulfilled."³

The problem posed by Wylde's neglect of the site was largely solved when on 7th and 8th June, 1830, he sold six and a half acres (2.6 hectares) of it to Joseph Hyde Potts,⁴ another official of the Bank of N.S.W.⁵ The area sold was located at the extremity of the Point. It comprised the area of Wylde's grant, with the exception of four and a half acres (1.82 hectares) in the south-west

Pl.27
corner. It included the area on which Bomera and Tarana were later built.

On the 6th and 7th June 1843 Potts sold five acres, two roods and ten and a half perches (2.25 hectares) to his mother-in-law Mary Anne Bates. This area also included the site on which Bomera and Tarana were later built. Shortly afterwards, Potts' financial affairs came to grief, and his estate was placed under sequestration orders by the courts on 16th August 1843. Payment for the property previously conveyed to Bates was not finalised, and after Potts' bankruptcy the property was conveyed to the trustees of Potts' insolvent estate, Messrs. Dawes and Smart, merchants.

On the 23rd April 1846 Dawes and Smart sold the property by public auction. The successful bidder was the merchant Robert Campbell who during the next ten years subdivided the area into seven subdivision allotments. The southernmost of these, on the west side of Wylde Street, was not numbered; the others were numbered one to six. On 25th June 1856 Campbell sold "lots one, two and part of three of the Potts Point Estate and another portion in the occupation of John Frederick Hilly" to the same John Frederick Hilly, the Sydney architect. The indenture of conveyance was accompanied by a mortgage on the same site. On the same day, Campbell conveyed "lot four and half of lot three" to William McQuade, of Windsor. This was also to be repaid by mortgage.

On 3rd September 1857, McQuade completed three transactions concerning land at Potts Point. In the first of
Plate 27
Land sold to J.H. Potts by 8th June 1830. Scale as shown: 1:2,000. Half-tone added by author.
Figure 2
Map of Potts Point, showing dates of transfer of lands at Potts Point by 10th April 1858. Scale as shown 1:1000.
these he purchased part of lots one and two of the Campbell Estate subdivision, and part of the southern half of lot three.\textsuperscript{15} In the second, he finalised payment on lot four and the northern half of lot three.\textsuperscript{16} In the third, he purchased lot five of the subdivision.\textsuperscript{17}

On 11th March 1858 McQuade took over from Hilly the repayments on the remaining portions of lots "one, two and part of three" from Hilly;\textsuperscript{18} the property was paid off completely on 24th September 1859.\textsuperscript{19}

On 10th April, 1858, Hilly conveyed his adjacent Potts Point properties to McQuade, with the exception of a large central portion, which was still covered by the terms of a previous mortgage for 2500 pounds.\textsuperscript{20} By the time the construction of Bomera was completed in late 1858,\textsuperscript{21} the site on which it stood, together with the mortgaged area, stretched from Victoria Street along the west side of Wylde Street to the extremity of Potts Point. \textsuperscript{Fig.2}

An 1855 painting depicts the area as rocky and still heavily timbered. The "quarry" referred to in the painting's title appears to be located within the present Bomera and Tarana site.\textsuperscript{22} The indenture conveying part of lots one, two and three of the Potts Point Estate to McQuade\textsuperscript{23} describes fences and rubble walling as existing on the boundaries of the allotments, as well as the "boat harbour on Woolloomooloo Bay" which is shown on the accompanying map as neatly bisected by the boundary between lots two and three of the Potts Point estate.

By 1862 stone sea walls, a bathing house, landing steps, and the Subscription Boat Club Boat House and its
stone wharf, already existed within the area of grant of
reclaimed foreshores adjacent to that owned by McQuade.
On 10th August 1864 the boundaries of the Bomera site
were formally extended when this area was granted to
McQuade by the Crown.

On 15th September 1866, the land which had been con-
veyed by Hilly to McQuade in April 1858, together with
almost all the adjacent land for which McQuade had taken
over the mortgage in the same transaction, was reconveyed
to Hilly. The few portions which remained with McQuade
included an area between Hilly's house Campbell Lodge, and
Woolloomooloo Bay. A further grant by purchase, for re-
clamation of a small area of foreshores to the north of the
previous grant, and adjacent to lot 5 of Campbell's Potts'
Point Estate, was made to McQuade on 29th March 1867.

William McQuade died on 3rd April 1885, and the
terms of his will resulted in the Bomera site being
split into three components. The southernmost went to
his son William James Hale McQuade; the central portion,
on which Bomera stood, went to another son Henry Michael
Hale McQuade, and the remainder, the easternmost portion,
went to his other son Arthur Frederick Hale McQuade.

The will also empowered either him or the trustees
to construct a house on his land, and allocated a sum of
3,000 pounds for the purpose. Two sketches for a house
at Potts Point exist, one of which bears the name W.
McQuade, and both of which were presumably drawn up about
1894, since they show part of the boundaries of the
adjacent land resumed by the N.S.W. Government in that
Plate 28
Watercolour, probable view of Bomera site, c.1855.

Plate 29
Area of foreshores reclaimed by William McQuade, 6th March, 1862. Scale as shown 1:2,000.

Plate 30
Area granted to McQuade 10th August 1864. Scale as shown 1/2,000.
Inset: Further unclaimed area granted to McQuade 29th March 1867. Scale as shown: 1/2,000.
AREA BEQUEATHED TO McQUADE'S SONS, 1885.

Boundaries of area resumed by N.S.W. Government in 1890 shown with dimensions & bearings.
year. However, there is nothing in subsequent documents to indicate that construction of a new house was ever commenced.

Tarana appears to have been constructed on Arthur F.H. McQuade's land in late 1888 and 1889. In 1890 the N.S.W. Government resumed a large part of the areas bequeathed to William James Hale McQuade and his brother Henry Michael Hale McQuade, to carry out construction of new wharfage works. The resumption did not extend to the area bequeathed to the third son, Arthur Frederick Hale McQuade, nor was Bomera itself resumed at this time. The portion of the McQuade family's property resumed by the NSW Government comprised approximately seventy percent of William James Hale McQuade's landholding at Potts Point, and approximately twenty-five percent of that of Henry Michael Hale McQuade. The trustees of the McQuade estate contested in court the amount of compensation offered by the N.S.W. Government, demanding compensation of 85,150 pounds. The Government valued the land at 42,950 pounds and the matter was finally resolved by an act of the N.S.W Parliament, the McQuade Estate Act of 1894. Compensation was paid at the value of "forty-four thousand, two hundred and twenty-three pounds, six shillings and eight pence."

Tarana was not occupied by any of the McQuade family until 1895.

Further resumptions for the provision of new wharf facilities were announced by the N.S.W. Government in November 1900. The resumptions included the north-west
corner of the Bomera site. The trustees of the McQuade estate again opposed the resumption in the Supreme Court but this time demanded that the whole of the Bomera site be resumed.\textsuperscript{36} The court case proceeded for several years, during which time Bomera underwent changes in both form and use. In 1902 certain "reinstatement"\textsuperscript{37} works were carried out to Bomera. No documentary evidence of the nature of these works has been located, but the 1902 Sands directory\textsuperscript{38} is the last which indicated use of the building as a residence. The next listing, in 1904, gives one "Mark Brodziak"\textsuperscript{39} as the occupant, and a 1906 advertisement\textsuperscript{40} indicates that Mrs. Brodziak was by then using the building as a boarding house.

Between 1907 and 1908, the area of reclaimed foreshores within the Tarana site was extended almost to the limits of the area of the 1864 reclamation grant, up to the boundary of the Bomera and Tarana sites. By 1911 the wharf had been extended north into the harbour waters.

On 27th November 1911, the court case over resumption of the site was finally resolved. The court settlement involved all of the Bomera site being conveyed to the State Government, despite its objections,\textsuperscript{41} with the exception of the southernmost portion of the site, which was to be "dedicated as a roadway."\textsuperscript{42} The Bomera entry gates were also to be relocated to the new southern boundary of the site as part of the court settlement.\textsuperscript{43}

The Bomera settlement did not at this time affect the Tarana site. However, on 9th September 1917 the reclaimed foreshores area of the Tarana site was trans-
Plate 34
Bomera and Tarana site, 1908, showing reclamation works to Tarana foreshores in progress. Scale as shown 1:1,000.

Plate 35
Bomera site transferred to N.S.W. Government and Council of City of Sydney, 27th November 1911. Scale as shown 1:1,000
ferred to the Sydney Harbour Trust Commissioners. On 15th January 1919 the remainder of the Tarana site was conveyed to the NSW State Government, thus bringing both the Tarana and Bomera properties under the ownership and control of the State Government.

The Sydney Harbour Trust leased Tarana to Arthur F.H. McQuade from 28th August 1917 to 1st September 1921; however, McQuade died on the 4th September 1919 and by 1921 both Bomera and Tarana were being run as apartment buildings.

The last link between the McQuade family and any land which was, or had formerly been, part of the Bomera or Tarana sites, was severed some six years later. In September 1927 Cecily McQuade granted power of attorney for the sale of the last remaining area of the Potts Point land bequeathed to William James Hale McQuade, who had died in 1903. A Certificate of Title to this area was issued to the new owner, John Hepburn Park, on 5th December 1928. The seventy-one year involvement of the McQuade family in the history of the Bomera and Tarana sites ended with this transaction.

Until the acquisition of both sites by the Commonwealth Government there were no further modifications to the site boundaries. On the 26th June 1941 the Bomera and Tarana site was acquired by the Commonwealth as part of its programme of wartime acquisitions, as well as the adjacent Crecy site east of Tarana, with the exception of a serpentine portion set aside for the new extension of Wylde Street to meet Cowper Wharf Road.
On the 30th November 1944 the other area needed for this extension (i.e. the area located on the Bomera and Tarana site) was transferred to the Council of the City of Sydney, as well as a small triangle of land adjacent to the Wylde Street gateway.

The Wylde Street extension cut through the site, alienating the northern section of the site, and severing irrevocably the link between the two buildings and the adjacent area of harbour water - which was, in any case, being rapidly reclaimed as part of the construction of the Captain Cook Dock.

The final modification to the boundaries of the Bomera and Tarana site occurred on the 16th February, 1950 with the acquisition of an area of approximately eight and a half square metres adjacent to the southern extremity of the site, to bring about its present boundaries.
Plate 36
Remainder of Tarana site transferred to Sydney Harbour Trust, 15th January 1919. Scale as shown: 1:1,000.

Plate 37
Last of Macquade Estate land at Potts Point, sold 5th December 1928. Scale as shown 1:1,000.
Plate 38
Bomera and Tarana site, and part of adjacent site, acquired by Commonwealth 27th June 1941. Scale as shown 1:1,000.

Plate 39
Portion of Bomera and Tarana site transferred to Council of City of Sydney, 30th November, 1944. Scale as shown 1:1,000.

Plate 40
Bomera and Tarana site, 1985. Scale as shown 1:1,000.
BOMERA: MAIN BUILDING

Bomera\textsuperscript{53} was constructed by 1858,\textsuperscript{54} but it may have been completed as early as the end of 1857.\textsuperscript{55} The possible period of construction of the building is between June 26th 1856, (the date of William McQuade's purchase of the land on which Bomera was later built)\textsuperscript{56} and late 1858.

The first council rates assessment for the house, prepared between 1855 and 1858, simply notes the presence of a "house" with stone walls and a slate roof in the name of William McQuade.\textsuperscript{57} The presence of a "Stable, Coachhouse and hayloft", is noted in 1858 as well as a separate listing for "outoffices"\textsuperscript{58}. This probably refers to the two-storey servant's quarters, which was located between the house and the Stables and Coachhouse.\textsuperscript{59}

The fact that the coachhouse, stables, and "outoffices" were not listed in the first council rates assessment for the house indicates that the house itself was probably constructed and occupied prior to the construction of the other buildings.

There is considerable evidence to suggest that John Frederick Hilly was the architect of Bomera.

The writer Nesta Griffiths stated that:

"Mr. William McQuade built on the extreme point a house called Bomerah about 1856 with Mr. Hilly as architect. My father and mother rented this in 1890."\textsuperscript{60}

Some weight is lent to the claim that Hilly was the
architect by this evidence of Griffith's personal and early acquaintance with the building.

On 26th June, 1856, two tender notices of possible relevance to the building appeared. They read consecutively, as follows:

"SEPARATE TENDERS will be received until the 20th JULY, for the carpenter and joiner's work of a house at Potts Point. Plans and specifications can be seen at the offices of HILLY, LAMBETH, and MANSFIELD, architects, Pitt-street.

"TO BUILDERS - Tenders are required for the erection of a Residence. Excavation and masonry will be let in a separate contract from the rest of the work. For plans and specifications apply at the offices of the undersigned, to whom tenders are to be addressed, on or before Monday, 7th July. HILLY, LAMBETH and MANSFIELD, Architects, 27, Pitt-street. June 24th 1856."61

The tender notices of 26th June 1856 are likely to have applied only to Bomera or to another house Undercliff.62 However, the tender notices appeared only one day after McQuade's purchase of the land on which Bomera was later built, and the chances of these tender notices applying to Bomera thus seem rather remote; it is not likely that McQuade would have already commissioned the design and documentation of a house on land which he did not yet own.

On 15th July, 1856, an anonymous notice was published, stating: "To MASONs - Good hands wanted at Potts Point".63 On 26th July, 1856, another followed, reading: "To MASONs - The highest wages given to good Hands at Potts Point."64
Plate 41
Watercolour, Bomera from north-west, 1859-1862.

Plate 42
Bomera, plan outline of main building, c.1860. Scale as shown c.1:1,000.

Plate 43
Watercolour, Bomera from west, c.1861. Portico outlined.

Plate 44
Bomera from west, during or prior to 1869. Portico outlined.

Plate 45
Bomera from north, 1875. Lion statue outlined.
Plate 46
Bomera plan outline, 1865. Scale as shown 1:500.

Plate 47
Bomera plan outline, 1884. Scale as shown 1:500.
These advertisements almost certainly referred to the project previously advertised by Hilly on 26th June.65

On 27th September 1856, another notice appeared, as follows:

"To BUILDERS - Tenders are required for the erection of a Villa, at Potts Point. Plans and specifications may be seen at the offices of the undersigned, to whom tenders are to be addressed on or before MONDAY, October 6th. HILLY, LAMBETH and MANSFIELD, architects, 27, Pitt-Streer. September, 26."66

No other tender notice for construction of a substantial building in the Potts Point area was published in The Sydney Morning Herald between June 1856 and June 1858. The location and implicit periods for design, documentation and construction of the building indicate that it almost certainly referred to the Bomera site. Anecdotal evidence suggests that convict labour may have been used in the construction.67

A number of notices for minor works, or for various trades of work, appeared subsequently in the columns of The Sydney Morning Herald. These do not precisely locate the project, but they do suggest an order of work consistent with that which would have followed the letting of a tender for the construction of Bomera, assuming Hilly's tender notice of 27th September 1856 to have been in reference to the building.68

In July 1857, the following tender notice appeared:

"To CONTRACTORS - TENDERS will be received
for Coach house and stabling, to be erected at Potts Point. For plans &c. apply to HILLY and MANSFIELD, architects, 27 Pitt-street. 8th July."69

It is likely that the "coach house and stabling" is the L-shaped building which still exists on the site south of the main building, and which is identified by a later document as a carriage house and stables.70 The existence of the stables and coachhouse is confirmed by a rates assessment of June 1858,71 and it appears in a painting of the site executed before 1862.

In September 1857 an advertisement in the name of Hilly's firm, and addressed to "Masons and Ironworkers" called for:

"Tenders...for the construction of a Dwarf Stone Wall, with Piers, and iron gates and railings in front of a dwelling house at Woolloomooloo."72

This advertisement may have referred to the construction of the Bomera entry wall and gates. The description of "Dwarf Stone Wall, with piers, and iron gates and railing" certainly fits the photographic evidence of the former Bomera gates. However, the given location casts some doubt on the relevance of this document. A near-identical notice was placed in September 1859 for works "near Potts point"73.

In July 1862, a tender notice for works in George Street, Sydney was placed by Hilly for McQuade, thus revealing that by then at least their relationship was
definitely that of architect and client.\textsuperscript{74}

On the basis of the above evidence it would appear that the only tender notice likely to have applied to the construction of Bomera was the advertisement placed by Hilly, printed in The Sydney Morning Herald of September 27th, 1856, and that Hilly was almost certainly the architect of Bomera.

A map dated c.1860 shows Bomera as the only building then on the site, "U" shaped in plan, with the south-east wing slightly longer than the south-west. \textsuperscript{Pl. 42}

The existing portico at the main western entry to the building may have been constructed as part of the original works, although it is not in evidence in the map of c.1860, nor in another of 1865. A painting dated c.1861 shows the portico as then existing, as does a photograph taken during or prior to 1869. \textsuperscript{Pl. 43, Pl. 44}

The existing statues of lions were, presumably, installed at the same time as the portico. One is just visible flanking the entry in an 1875 photograph. \textsuperscript{Pl. 45}

The existing south central room was added to the house after 1865. According to one article: "A... special hall was built for the...organ at 'Bomera'...in which were also installed a billiard table and lounges."\textsuperscript{75} The use of the room to house the organ is confirmed by a 1925 article on Bomera, which referred to "the immense interior of the organ room".\textsuperscript{76}

Documentary evidence indicates that the room was already in existence by 1884. \textsuperscript{Pl. 46}

A May 1876 tender notice placed by John Frederick
Hilly called for tenders for "the erection of a ballroom and other additions to a gentleman's residence within the city". A council document of February 1877 refers to the "new billiards room" at Bomera. Both these documents appear to refer to construction of the building's south centre room. The existing two-storey stone wing at the building's north-east corner, may also have been part of the "other additions" mentioned in Hilly's 1876 tender notice. The bathing house and summer house appear subsequently and may also have formed part of a project of additions designed by Hilly.

By 1884 the existing stone steps had been added to the north verandah. The existing statues of Sphinxes which stood on the stone pedestals flanking the steps were, presumably, installed at the same time.

During 1883 and 1884 the building was leased to the Admiral of the Australian fleet, Commodore James Elphinstone Erskine. This appears to have generated a belief that Bomera was used as "Admiralty House" during this period. However, Bomera was not the official residence of the Admiral. Sir Henry Parkes noted in 1882:

"The new Commodore...will not only keep his official Residence, but he is also going to provide himself (at his own cost...) with a House and grounds, somewhere in the suburbs, so he can entertain."

In 1885 William McQuade died. The Bomera site was bequeathed in three parts to his sons. That on which Bomera stood became the property of Henry Michael Hale
**Plate 48**
Bomera Sphinx, 1936.

**Plate 49**
Details from advertisement for "Bomera Mansions", 1906.

**Plate 50**
Existing stained glass window, first floor south-east room 4.

**Plate 51**
Awning, stables entry, as existing.

**BOMERA MANSION** is within 15 minutes of the Sydney Post Office—convenient to Tram and 'Bus; Suites of Apartments; Special Arrangements for Families; Extensive Grounds; Water Frontage—with all the advantages of a Seaside Residence. Letters and Telegrams will receive prompt attention.
Plate 52
Bomera north face, showing retaining wall under construction, c.1911.

Plate 53
Bomera north face, 1941.
The building was either occupied by the owners or leased to various people as a single residence until the turn of the century.86

A 1902 tender notice called for tenders to carry out "reinstatement" of the building.87 This almost certainly signalled the end of the period of the building's use as a single residence and its conversion to use as a boarding house. A 1906 advertisement offered "suites of apartments" in "Bomera Mansions" under the management of Mrs. M. Brodziak. The change of use may have occurred by 1902.88 The only remaining physical evidence which is likely to have remained from the conversion works is the distinctly Art Nouveau stained glass of the window of first floor south-east room no.3, the ground floor windows and doors of the north-east extension to the building, and the awning over the entry to the old stables. The style of these works does not correspond to that of the period of original construction, nor to that of the 1942 works, but is consistent with that of works carried out at the turn of the century.

In 1907 or 1908, the Bryceson organ was moved to Tarana's ground floor west room, which was being extended in October 1907.89 One source attributes the relocation to the impending visit of the U.S. Great White Fleet in 1908,90 but it is possible that it was also done to prevent the N.S.W. Government acquiring the organ along with the house itself, ownership of which was transferred to the Government in 1911.91
The building appears to have been divided into separate apartments between 1914 and 1921. This probably followed acquisition of the site by the NSW Government in 1911. By this time a deterioration in the appearance of the building was evident. A description of the house in 1925 noted that "on the stone coping of the verandah...are two conspicuous heads of Neptune". According to one account, at least by the 1930's, two statues "wisdom" and "folly" were installed in the main ground floor lobby of the house. By 1941 partitions and timber louvre screens had been added to the ground and first floor verandahs. Steps between Bomera and Tarana had also been constructed, as well as external stairs to the north-east and servants wings of Bomera. Partitions had been installed in some of the larger rooms.

Following Commonwealth acquisition of the Bomera and Tarana site in 1941, extensive works were carried out to both buildings in order to adapt them to their new use as the Navy Fleet Headquarters, Eastern Australian Command. These works involved removal of the external stairs, removal of the partitions and screens from the verandahs and rooms of the main building, the construction of a new safe room, the installation of new toilet and shower facilities on both ground and first floor, and modifications to some doors and windows on the south and east sides of the building.

However, the most radical change to the Bomera complex during this period involved the demolition of the former servants wing.
Plate 55
1942 works, first floor plan. Scale as shown: 1:200.
Summary of work to be done:

Remove portions of building, stairs and parapets shown outlined on plan.
All masonry is to be re-used where possible.
Remove all gutters and hens from verandahs.
Remove shake and parapets from doorways.
Remove old existing sash windows and doors.
Add portion shown coloured on plan, re-using masonry, here demolition as far as possible.
Build up existing openings where shown.
Provide and fix doors to existing openings where doors are missing.
Base floor and ceiling where indicated.
Strip all walls and ceilings, patch and paint two coats including woodwork, oil or water colour as required.
Repair of treads, risers, channels, doors and sashes. Clean down and paint externally all masonry and woodwork previously painted.
Provide for electrical repair throughout.
Provide and lay timber to all floors except where otherwise directed.
Provide and fix blinds and blockout blinds to all windows and glazed portions of doors.
Fix mesh opal'd wire netting beneath roof cladding.
Provide concrete steps at side of entrance.
Provide access from warden's entrance, on Harbour side.
Endings with manproof fence as directed (see detail.)

Plate 56
1942 works, cross-sections and minor elevations. Scale as shown 1:200.
Plate 57
Bomera and Tarana (on right), November 1943.

Plate 58
Bomera west face, undated (skylight behind tree).
A minor addition was made to this wing, resulting in a squared-up northern end on plan, but the centre part and the southern end were demolished entirely. The western annexe to the former coachhouse was also demolished.  

Whereas the wartime works resulted in the removal of the ad hoc partitions and screens apparently installed during the period of the buildings' use as apartments, the postwar works resulted in the redivision of the larger rooms, with considerable detriment to much of the significant fabric of the building.

Roofing works were carried out in 1951; these probably included the replacement of ridge and hip capping, the south centre room skylight and the roof sheeting to this room and the north-east wing.96

In 1956 the existing external stairs to the south-west corner of the building were constructed.97

In 1972 partitioning and other minor works were carried out in the main ground and first floor rooms. These works involved the total loss and replacement of the ceiling and cornices to the first floor north centre room, the dominant room on this floor.98

In 1974 the wartime covered way and steps were replaced by the existing covered way and steps.99

Various undocumented works had been carried out by 1980. These included the glazing and tiling of the western portico, the removal of the early light fittings, further partitioning and modifications to the doors. The lead roof coverings to the north-east wing were reconstructed in 1987.100
BOMERA : OUTBUILDING

The former stables and coachhouse were constructed between 1857 and 1858. A 1925 description, and photographic evidence, indicates that the first floor of the south wing of the building was the hayloft, the ground floor was the stables, and the west wing was the coachhouse.

By 1942, an awning to the west face of the building, an open walkway to the north face and an awning over the former ground floor door on the eastern side of the building had been constructed.

In 1942 the ground floor of the building was converted to use as an ambulance garage, and as accommodation for guards and drivers. The first floor was used for signals training and radio transmission. The former external W.C. and trough were demolished. Doors and windows were modified and the external stairs, the first floor walkway and the original stairs were demolished and new rooms created. New stairs were constructed in the north-east corner of the building, and a new toilet installed on the ground floor.

In 1951 the roof cappings were replaced.

In 1958 a new western extension was constructed.

By 1973 first floor partitions had been built.

Undocumented works carried out by 1980 included the removal of some of the wartime fittings, the blocking in of windows and doors on the west and east sides of the stables wing and the installation of vault doors. Minor works were carried out to the stairs in 1981.
BOMERA: OUTBUILDINGS & GROUNDS

A rudimentary boat "harbour" already existed on the western foreshores of allotments at Potts Point purchased by William McQuade in 1857. By 1861 the Australian Subscription Boat Club buildings, comprising a house and two boatsheds, had been built. By 1862 the boat harbour had been filled in as part of foreshores reclamation and development carried out on McQuade's allotments. This also involved the construction of a bathing house, pool and steps in the north east corner of the site, a picket fence running around the point from the bathing pool, and a boat landing place and steps. The area between the northern side of the house and the reclaimed area had also been established as an ornamental flower garden, and the area between the house and the Boatclub buildings as a kitchen garden, with steps leading down to it.

By 1865 a gatehouse had been constructed on the Wylde Street boundary south of the house.

In 1867 a grant to a further area of foreshores, adjacent to the north-east corner of the site, was made. By c.1875 an octagonal summer house and two flagpoles had been constructed, one between the boatshed and the house and another adjacent to the western entry. Two statues of dogs, one of which still exists, had been installed on the lawn immediately north of the house. An iron urn, which is probably that which now stands in the grounds of Tresco at Elizabeth Bay, was also installed on a pedestal centred on, and close to, the main north face
of the house. The path which appears to have led from the flagpole up past the summer house, flanked by ornamental urns and a statue of a pelican, as well as the brick paving some of which still exists immediately north of Tarana, was probably also in existence at this time.

In 1876 a second jetty, evident in a later drawing of the area, was constructed within the area of McQuade's foreshores grant of 1867. A tender notice for construction of a "jetty for Yacht Harbour" for McQuade at Potts Point, appeared in the name of John Frederick Hilly, in June 1876.109

By 1884 another wing had been added to the bathing house, and a glasshouse and four other unidentified buildings had been constructed on the area on which Tarana was later built. The southern entry drive and adjacent walls had been constructed, the wall on the southern side being stone, and that on the north being brick. The stone wall which now forms the eastern boundary of a small triangle of land in the southwest corner of the site had been constructed, and the upper two of three flights of steps leading to the boatclub had been removed. An asphalt tennis court had been laid on the reclaimed western foreshores of the site, and new steps constructed, leading from the court to the house.

In 1885 the southern and eastern parts of the site were alienated from the central portion on which Bomera stood, as a result of the death of William McQuade and the subsequent distribution of his property.110

Between 1890 and 1900, following the resumption of
Plate 61
Boat harbour on western
foreshore, 1857. (C.f./
roughly circular stone
recess in cliff, Plate
41). Scale as shown
1:500.

Plate 62
Bomera from north-west, undated.

Plate 63
Bomera summer house, undated.

From the original photograph in the
Archives Office of New South Wales.
Plate 64
Bomera urn, undated.

Plate 65
Tresco urn, 1986.

Plate 66
Bomera paving and ornamental steps, undated.
the western portion of the site by the N.S.W. Government,\textsuperscript{111} the former boat club buildings, walls, steps, tennis court, and gardens were removed, the area was excavated and a small retaining wall was constructed on the new north-west corner of the Bomera site. By 1900 new steps had also been constructed from the foreshores to the west front of the house. \textsuperscript{Pl. 67}

In 1900 the Government announced the further resumption of a small north west corner of the Bomera site.\textsuperscript{112} Subsequent documents reveal that by this time the area resumed was being used as "...a drying ground and laundry".\textsuperscript{113}

Between 1902 and 1904 the building became a boarding house.\textsuperscript{114}

By 1908 the steps which led from the western foreshores to the northern lawn, and which lay within the area resumed by the Government in 1900, had been removed.\textsuperscript{115}

In 1908 the northern foreshores were reclaimed up to the limit line of McQuade's 1867 grant. \textsuperscript{Pl. 34}

In 1911 the Bomera site was transferred to the Sydney Harbour Trust. A map of this year showed that by 1911 the western flagpole and the western foreshores fence had been removed and the northwest corner of the site excavated, and a large retaining wall constructed. \textsuperscript{Pl. 76}

By 1914 two buildings, one comprising three garages and the other a garage and two sheds, had been constructed in the south west corner of the site.\textsuperscript{116} The Wylde Street gateway had been relocated, and the adjacent north-
east wall shortened, in accordance with the terms of the 1911 settlement of ownership of the site. This work also involved removal of the southern ends of the entry drive walls.

In May 1925 most of the main retaining wall on the western boundary of the site collapsed into Cowper Wharf Road. The outbuilding containing two sheds and a garage narrowly averted disaster, but only the lower two courses and the southernmost portion of the old retaining wall remained intact. By 1929 a new wall had been built, following roughly the line of collapse, and running very close to the north-west corner of the main building.

In 1925 the Wylde Street entry drive was described as extending “from the large old iron double gates... through a number of ancient Moreton Bay fig trees to the front of the house.” One of these may have been the now-existing Tuckeroo tree in the south-west corner of the site. This is almost certainly the relatively mature tree which appears in a 1931 aerial photograph. This photograph also shows a large tree near the western portico. This may have been the tree referred to in a later account, which mentioned "a portico under a magnolia tree".

By 1941 the grounds had fallen into a condition of neglect, with little of the former beautiful planting north of the building having survived, although three pine trees to the south of the building were now fully mature; the walls adjacent to the entry drive had been removed, the southern wall having been replaced by a
Plate 67
Bomera and Tarana site plan, November 1900. Scale as shown 1:1,000.
Plate 68
Bomera and Tarana site plan, 1911 (amended 1927 to show relocated western wall and garages). Scale as shown 1:1,000.

Plate 69
Bomera north face, showing area of retaining wall collapse, 1925.

From the original photograph in the Archives Office of New South Wales.
paling fence.  

Commonwealth acquisition of the property in 1941 brought about radical changes to the site, including the alienation and excavation of the former grounds north of the building for the extension of Wylde Street and the enlargement of the Dockyard. This resulted in the loss of the remaining iron picket foreshores fence and the other remaining site features located within the excavated areas. Pl. 72

By 1942 other works had been carried out, including the removal of the free-standing garages and the gatehouse. Part of the old Wylde Street boundary wall had been removed, and a new section of stone wall constructed on the re-aligned boundary. In the same year a new wall, gates and steps were constructed between Bomera and Tarana. Pl. 73

Between 1942 and 1948 an open garage was constructed adjacent to the south face of the stables, and the southern-most entry gate pillar and adjacent wall were removed. 120

By 1951, following the acquisition of a small area of land at the southern extremity of the site on the street boundary, the now-existing garage in the south of the site, and the existing entry, were constructed. 121 This involved demolition of the former garage and the remaining gatepost, an increase in the height of the boundary wall, and the relocation of the former Tarana gates. It probably also resulted in the removal of three pine trees evident in a wartime photograph of the southern part of the site. Pl. 71

In 1955 the bust of Nelson, which now stands north of the building, was installed. 122

In 1964 the existing gatehouse and stone entry walls
were constructed. 123

By 1980 the existing brick retaining wall in Cowper Wharf Road had been constructed in front of the area most seriously affected by the retaining wall collapse of 1925. 124

In 1984 the last of the scattered masonry blocks remaining from the collapse were removed and were relocated in the Bomera car park.
Plate 70
Reconstructed western retaining wall, 1940.

Plate 71
Bomere wartime entry, undated.
Plate 72
Excavation and reclamation works in progress, March 1941.

Plate 73
Bomera and Tarana site plan, April 1942. Scale as shown 1:500.
BOMERA: BIOGRAPHICAL DETAILS OF OWNERS AND OCCUPANTS

William McQuade, who purchased the land on which Bomera was constructed, came from Windsor.125

The McQuade family is strongly associated with the early history of the Windsor area. A memorial to William McQuade's wife, Amelia Anne McQuade, and to her parents, James and Mary Hale, exists on their vault outside St. Matthew's Anglican Church at Windsor. The town park is known as McQuade Park, and two streets are named after the family and their home respectively.126 The Commercial Hotel at Windsor is said to have been built c.1840 by one Michael McQuade, and to have been renamed the McQuade Park Hotel in 1873, during the term of office as Mayor of John Michael McQuade.127

Other members of William McQuade's family were involved in politics. His mother-in-law, Mrs. Hale, who was described as an active campaigner for various candidates, and "the grand old lady of Windsor".128 McQuade's son, Henry Michael Hale McQuade, ran for, and won, a seat in the Legislative Council in the 1880's.129

William McQuade's financial affairs in Windsor enabled him to purchase the various subdivisions at Potts Point for a total of c.12,170 pounds.130 Following the completion of Bomera in 1858 he lived in the house intermittently until 1877.131

McQuade's activities in Sydney were diverse. Within six years of his first acquisition of land at Potts Point, the Sydney Subscription Boat Club had been built on the shores of Woolloomooloo Bay south of Bomera.132 McQuade
is said to have advocated, with success, the establishment of the Randwick racecourse, and to have been instrumental in the formation of the Australian Jockey Club. He also had his own private cricket ground, pavillion and racetrack on the property Fairfield, which the McQuade's inherited from his wife's family. He is said to have been no mean cricketer himself, being as "an excellent underarm bowler, very difficult to play". He also donated the existing organ to the Windsor Catholic Church of St. Matthews in 1840.

After his death on 3rd April, 1885, the estate which he bequeathed included the property Fairfield at Cornwallis near Windsor, and shops and land in Emu Plains, Windsor and Sydney. The Sydney holdings included Her Majesty's Theatre. The will, which was drawn up four months before his death, mentions the theatre as about to be constructed, and it seems likely that McQuade was one of those primarily responsible for its establishment.

Arthur Frederick Hale McQuade

A.F.H. McQuade occupied Bomera in 1888 and 1889. For further information on this member of the McQuade family see TARANA: BIOGRAPHICAL DETAILS OF OWNERS AND OCCUPANTS (p.122).

William James Hale McQuade, son of William McQuade, almost undoubtedly lived at his father's house Bomera, although the documentary evidence does not establish when this was, as he was neither owner, ratepayer nor principal
addressee of the property. He is important to the history of the house because of the role he played in the purchase of the Bryceson organ which was installed there. It is said that he bequeathed the organ to his brother Arthur Frederick Hale McQuade and that this subsequently led to the construction of an extension to the Tarana billiard room, to accommodate the organ.

He was born in Windsor, and educated at Cambridge University from where he returned to Australia in 1874. Following the death of his father in 1885, he travelled again to England and purchased there the Bryceson organ. He was also interested in boating and may have been involved with the Australian Subscription Boat Club, which was built on the Bomera site at Potts Point. A 1901 description of W.J.H. McQuade listed generosity as one of his principle virtues. This may have contributed to the decline in his fortunes. Despite having inherited a considerable fortune from his father, when he died in 1903 the value of his estate amounted to only c.461 pounds. He was survived by his widow Sarah Harriet McQuade.
Henry Michael Hale McQuade, son of William McQuade, was born in 1852, and was educated overseas, as were his brothers. In his father's will he was bequeathed the central portion of the Bomera site, which included Bomera itself. He lived at Bomera between 1885 and 1886.

Henry M.H. McQuade inherited the property Fairfield at Windsor, and extended the house at Fairfield in 1880. Like his father William, Henry M.H. McQuade appears to have had a wide range of interests and activities. These included a deep involvement in the political affairs of the Windsor area. He ran for office in the N.S.W. Legislative Council for the seat of Windsor in a by-election in 1880; he won the seat, but the electoral boundaries were altered, and a new election was called shortly afterwards.

He ran for office in late 1880 in the new electorate of Hawkesbury, and one account afterwards asserted that he kept Windsor "in a state of ferment and terror...by intimidation of the grossest kind he attempted to prevent voters from exercising their franchise". He lost the 1880 election, but won the next in 1882. He was the manager of Her Majesty's Theatre and lavishly entertained theatrical personalities at Fairfield. He was elected a director of the Windsor Gaslight Co. in 1883.

Henry M.H. McQuade died on 20th November 1893; he was survived by his wife Cecily and their three children.

One newspaper published the following ode to Henry McQuade on his death:
"His light has failed - that breath of life has fled
Which warm'd his heart towards all humanity;
His spirit from its earthly home is free,
And he is numbered 'mongst the honoured dead.
They mourn who knew him best, they weep and sigh,
For such as he, so generous, good and true,
Are in this world, like angel's visits, few -
So few e'en one can not be spared to die!

Still he has gone, and left a vacant place
In many hearts which throb and breasts which ache;
And every kindly thought fresh mem'ries wake
Of his good-natured smile and honest face.
His soul has sped across the Jasper Sea,
To live in bliss for all eternity!"  

Cecily McQuade continued the family's crucial involvement in the affairs of Her Majesty's Theatre. A plaque fixed in 1902 to the rebuilt theatre, and now installed in the new theatre at Railway Square, states:

"HER MAJESTY'S THEATRE
DESTROYED BY FIRE MAR. 23, 1902
REBUILT BY
MRS CECILY MCQUADE
FOR J.C. WILLIAMSON..."
BOMERA: BIOGRAPHICAL DETAILS OF ARCHITECTS

John Frederick Hilly, who was almost certainly the architect of Bomera, and who appears to also have been responsible for the design of the Bomera bathing pool and shed, was born in 1810 in Warwickshire, England. His major architectural works included:

- St. Patrick's Church Hill, Sydney
- Royal Exchange Building, Sydney
- Bank of N.S.W., Sydney
- London Chartered Bank, Sydney
- St. Luke's, Sussex street, Sydney
- St. Thomas', Enfield, N.S.W.

On his arrival in the Colony of New South Wales, Hilly was described as an "Architect and civil engineer". On February 4, 1839, he was appointed Clerk of Works for the Colonial Engineers Department and had responsibility for the management of Public Works, including water supply. He applied unsuccessfully for the position of City Surveyor in 1842. He also acted as an estate agent at least until the 1870's and he exploited part of his land-holding at Potts Point as a quarry.

Hilly was an advocate of the neo-classical style in his architectural practice. He appears to have been influenced by the work of Robert Adam and Sir John Soane. His first architectural project in Sydney was the design of St. Patrick's Church Hill, the foundation stone of which was laid in August 1840. His
architectural practice was prolific. Architect J.J. Davey noted that Hilly "had the best practice in Sydney prior to Mr. Blacket's private career"\textsuperscript{169} and that "the small quantity of professional work in Sydney for country places was almost entirely in the hands of Blacket, Hilly, Mansfield, Rowe and the members of the Civil Services".\textsuperscript{170} Hilly's output included shops, factories and offices for the major business firms of his time, as well as churches and houses.

The Sydney Morning Herald published no obituary of Hilly when he died on 3rd September 1883.\textsuperscript{171} His practice appears to have declined in the decade preceding his death.\textsuperscript{172} This may not have been due solely to his advancing years. It may have been that an adherence to the neo-classicism of the Regency period left him increasingly isolated from the late-Victorian architectural preferences of the general public. Although he appears to have been Sydney's leading architect by the 1840's, he thereafter found a formidable rival in Blacket. Hilly has been largely eclipsed by Blacket since the death of both architects in 1883. This is almost certainly an injustice to Hilly's work. He had a flourishing practice and appears to have been held in high regard by other members of his profession and by his clients. His work was undoubtedly influential and made a major contribution to the architecture of the Colony, and of Sydney in particular.

Sheerin and Hennessy

The partnership of Sheerin and Hennessy was
responsible for works carried out to Bomera in 1902. These works probably involved converting the building to use as a boarding house. The firm had a prolific practice in late nineteenth and early twentieth century Sydney. Hennessy may have been responsible for the design of the Bomera works. Documentary evidence refers to Hennessy's design abilities, and to Sheerin's skills in works supervision, although the design of the Darlinghurst School of the Sacred Heart and the School of the Poor Poor Clares at Waverly, is attributed to Sheerin. The partnership lasted between 1884 and 1912. Both men were devout Catholics, and they designed and constructed many buildings and monuments for the Catholic Church, and numerous other works. The firm's most notable works include the following:
4. Santa Sabina Dominican Convent, Strathfield.
5. Hordern Brothers Store, Pitt Street (1886).
6. Tattersall's Club, Pitt Street (c.1892).

Although Hennessy was noted for his designs in the Gothic style, as exemplified by his ecclesiastical projects, the work of the firm epitomised the architectural eclecticism of the second half of the nineteenth century, and readily embraced the new style of the Federation period. The use of polychrome brickwork was a particularly striking feature of much of the design work of this very successful partnership.

John Francis Hennessy was born in Leeds, England on 21st April 1953. He distinguished himself as a student, and after an apprenticeship with the Leeds firm of architects William Perkins and Son, was awarded the Silver Medal of the Royal Institute for British Architects, as well as the Institute's highest award, the Ashpitel Prize, in 1875. He continued his studies and worked with architects Basil Champneys, Charles Eastlake, and William Burges. After travelling in Europe, and more study in Spain, Hennessy went to the United States, where he worked in New York, Boston and Los Angeles, before travelling to
Australia in 1890.\textsuperscript{181} He served for four years as Sydney's Assistant City Architect, during which time he designed the Frazer Fountain in Hyde Park (1881) and the Centennial Hall extension of the Sydney Town Hall.\textsuperscript{182}

In 1884 he entered into partnership with Sheerin.\textsuperscript{183} During the period of this partnership he was also active in local Government, serving as Mayor of Burwood Municipality in 1892 and 1893.\textsuperscript{184} He was influential in the establishment of the Chair of Architecture at Sydney University.\textsuperscript{185} His son John F. Hennessy Jnr. joined the firm in 1912.\textsuperscript{186} Henessy received the Knighthood of the order of St. Sylvester from Pope Benedice XV in 1920.\textsuperscript{187} He retired in 1923 and died at Burwood on 1st November 1924.\textsuperscript{188}

\textbf{Joseph Ignatius Sheerin} was born in N.S.W. in 1846.\textsuperscript{189} The son of a builder, he received three years training with one William Bishop, in order to gain "a thorough knowledge of the ...building trade".\textsuperscript{190} He spent a further term "gaining a practical knowledge of masonry and brickwork".\textsuperscript{191} He then worked in the offices of John Frederick Hilly for four and a half years, and with Messrs. Mansfield Bros. for twelve and a half years, during which time he is described as having "had great experience in the erection and supervision of a large number of the leading buildings in the city and country districts".\textsuperscript{192} In 1882 he was presented by Sydney builders with a special testimonial and a sum of 105 pounds, in recognition of his work as chief clerk of works to Mansfield Brothers.\textsuperscript{193}
After Sheerin entered partnership with Hennessy in 1884, the differing backgrounds of these architects appear to have complemented each other extremely well. The twenty-eight year partnership was ended when Sheerin left the firm in 1912. The last project with which Sheerin was said to have been involved was the construction of the Mater Misericordiae Hospital at North Sydney, which was opened early in 1915. Sheerin died 6th May 1915 at Annandale, N.S.W.
BOMERA : AREAS OF ARCHAEOLOGICAL POTENTIAL

The Bomera site may have been included in the area set aside by Governor Macquarie as a reserve for Aboriginal people. However, the site was either built upon or extensively planted, throughout the period of its existence, and it is most unlikely that evidence of Aboriginal use of the site remains.

Bomera's below-ground floor space comprises part of the area which may have been used as a quarry for other earlier houses in Wylde Street. The sub-ground area at the western end of the building is not readily accessible, but it contains old service pipes and other artefacts, and is potentially productive in archaeological terms. This is also the case with the roof space which may have hardly been touched since the original construction, apart from slate maintenance and replacement of hips, flashings, and rainwater goods.

The site should be subject to a full archaeological survey to reveal its archaeological significance.
BOMERA : SUMMARY OF CONCLUSIONS

Bomera was almost certainly built between 27th September 1856 and late 1858 for William McQuade. The architect was almost certainly John Frederick Hilly. The builder is not known.

Major modifications were made to the building and grounds, almost certainly in 1876. These works comprised the addition of the billiards room, the large central room on the south of the building. The works may also have included the construction of the two-storey extension at the north-west corner of the building, and did involve the construction of a second stone jetty. Architect for the latter works was John Frederick Hilly, and he was also probably responsible for the design of the other works. The building was either occupied by members of the McQuade family or leased as a residence until c.1902.

At this time it became a boarding house, and works involving the adaptation of the building to its new use were carried out. The architects responsible for these works were Sheerin and Hennessy. In 1911 ownership of the building was transferred to the Sydney Harbour Trust. During the period of ownership by the Trust the building was sub-leased and physically subdivided.

In June 1941 it was acquired by the Commonwealth. Throughout the period of Commonwealth ownership the building served as Naval Fleet Headquarters, Eastern Australian Command. During the war parts of the building's interior were returned to a form basically similar to that in which they existed prior to acquisition by the Sydney
Harbour Trust in 1917, except for the south-east wing and the servants' wing, which were almost totally removed. Since the war a considerable amount of partitioning and other works have again taken place, with detrimental effects to the significant fabric of the building. The building is, however, still substantially intact, and sufficient documentary evidence exists to enable works to be carried out to preserve and enhance its heritage qualities.

Areas of archaeological potential include the below-ground floor areas of the building, particularly the western areas, and the roof space. These areas are not readily accessible, and are probably little disturbed since the original construction of the building.
BOMERA : STATEMENT OF CULTURAL SIGNIFICANCE

Bomera is the oldest remaining building at the northern end of Potts Point and one of the oldest in Potts Point, which was characterised from its earliest development in the mid-nineteenth century by the great beauty of its houses and grounds, and by the wealth of its residents, who formed part of the social elite of the colony of New South Wales. Bomera is typical of this locality and period.

The building is also of significance as an early example of the Italianate villa style, with its symmetry and relatively simple detailing echoing the style of the earlier Regency period. Its detailing includes excellent joinery and masonry and particularly fine examples of early Australian intricate moulded plaster work from the mid-nineteenth century. Substantial parts of the building were added c.1875 and c.1902, and provide good examples of the style and craftsmanship of these periods. Material installed during the period of use of the building as a private residence from 1858 to 1902, and during its 1902 adaptation as a boarding house, is of greatest significance. The building is of some significance because of its role as Naval Fleet Headquarters, especially during the Second World War. Most of the fabric installed as part of the wartime adaptation works remains, and is also of some significance. Apart from the loss of the former servants' wing, the small gatehouse and the billiards room skylight, the building is largely intact.

The remaining early outbuildings, sculpture and
gardens provide important illustrations of the lifestyle of the occupants, including the servants, as well as the lifestyle of the residents of the Potts Point area in the middle to late 19th century.

Bomera is also significant because of its designer, John Frederick Hilly, who was one of the most important Sydney architects of the nineteenth century. The building is one of the few surviving examples of his work, and compares favourably with many of his other designs for houses. It embodies recurring features of his designs, for instance the use of large arched openings at verandah perimeters.

Bomera has considerable social significance, having been built for William McQuade, a leading member of a family of importance in the social, cultural and political development of early Sydney. The building provides an important link with other remaining early harbourside houses of the area, including Tresco, Elizabeth Bay House, Jenner, Kismet and Tarana, of which only Elizabeth Bay House is culturally more significant, because of its comparative rarity in terms of age, and its grander architectural qualities. Bomera, which together with Tarana still dominates the Potts Point headland, makes a major contribution to the Potts Point area and to its harbour setting, and is significantly enhanced by that setting.
Plate 77
Bomera fireplace, ground floor
south-west room, 1986.

Plate 78
Bomera stair handrail
wreath, 1986.

Plate 79
Cornice, ground floor
north-west room, 1986.

Plate 80
Bomera ceiling rose,
vestibule, 1986.

Plate 81
Bomera north face and bust of Nelson,
1986.
Plate 82
Site prior to construction of Tarana, 1887. Scale 1:500.

Plate 83
Site after construction of Tarana, 1889. Scale 1:500.

Plate 84
Tarana (encircled) from Mrs. Macquarie's Chair, 1888-1907.
TARANA : MAIN BUILDING

The construction of a building on the Tarana site was foreshadowed in the 1885 will of William McQuade, which bequeathed to his son, Arthur Frederick Hale McQuade, the site on which Tarana was later built, as well as the sum of three thousand pounds with which to build it.

The building was constructed between January 1887 and December 1889. On September 1888 the following notice was published:

"Sept. 29 - Potts Point, Sydney - Erection of 1st class villa. E. H. Buchanan, Architect, Sydney."

Another notice placed on the same day announced:

"TENDERS invited until 29th instant for erection and completion of a First-Class Villa residence at Potts Point. Plans and specification with EDWARD H. BUCHANAN, Architect, 106 King Street."

A subsequent notice indicated that the tender list was complete and another announced the closing of tenders. Two further notices, published on 10th November 1888, gave J.A. Oag as the successful tenderer and called for masons to tender for the construction of foundations.

No other tender notice for works at Potts Point was published within the period in which Tarana is likely to have been constructed, apart from those which are clearly related to other works.
Therefore, it is most likely that the above tender notices refer to the construction of Tarana, that the architect of Tarana was Edward H. Buchanan, and that the builder was John Alexander Oag; construction was probably commenced in November 1888.

The building was constructed with a western wing considerably shorter than at present, and comprised basement, ground and first floors only.

In 1889 and 1890 the building was privately leased. Until 1894 or 1895 the building was used by the Ashford Ladies' College after which the building was occupied by Frederick McQuade. From 1900 or 1901 the building was again privately leased, but by 1902 Arthur Frederick Hale McQuade had returned, and remained as occupant throughout the remaining period of private ownership.

Eighteen years after the building's original construction its basement was described as comprising a kitchen, ironing and mangling room, two servants bedrooms, larder, pantry, bathroom and wine cellar. The ground floor comprised a billiard room, small drawing room, dining room, pantry, W.C. and vestibule; the first floor comprised three bedrooms, work room, bathroom and toilets.

A third storey was added to the building in 1907. This was described as comprising four bedrooms, bathroom and toilets.

The successful tenderer was the firm of Wheelwright and Alderson; the contract sum was nine hundred and fifty pounds.
Plate 87
Tarana
billiards room south wall prior to construction of southern extension, undated.

Plate 88
Tarana
billiards room after construction of southern extension, undated.
Plate 89
Tarana vestibule, undated.
Plate 90
Tarana north face, c.1911.

Plate 91
Tarana north face, August 1941.
The works were subject to the approval of the Supreme Court of N.S.W. A sum of one thousand two hundred pounds was allowed by the Court, considerably in excess of the tender price for the addition of the extra storey.\textsuperscript{215} Construction of the existing portico roof and the extension of the western room (former billiards room) may also have been carried out as part of the 1907 works, but were not part of the original works. The western room extension was constructed by 1914,\textsuperscript{216} and may have formed part of the 1907 works. One source has suggested that the installation of the Bomera organ in this extension was carried out in 1908, for the visit of the U.S. Navy's "great white fleet".\textsuperscript{217} The construction of the extra storey, the west room extension and the portico roof were the last works of major significance to the building prior to its period of physical decline in the 1920's and 1930's.

The building was acquired by the Sydney Harbour Trust in 1917,\textsuperscript{218} which thereafter leased it to Arthur F.H. McQuade\textsuperscript{219} until his death in September 1919.\textsuperscript{220}

The Bryceson organ was transferred from Tarana to St. Brigid's Church, Marrickville between 1919 and 1921.\textsuperscript{221}

The building was leased to several people throughout the remainder of the period of ownership by the N.S.W. Government,\textsuperscript{222} during which time it was sub-divided into a number of apartments.\textsuperscript{223}

By the time of Commonwealth acquisition of the property in 1941,\textsuperscript{224} a series of partitions and screens had been constructed on the verandahs and within several of
the rooms, and at least one of the southern windows, and
all of the basement fireplaces, had been blocked in. The
servants stairs had been removed in total, and the floors
filled in.

In June 1941 Tarana and its site were acquired by
the Commonwealth, and in 1942 a series of works was
carried out to convert the building to its new use as
part of Naval Fleet Headquarters.

The works involved the removal of the partitions
and screens from the verandahs and rooms of the buildings,
modifications to doors, and the installation of new
toilet, bathroom and tea-making fittings throughout the
building. A new mast and access hatch were also construct-
ed on the main roof. However, the most severe effect on
the building's heritage qualities was caused by the
removal of the stained glass ceiling to the ground floor
west room and the complete replacement of the verandahs,
including their cast iron components, in timber.

By 1949 a small northern extension of the western
wing at basement level had been constructed.

The former metal roof cappings were probably replaced
as part of works carried out in 1951.

In 1956 the existing fire stairs were constructed.

In 1967 a further northern extension to the western
wing at basement level was constructed.

In 1972 partitions, false ceilings, and column
encasing was added to the ground floor western room
(former billiards room).
Plate 92
Tarana 1942 works, ground floor plan. Scale as shown 1:200.

Plate 93
Tarana 1942 works, basement plan. Scale as shown 1:200.
Plate 94
Tarana 1942 works, second floor plan. Scale as shown: 1:200.

Plate 95
Tarana 1942 works, first floor plan. Scale as shown: 1:200. Inset: Detail of Tarana verandah balustrade prior to removal, 1941-1943.
By 1980 a considerable number of undocumented works had been carried out. These included modifications to windows and doors, the enclosure of the basement verandah, and the installation or replacement of partitions, bathroom fittings and cupboards. In 1981 new copper sheeting was fixed to the main roof; in 1982 new bathroom fittings were installed.
TARANA: OUTBUILDINGS AND GROUNDS

The site on which Tarana came to be built, and which came into being as a result of William McQuade's 1885 bequest to his son Arthur Frederick Hale McQuade, included a number of already-existing outbuildings and other site elements. These included the octagonal summerhouse and adjacent enclosure, the eastern boundary wall and steps leading to the reclaimed foreshores, the bathing house and boatshed, the bathing pool and outer enclosure and jetty, the iron picket fence on the foreshores, the sea wall, and natural features which included Pulpit Rock and mature trees and gardens. In 1889 the construction of Tarana, and its adjacent steps, front wall and gates, necessitated demolition of a glass house and four unidentified structures which stood on, or near, the area required for the new construction.

By 1900 a "glass house" had been constructed, straddling the boundary between the Bomera and Tarana sites just north of Pulpit Rock.

Between 1900 and 1902 a conservatory and an unidentified shed were constructed immediately north of the main building.

By 1907 the eastern flagpole had been replaced by another which towered over the adjacent residences. The bath house and boat house had also been rebuilt, with the new buildings displaying ornate roof cresting and striking polychrome brickwork and slates.

By 1908 the northern length of the eastern boundary wall appears to have gained an ornate picket top, and
Plate 96
1884, part of Bomera site on which Tarana was later constructed. Scale 1:500.

Plate 97
Bomera and Tarana site, with conservatory and shed just visible on left, 1902.
From the original photograph in the Mitchell Library, Sydney.

Plate 98
Agincourt and Tarana grounds, 1909.
Plate 99
Tarana and Bomera (right) from north-west, 1900-1907.

Plate 100
Tarana and Crecy northern grounds, near Crecy boundary, undated.

Plate 101
Tarana, northern grounds, c.1924.
the sea wall had been reconstructed at the limit line for reclaimsions set in William McQuade’s 1867 grant.

By 1911 the shed immediately north of Tarana had been removed, the glass house straddling the Bomera and Tarana boundary had also been removed, and a second conservatory had been constructed at the top of the eastern boundary steps which led to the foreshores. An aviary and adjacent stone retaining wall and steps had also been constructed. The octagonal summer house had been relocated north of the house, near the Bomera and Tarana boundary, and the inner jetty enclosing the bathing pool had been removed; a tennis court had been constructed in the north-west corner of the site.

By 1924 another glass house had been constructed, near the north-west corner of the site.

By 1931 the same glass house and the flagpole had been removed. The aviary had also been removed and the conservatory immediately north of Tarana had been enlarged. An application was made to council to enlarge this building further in 1936. By 1941 a small extension to the building had been constructed.

As with the Bomera site, the wartime works carried out following Commonwealth acquisition of the Tarana site in 1941 reduced its area and resulted in the loss of a considerable number of site features. The 1941 work of extending Wylde Street to meet Cowper Wharf Road, and the excavation north of the road in the reclaimed foreshores area, necessitated removal of all the outbuildings in this area, including the northernmost conservatory and
the bathing shed and boathouse. It is, however, possible
that at least part of the sea wall and bathing pool still
remain beneath the paving of the wartime extensions to
the Garden Island Dockyard. The 1941 land transactions
concerning Tarana and adjacent sites included acquisition
of a small area of the former northern end of Wylde
Street. Part of the street kerb and footpath lying
within this area still exist. The road paving may also
remain beneath the existing lawn, but the street light
evident in 1941 had been removed by the following year.

By 1942 most of the eastern boundary wall, as well
as the front fence and gates, had been removed, and
temporary steps had been constructed from the Wylde
Street extension to Tarana. The retaining wall on the
boundary of the Wylde Street extension was almost certainly
also constructed as part of the wartime works.

By 1943 the conservatory north of the building had
been removed.

By 1951 the trees north of Tarana had been removed,
with the possible exception of the tree which still stands
adjacent to the north-east corner of the building.

By 1975 a number of small retaining walls had been
constructed in the northern part of the grounds.
TARANA: BIOGRAPHICAL DETAILS OF OWNERS AND OCCUPANTS

Arthur Frederick Hale McQuade, son of William McQuade, was said to have been educated overseas, as were his two brothers.\(^{238}\) His father's will bequeathed to him the portion of the Bomera site to the east of the house, plus three thousand pounds to build a new residence on this land.\(^{239}\) Tarana was built there in 1889, and major extensions to the building were carried out in 1907; these included the addition of a third storey\(^{240}\) and may have included the extension of the billiard room and the addition of the portico.\(^{241}\)

A.F.H. McQuade and his branch of the family appear to have had considerable financial problems. One document concerning the 1907 works contains a reference by A.F.H. McQuade's wife Emily Carleton McQuade to "my husband's bankruptcy"\(^{242}\) and another refers to the fact that "the Defendant Trustees have no moneys in their hands applicable to the purpose of carrying out the proposed additions..."\(^{243}\)

Documents located give no indication as to A.F.H. McQuade's profession or occupations, except that he was an investor\(^{244}\) and that both he and his brothers were musically gifted.\(^{245}\)

A.F.H. McQuade and his family occupied the building between 1895 and 1900 and from 1902 to 1919.\(^{246}\) McQuade died on 4th September 1919.\(^{247}\)
TARANA : BIOGRAPHICAL DETAILS OF ARCHITECTS

Edward Harman
Buchanan,²⁴⁸ who
was probably the
architect of
Tarana, was born
in Sydney's north
shore on 3rd May
1859.²⁴⁹ His major
architectural
works²⁵⁰ include:
(i) Balmain Town
    Hall.
(ii) St. John's
    Church,
    Balmain.
(iii) Glentworth House, Darling Street, Balmain.
(iv) Birchgrove Park, Balmain.

Buchanan was articled to the Sydney Architect Albert
Bond, for whom he later worked as a draftsman. In January
1879 he began his own practice in Balmain, in which
locality most of his projects were constructed. His
practice blossomed and he later opened another office in
Sydney.²⁵¹

Buchanan was elected Mayor of Balmain in February
1888, and so was presumably holding that office in the
period in which Bomera was designed, he was also involved
in the promotion of the Rozelle-to-City Railway.²⁵²

Buchanan closed the practice and travelled to England
in 1890. He returned in 1892 and commenced a career as a builder.

Buchanan was instrumental in the formulation of legislation regarding the employment and training of apprentices. He was five times elected president of the Master Builders' Association of N.S.W., and was elected President of the Employers Federation in 1911.253

Although he produced more design work (for instance the design of Birchgrove Park), this activity was sporadic, and he never fully re-opened his architectural practice.254

The majority of his architectural output was therefore completed within eleven years. His career does not appear to have had any major or lasting influence on Australian architecture, but his designs were technically competent, relatively simple and elegant.

Buchanan died on the 9th December 1943.255

Sheerin and Hennessy

The firm of Sheerin and Hennessy which was responsible for the work carried out to Tarana in 1907, and which included the addition of the third storey to the building, and possibly also the extension of the ballroom,256 was also responsible for works carried out in 1902 to Bomera.257 Details of this firm have been included in BOMERA:

BIOGRAPHICAL DETAILS OF ARCHITECTS (p.92).
TARANA: AREAS OF ARCHAEOLOGICAL SIGNIFICANCE

The area on which Tarana was built may have been part of the quarry depicted in Samuel Elyard's 1855 painting. The area was probably planted between the construction of Bomera in 1858 and that of Tarana in 1888. The surrounding parts of the former Tarana site are unlikely to contain evidence of such use, having been excavated, planted or otherwise worked since the construction of the building. The northern areas below the ground floor of the building are used as a basement. The southern areas may reveal evidence of archaeological significance, as may the roof space. They are not readily accessible, and they are probably little disturbed since original construction. They may contain original or early fittings or other evidence of early use of the site.

The former bathing pool may still exist within the boundaries of the Garden Island Dockyard, beneath the wartime fill, which appears to have been soft soil topped by a layer of small-scale sandstone rubble.
TARANA : SUMMARY OF CONCLUSIONS

Tarana was built between 10th November, 1888 and 9th December 1889, for Arthur Frederick Hale McQuade. The architect was probably Edward Harman Buchanan, and the builder John Alexander Oag.

Major modifications made to the building in 1907 included the addition of a third storey to the building. They probably also included construction of the ballroom extension and portico, and may have involved the rebuilding of the bathing house and boathouse, and other minor site works. Architects for the addition of the third storey were Sheerin and Hennessy. They may have been also responsible for the other works.

The building was constructed and used as a single private residence from 1889 to 1890 or 1891; until 1894 to 1895 it was the Ashford Ladies College; from 1894 or 1895 to 1919 it was a single private residence. In 1917 it was acquired by the Sydney Harbour Trust. During the period of ownership by the Trust it was subdivided into flats.

In June 1941 the building was acquired by the Commonwealth. Throughout the period of Commonwealth acquisition the building served as Naval Fleet Headquarters, Eastern Australian Command. During the War the building's interior was returned to a form basically similar to that in which it existed prior to acquisition by the Sydney Harbour Trust in 1917, although the verandahs, the billiards room ceiling and the site elements were lost. Since the war a considerable amount of partitioning and other works have again taken place, with detrimental effects to the
early fabric of the building. The building is, however, still substantially intact, and sufficient documentary evidence exists to enable works to be carried out to preserve and enhance its heritage qualities.

Areas of archaeological potential include the southern portions beneath the house, and the roof space.
TARANA: STATEMENT OF CULTURAL SIGNIFICANCE

The building Tarana was the last house constructed in the northern end of Potts Point in the nineteenth century, and one of the last constructed in the Potts Point area in the late Victorian "boom" style, prior to the depression of the 1890's. It represents the high point of a period in which the area became renowned for the great beauty of its houses and grounds, and for the wealth of its residents. The original part of the building is of significance as a typical example of a large house of the late nineteenth century. It retains fine original joinery, fireplaces, plaster mouldings and leadlights typical of the period. The works carried out in 1907 by the architects Sheerin and Henessy comprised the upper storey, and may have included the billiard room extension and south entry portico. These works are also important, the plasterwork of the corinthian capitals and brackets flanking the extension to the billiard room being particularly fine. The 1907 works introduced fireplaces, ceilings and bay window details which are good examples of the style of the Federation period.

The original verandahs and billiards room ceiling have been removed but the remainder of the building is relatively intact.

The original part of the building is also significant because it was probably designed Edward Harman Buchanan, and if so was one of the last houses designed by this architect, and is a comparatively rare example of his
designs for houses. Buchanan played an important role in local government politics and other fields.

The building is also significant because it was built for a member of the second generation of a family which was of considerable importance in the social, cultural and political development of early Sydney.

The building provides an important illustration of the lifestyle of its late nineteenth and early twentieth century occupants, including the servants, and of the other residents of the Potts Point area, who formed part of the social elite of New South Wales society. The building is also important because of its role as part of Royal Australian Navy Fleet Headquarters, particularly during the Second World War.

The building makes a major contribution to Potts Point and to its harbour setting, and provides an important link with other early harbourside houses of the area, including Tresco, Elizabeth Bay House, Jenner, Kismet and Bomera. The building is not as significant as these buildings, with the possible exception of Kismet, because of their comparative rarity in terms of age, their architectural qualities and their association with nineteenth century Sydney architects of considerable importance. It is, nevertheless, an excellent example of its type, style and era, and of the work of Buchanan.
Plate 103
Tarana newel post and stairwell.

Plate 104
Tarana ground floor east centre room fireplace.

Plate 105
Tarana ground floor east centre room ceiling rose.

Plate 106
Tarana front door top leadlight.
Plate 107
Lithograph, Bomera and Tarana, c.1889.

Plate 108
Bomera and Tarana, July 1941.

Plate 109
Bomera and Tarana, 1986.
Although each of these buildings is significant in its own right, a great deal of their cultural significance lies in their relationship to each other. The buildings are significant because they provide a rare example of a pair of adjacent houses constructed for two successive generations of an important early Australian family. They also have an intimate relationship expressed in their proximity and common orientation, the close alignment of their northern facades, and the repetition of major elements such as the billiards rooms and galleries, and north-facing verandahs. The period between their respective constructions spans the period of dramatic growth in the second half of the nineteenth century, and they together demonstrate an evolution of architectural styles from the early Italianate villa of the mid-nineteenth century to the "Boom" style of the late nineteenth century. The buildings enhance, and are enhanced by, each other.

The buildings provide good examples of the nineteenth century houses of the Potts Point area. Their survival in relatively intact condition, when virtually all their nearby contemporaries have fallen, is quite remarkable. Together they provide an important component of the former nineteenth-century waterfront houses stretching from Darling Point to Potts Point.

The buildings are a powerful visual focus at the extremity of the Point when viewed from the harbour. Viewed from the west they have a particularly important
relationship with the nineteenth-century buildings of Garden Island.

The buildings are also important because of their joint use as Naval Fleet Headquarters, Eastern Australian Command, during and after the Second World War.
BOMERA AND TARANA BUILDINGS AND SITE

PART 2 : CONSERVATION POLICY
Structure:
Sound, no evidence of cracking or deformation.

Condition of Materials

Walls: Salt deterioration to south centre room and to walls of ground floor south corridor, probably from installation of concrete floor to corridor. Surface deterioration of two sets of stone steps on north side of building.

Roofing: Non-original flat copper sheeting to portico and centre of main roof leaking, also corrugated copper to south centre room. Slates badly deteriorated, require replacement. Guttering and dounpipes throughout require clearing, eaves require extensive repair.

Painted Surfaces: Generally poor; sills in particular require repainting; "high-build" paint to stone verandah surfaces spalling.

Services: Hydraulic and electrical installation adequate for existing demand and in reasonable condition. Many exposed conduits and electrical installations exist in Bomera ground and first floor halls and in former stables stairwell; these should be rationalised and concealed, subject to archaeological advice.
TARANA: PHYSICAL CONDITION

Structure

Sound, no evidence of cracking or deformation.

Condition of Materials

Walls: Salt deterioration to basement on external southern walls, probably from application of high-build copolymer.

Roofs: No leaks or visible defects from roof, gutters or downpipes.

Painted Surfaces

Painted wall surfaces are in good condition apart from areas of salt deterioration; sills poor, other painted joinery reasonable.

Services

Hydraulic and electrical installation adequate for existing demand and in reasonable condition. Many conduits to important rooms, vestibule etc. are exposed. These should be rationalised and concealed, subject to archaeological advice.
BOMERA AND TARANA:

CONSTRAINTS ARISING FROM STATEMENT OF SIGNIFICANCE

Bomera has been placed on the Register of the National Estate; Tarana has not, but falls within the category of buildings nominated by Defence and A.C.S. directives as requiring treatment as though on the Register, pending consideration of the significance of the place by the Heritage Commission. Inclusion of a place on the Register imposes an obligation on Commonwealth Ministers and Authorities under the Heritage Act, to take no action which would affect a place on the register to a significant extent unless there is no prudent or feasible alternative. If in the view of the Minister or Authority there is no such alternative, the effect of the action must be minimized and the Heritage Commission consulted before taking any action which would affect the place to a significant extent.

Definitions of significant extent and formal statements on interpretation and implementation of heritage policy, are provided in the Defence and A.C.S. directives.

The Commonwealth is also a signatory to the Australia ICOMOS Guidelines (Burra Charter)

Both Bomera and Tarana are included in the Register of the National Trust of Australia. Inclusion in this register does not have any legally binding effect on Commonwealth action, but is usually accepted by the Commonwealth as an authoritative statement on the significance of the place.
EXTERNAL REQUIREMENTS

Local Government Fire Zoning:

Site not in fire zone.264

Local Government Development zoning:

Residential IIB (flats, dwelling houses).265

Local Government Ordinance 70 (Building).266

Commonwealth compliance not obligatory, but preferred by Commonwealth authorities.

Technical Constraints:

* Commonwealth accommodation standards.267
* Codes for particular uses, e.g. State Laboratory Code.268

Other Considerations:

Garden Island Modernisation Plan proposals.269
BOMERA AND TARANA:

CLIENT REQUIREMENTS AND CONSERVATION CONSTRAINTS

Classification of Building Use

In assessing options for future use, this study will utilize the system of building classification and construction type used in N.S.W. Government Ordinance 70.270

Uses of the Buildings

Use of the buildings for storage (cl.VII) or for industrial or manufacturing purposes, such as laboratories (cl.VIII) is unsatisfactory, because of the likelihood of damage to the fabric of the buildings and neglect of their significance inherent in such uses. This has been demonstrated by use of Jenner for these purposes.

Uses that are generally acceptable in terms of heritage include that of single dwellings (cl.I), flats (cl.II), residential buildings (cl.III), flats used in conjunction with class V, VI, or IX use (Cl.IV), offices (cl.v), shops (cl.VI) and institutional buildings or schools (cl.IX). Of these, use as single dwelling, flats, offices or social venue are most likely to conform to current Defence (Navy) requirements.271 Other possible uses include a Naval guest house, a centre for seminars and staff training, a maritime museum, or a Naval medical centre. In view of the heritage significance of both buildings, the most appropriate uses for the buildings would be those where enhancement by conservation works would be of most benefit to Defence (Navy). This would be the case if the buildings were used for major social or
public relations purposes, for seminars, or for accommodation for Naval officers and/or officers of visiting fleets. Continuing use of the buildings for normal offices would not justify the sort of extensive works which the buildings' heritage qualities deserve. One of the most important administration functions for Navy is the current use of the buildings as Fleet Headquarters, and this function is to be transferred to Garden Island in the near future. The opportunity should therefore be taken now to allocate new and more appropriate uses to the buildings, and to do this in such a way as to turn the outstanding heritage qualities of the buildings to the advantage of the user.
FIRE SAFETY AND CONSERVATION CONSTRAINTS

Both Bomera and Tarana could be used as single residences without contravening the fire protection requirements of the State Government building Ordinance. Nevertheless, additional fire protection facilities should be installed if the buildings are used for this purpose in future.

Use of the buildings in their existing condition for other purposes would contravene these requirements. The existence of non-conforming internal and external stairs and other elements in both buildings would necessitate destruction or defacement of culturally significant fabric in order to achieve strict Ordinance conformity. Such works would not be acceptable in terms of the heritage significance of each building.

Internal emergency egress stairs could be constructed in both buildings without adversely affecting their heritage qualities. This would satisfy the Ordinance requirements for such stairs, apart from the width of flights. The disparity in width could be partly compensated by ensuring that the number of occupants was relatively limited. The careful use of "side wall" sprinklers and air pressurization to the main stairs, and the installation of fire-rated ceilings to kitchens and bathrooms, would also provide a compensating measure of fire prevention.
Recommended use

It is recommended that the main building of Bomera be used as a single residence, for the use of the Fleet Commander or another senior officer of the Fleet. Its outbuilding should be used as a garage for the use of the Fleet Commander, and as accommodation for staff, either as a single residence or as two small flats. The ground floor of the main building would provide seven rooms suitable for use as dining, lounge, library, billiards or study rooms, with four adjacent smaller rooms suitable for use as kitchen, laundries, bathrooms etc.

The first floor would provide rooms suitable for use as bedrooms, study or games rooms, with ancillary bathroom and kitchen facilities in the adjacent rooms. The cellar rooms could be returned to their original use, as wine cellar, kitchen and laundry and also as storage areas, particularly for cold storage items. The former billiards room on the ground floor could be used for the entertainment of the occupants' own guests.

Reconstruction of the former servants' wing and southeast wing would provide another small flat for support staff on the first floor, and ground floor service rooms.

Alternative Use

The use of the building as flats or as a guest house is acceptable, since it would not be necessary to provide fire-rated ceilings, but is not preferable. Some loss of significant fabric, and some loss of perception of the
building as a single residence, would be inevitable in such an adaptation. The existing building could be converted to serve as two flats, one on the ground floor, and another on the first. Use of the building for other purposes nominated above as generally acceptable in heritage terms would require extensive works to ensure fire prevention. These works would not greatly detract from the heritage qualities of the buildings if carefully carried out. However, they would constitute a further intrusion into the fabric of the buildings and for this reason are not preferred.

Notwithstanding any of the above recommendations, it would be preferable for the buildings to be used for purposes deemed unsuitable in this study if the alternative were to be sale of the property.

Bomera and Tarana Site works

Adaptation of the Bomera and Tarana buildings should be accompanied by reconstruction of significant site features and by construction of new, sympathetic site elements.
Bomera: future use, option A
Figure 3
Bommena, future use.
Option A: single residence for officer, and single residence for staff, ground floor plan.
Scale 1:200.
Figure 4
Bomera, future use.
Option A, first floor plan.
Scale 1:200.

--- removed ---
new work ---
Figure 5
Bomera, future
use. Option A,
roof and cellar
plans. Scale:
1:200.

----- removed
new work

ROOF PLAN

CELLAR PLAN
Figure 6

removed
new work
Figure 7
removed
new work
Bomera: future use, option B
Figure 8

- removed
- new work
Figure 9

--- removed
■ new work
Figure 10

--- removed
new work

ROOF PLAN

CELLAR PLAN

SUB-FLOOR SPACE
(not measured)
Figure 11
Bomera: future use, option C
Figure 13
Bomera, future use. Option C, two flats for officers, two flats for staff, and social venue. Ground floor plan.
Scale 1:200.
(N.B. cellar plan as for option A, p. 148)

--- removed

--- new work

--- removed

--- new work

--- removed
Figure 14
(N.B. roof plan and elevations for Option C as for Option A, pp. 148-150).

--- remove:
- new work
TARANA: FUTURE USE

Recommended Future Use

It is recommended that Tarana be used as a single dwelling. This could be done with no necessary conflict with either heritage or fire protection requirements. It would provide a building with generous kitchen, dining living and entertainment rooms on the ground floor, and eight potential bedrooms, as well as bathrooms and toilets, on the first and second floors.

Figs 48 to 52

Alternative Future Uses

Tarana could be used as two separate flats, with the ground floor area used as a common area and including library, lounge and dining facilities, and ballroom.

This use of Tarana would have particular advantages for entertaining. Small scale functions are now limited to the confines of Tresco and sometimes the officers' mess at Kismet. Large scale entertaining was, in the past, carried out within the Navy ships themselves. However, dependence on ships as entertainment venues is far from satisfactory, in view of the uncertainty as to their presence in port and some degree of inconvenience inherent in ships facilities and access.

The Tarana ballroom, restored to its original form, would provide a much more satisfactory solution to this problem, and would relate well to the use of the remainder of this building as accommodation for officers.

The ground floor rooms would provide three large rooms suitable for use as lounge, dining, library or
rooms, with ancilliary kitchen, bathroom and toilets.

The basement rooms would provide kitchen, laundry and storage facilities.

The first and second floors of Tarana, returned to their original configuration, would provide eight habitable rooms.

The building could also be used for other purposes identified above as generally suitable in terms of heritage requirements. The use of the building for these purposes, and as flats or a guest house, would require extensive works to ensure fire prevention. However, these works would not greatly detract from the heritage qualities of the building if carefully carried out, and while they would constitute a further intrusion into the building's fabric, this would be more acceptable at Tarana because of its somewhat lower level of cultural significance than at either Bomera or Jenner.

Notwithstanding any of the above recommendations, it would still be preferable for the buildings to be used for purposes deemed unsuitable in this study if the alternative were to be sale of the property.
Tarana:
future use,
option A
Figure 15

removed
new work
Figure 16
Tarana, future use, Option A, first and second floor plans.
Scale 1:200.
Figure 17

Figure 18
Tarana: future use, option B
Figure 20
Tarana, future use. Option B, two flats for officers, and social venue; basement and ground floor plans. Scale 1:200.

GROUND FLOOR PLAN

BASEMENT PLAN
Figure 21
Tarana, future use. Option B, first and second floor plans.
Scale 1:200. N.B. Option B roof plan and elevations as for Option A.
Bomera and Tarana site:
future use
Figure 22
Bomera and Tarana, future use, site plan. Scale 1:500.
STATEMENT OF CONSERVATION POLICY

The following conservation policy is considered appropriate to the significance of the Bomera and Tarana buildings and their site, and should be applied to their future use and treatment.

Generally

The significant fabric to be preserved includes the layout, large masses and detailing of the buildings and site elements installed during the period of private ownership and adoption as a boarding house, and certain elements installed during and after the Second World War.

The maximum possible amount of significant fabric should be retained during any repair work. Removal of parts of the fabric should not be carried out unless they are totally unsalvageable.

No work, including preservation and repair work or replacement of existing parts, should proceed without the approval of the Heritage Architect of the Department of Housing and Construction.

Any replacement item installed in the process of reconstruction should match the original exactly in terms of species, size, colour, surface texture etc., where these characteristics are known, except where the reconstruction of the original design would adversely affect the item or other fabric, for example by causing accelerated deterioration or weathering. In such cases, the item should be modified as little as possible in order to correct the perceived design defect, and the
modification should be approved by the Regional Heritage Architect of the Department of Housing and Construction.

All works carried out within the building and site should facilitate and not detract from, obscure or confuse, the interpretation of the place as former houses and grounds of considerable cultural significance.

Preservation

The physical evidence of the phases of the history of the buildings and their site, and of the lifestyle of their original occupants, members of the McQuade family and their servants, should be preserved.

Reconstruction of missing elements of the building is most desirable where the intended use of the element is most compatible with its original use, e.g. the reconstruction of Bomera as a single residence.

Future conservation works should aim to reinstate Bomera to the condition in which it existed after initial works were carried out to convert it to use as a boarding house in 1902. Works to Tarana should return it to the condition in which it existed when still occupied by A.F.H. McQuade in 1919. Fabric of later periods should only be retained where it has some significance in its own right, (such as evidence of the works from the Second World War), where reconstruction of fabric which existed during the period of greatest significance is not possible because of lack of evidence, and where retention would not obscure more significant fabric. Where the date of installation cannot be established, but which may have
been during or prior to the period of greatest cultural significance of the place, the item should be retained, unless it obscures, or prevents reconstruction or appreciation of, fabric of demonstrably greater significance. The bust of Nelson should be preserved at all costs.

Restoration and/or Reconstruction of Significant Fabric

There is sufficient documentary evidence to facilitate reconstruction of the culturally significant fabric which has been removed from the buildings and site.

The most significant fabric, whose restoration and/or reconstruction is of greatest importance, and the only fabric whose significance justifies reconstruction of entire elements, comprises that introduced to the site during the period of occupation or ownership by the members of the McQuade family, including the outbuildings built during this period, and the various elements constructed when Bomera was converted to use as a boarding house. Reconstruction of most of the outbuildings and site elements is not possible because of boundary alterations. However, the Tarana conservatory could be reconstructed from documentary evidence available. The former Bomera servants' wing, which once stood between the main building and the stables and coachhouse, could also be reconstructed so as to accurately depict the original form of most of the principal (eastern) facade. This building formed an integral part of the Bomera complex.

The remaining parts of the early gardens are also of considerable significance. Some of the early trees sur-
vive, as do site elements such as some of the statues and the recently-discovered garden edgings and plot in front of the north face of Bomera. Reinstatement of the original paving and other site elements should be undertaken, and replanting should be carried out to return the gardens to their former condition, within the limits of the current boundaries. The urn which formerly stood north of Bomera, has been moved, and now stands in the grounds of Tresco. This should be returned to its former location in front of the north face of Bomera.

Conservation works to fabric installed during the Second World War, which is of lesser significance, should be limited to simple maintenance, and should not include reconstruction of now-missing elements. Fabric of later periods should not be restored or reconstructed, except for temporary maintenance to ensure safety and/or security, prior to their removal. Reconstruction of missing elements is of necessity limited to those areas of which good documentary evidence exists. In the case of the Bomera servants' wing accurate reconstruction is limited to the eastern facade; treatment of interiors is limited to reproduction of the shape of rooms, placement of doors, windows etc. Detailed treatment of these areas will be dependent on practical requirements and good judgement, including the need to detail in sympathy with significant fabric, while avoiding the eclectic imitation of "period" detail in new works.
Future Development and Use of the Place

In examining appropriate future uses for buildings of the level of significance of Bomera and Tarana, it is essential to select a use to suit the conservation requirements of the place.

Any new development should result in the enhancement of the site. The recommended future uses of the buildings do not rule out the introduction of new built fabric, fittings or equipment into the buildings or their site, provided that these new elements are minimised in extent and numbers, and are sympathetic and unobtrusive in nature. This may be achieved by selection of materials and design methods which were commonly used in the most significant phase of the history of the place and are still commonly used today; detailing should be simple, with no eclectic imitation of "period" style in new work. Introduction of new elements should not result in the further loss of significant fabric, or inhibit the reconstruction and/or restoration of missing or dislodged fabric. Major new works such as construction of emergency egress stairs should be carried out in areas where little significant fabric remains, where little is known about the form of that fabric, and in areas other than the more important rooms of the house. Any new works should be approved by the A.C.S. Regional Heritage Architect.

No activity or planting should significantly conceal the buildings from the harbour. New landscaping should provide a visual "buffer zone" between the Bomera and
Tarana site and the buildings to the south of the site.

Modifications for Future Occupants

Modifications to suit the needs or tastes of future occupants of the buildings should be limited to those affecting only the "non-fixture" elements of the place, e.g. furniture, paintings, drapes, etc.

Where the buildings are used for residential purposes, occupants wishing to carry out painting and wallpapering should seek the advice of the Regional Heritage Architect. Where occupants do not wish to follow a colour scheme based on investigation of extant paintwork, selection should preferably be based on traditional practice for the place and period concerned. On no account should occupants be permitted to carry out works to the building's exterior or common areas, or any significant works, without approval by the Heritage Commission and close supervision by A.C.S., or to over-paint original or reconstructed decoration.

Ownership

The buildings Bomera and Tarana, and their site, should remain in Commonwealth ownership.

The postwar history of the area indicates that if they were sold they would be under immediate threat of replacement by multi-storey development. Moreover, the Commonwealth now has a long association with the buildings, which is of significance in its own right. The location of the buildings adjacent to major Naval facilities is of prime importance to the Commonwealth.
BOMERA AND TARANA: POLICY IMPLEMENTATION

Practitioners

Prior to proceeding with any design or documentation works, any architect responsible for works projects to the Bomera and Tarana sites should check with the A.C.S. Regional Heritage Architect, and if possible with the author, regarding the possibility of new evidence concerning these places, or new approaches to conservation practice, which may necessitate a modification to the works recommended in this study.

Having defined the functional requirements of the proposed use of the place, the responsible architect should proceed from the assumption that it is possible to reach a design solution which satisfies both the conservation and functional requirements of the brief. The chances of discovering such a solution are negligible if the architect proceeds from the assumption that the functional requirements of the project on the one hand and the conservation requirements on the other hand, are essentially antagonistic or mutually exclusive.

This study does not provide detailed advice as to all necessary conservation processes or requirements for conservation work items recommended. It is essential that experts in conservation work be involved in future works to the buildings in all stages, from design and documentation to execution of works, and that all personnel observe the requirements for preservation of significant fabric, and other criteria, as stipulated in this study. It is not acceptable to have novices gain
their experience in conservation work on these sites unless under the strict supervision of experts. Contracts should be let on a select tender basis, from builders with proven experience in conservation works, and should be preceded by specialist investigation, e.g. for original decoration or archaeological artefacts.

**Minimum Conservation Works (Generally)**

Conservation measures necessary to enhance the significance of the Bomera and Tarana sites follow. They represent the works necessary to restore or reconstruct the place in view of its significance. They constitute the minimum conservation works which should be carried out to preserve the buildings and site and to enhance their significance, and should form part of the work of adapting the building to any new use.

Further work to restore or reconstruct fabric of greatest significance is dependent on the details of works proposed to adapt the building to a specific use, given that all uses should be subject to the conservation constraints outlined above.
BOMERA AND TARANA: SCHEDULE OF MINIMUM CONSERVATION WORKS

Generally

The following schedule represents minimum conservation works, other than painting, which should be carried out to the buildings of the Bomera and Tarana site.

Repainting the buildings is also necessary to enhance their heritage qualities. A schedule of colours and finishes follows. This includes colours for internal use, based on colours commonly used in the period of each building's construction. However, this is provided as an interim solution only; it is far preferable that selected areas of painted surfaces be investigated to reveal the original decoration, and that this decoration be then reproduced, in order to enhance the cultural significance of the place.

It is essential that the assessment of original decoration be carried out by experts in this area of work. It is suggested that immediate work need include only making good to damaged or deteriorated paintwork and that future funding for repairs and maintenance could be provided for intensive work to be carried out progressively on minimum areas, say one or two rooms at a time, first to the major habitable rooms of the building, but finally also to the service rooms. This approach has been taken in works carried out by the NSW Government.

Internal

Floor Coverings, Light Fittings, Curtains, Furniture and Paintings

All the existing floor coverings and lights should be replaced. Floor coverings to bedrooms, living rooms, dining rooms and hallways should comprise carpet squares or scatter rugs on existing stone or polished boards made good as necessary to match original. Floor coverings to bathrooms, laundries or toilets should be encaustic, tesselated or terra-cotta tiles in simple patterns, consistent with the period of likely original
construction of the floor concerned. Ceramic tiling as above, plain sheet vinyl or cork tiles should be used for kitchens. Floors to basement rooms not used for any of the above purposes should remain in original condition, stripped of nonsignificant excrescences or subsequent layers and made good where necessary. Where the form of original floor coverings, light fittings, drapes or furniture is not extant but is known from documentary or other evidence, for instance the light fitting to the Tarana vestibule, and the bracket fittings to the walls above the Bomera billiard room fireplaces, these should be reconstructed. Elsewhere the item concerned should be modern and relatively simple, but sympathetic, echoing the style of such items used in the period of greatest cultural significance of the building, and in the type of room concerned.

Paintings should be hung from existing picture rails or from the bottom lip of the cornice, where this exists, and where no picture rail exists. The existing picture rails in Bomera, in the ground floor north-west room, are the only ones likely to be original; other picture rails in both Bomera and Tarana are probably of twentieth century origin; these should be preserved except where cut ends are exposed, for instance in the Bomera ground floor entrance vestibule, where the rail is cut off at the junction with the hall arch. In such cases it should be terminated neatly at the nearest internal angle.

Services Throughout:

Redundant exposed services throughout, including conduit, pipes, wiring, fittings, etc, should be removed, except where these are identified by archaeological research as significant.
BOMERA

Main Building: External

Generally
Remove external fire escape stairs. (N.W.)
Repaint joints to stonework (c.40%). (R. & M.)
Replace 10 m eaves boarding as original. (R. & M.)
Replace 10 m gutter mouldings as original. (R. & M.)

Roofs
Replace existing terra-cotta ridge and hip cappings in lead. (R. & M.)
Replace all gutters throughout with new copper ogee gutters. (R. & M.)
Reconstruct former lead roofs to portico and to former billiard room, (R. & M.) and former skylight. (N.W.)

Eastern Side of Building
Replace existing covered way and steps. (N.W.)

Southern Side of Building
Remove porch enclosure, fire escape stairs, and air conditioning units from north-west rooms at ground and first floor levels. (N.W.)
Remove glazed window baffles from ground floor northwest room, and southwest rooms at ground and first floor levels. (N.W.)

Western Side of Building
Remove glazed timber frames from portico. (N.W.)
Remove portico quarry tiles and make good to stone beneath. (R. & M.)
Reconstruct original external venetian blinds and pelmet. (R. & M.)
Replace sills to two ground floor windows north of portico. (R. & M.)

Northern Side of Building
Rehang first-floor verandah doors to swing inwards. (N.W.)
Remove iron bars to windows of first floor northwest room.
Replace treads and balustrades of stone steps. (R. & M.)
Remove ground and first floor verandah toppings; make good. (R. & M.)
Remove battens from verandah wall. (R. & M.)

Replace stone blocks under north-east attachment windows. (R. & M.)

Apply sacrificial render to soffit of hood to ground floor north-east window. Monitor further deterioration, say every six months, until no further deterioration is evident, then remove render and apply sand epoxy mix to match adjacent. Fix lead flashings to hoods. (R. & M.)

Main Building : Internal

**Generally:** Install holland blinds with scalloped fringe to all window sashes, and to verandah doors, in main habitable rooms. Blinds to top sashes and to top half of doors to be beige; blinds to bottom sashes and to lower half of doors to be light beige (British Standard colour BS.381C.366). Blinds to be able to be fixed to bottom rails of sashes and doors. Install selected drapes to habitable rooms, consistent with period of early twentieth century, hung on brass rod and rings.

**Cellar**

(i) **Generally**

Preserve all items identified by archaeological survey as significant.

(ii) **Centre Room**

Remove concrete floor plinths and ceiling linings, and make good. (R.&M.)

**Ground Floor**

(i) **Hall**

Fit new white porcelain knobs and mortice latchsets to all doors. (N.W.)

Provide and fix new single doors to south centre room, and to rear doorway, to match front doors. (N.W.) Replace existing architraves to rear doorway, to match small sample of original architrave remaining. (R. & M.) Remove existing floor coverings and fit carpet runner to stairs. (N.W.)

(ii) **Existing Tea Room (Former Porch) and South Corridor**

Demolish tea room construction. (N.W.)
Remove all concrete flooring and rebuild floor with bearers and joists as south centre room and boards as first floor north-east room 3. (N.W.)

Repair areas of decayed wall plaster with plaster poultice. Monitor and replace till no further deterioration is evident, then replace with plaster to match existing. (R & M).

(ii) South Centre Room (former billiards room)

Repair areas of decayed plaster as for south corridor. (R. & M.)

Remove existing tiling from fireplace and hearth, to reveal marble and original tiling. Repaint dado rail and balustrade. (R. & M.)

(iv) South-West Room

Remove sliding door and pelmet. (N.W.)

Install new door to match the existing door adjacent. (N.W.)

(v) Stairwell

Reconstruct doorway to ground floor north passage. (N.W.)

(vi) North-East Room No. 1

Fit new white porcelain door knobs and mortice latches. (N.W.)

Remove air-conditioning unit, replace with glass. (R. & M.)

(vii) North-East Room No. 3

Remove glazed partition and venetian blinds. (N.W.)

Rehang loose sashes, with hinges in existing locations. (R. & M.)

(viii) North-East Room 2 and north passage (Current strongroom)

Remove brick linings and strong-room door. (N.W.)

Reconstruct former window to match other ground floor windows on north side of building. (N.W.)

Construct new door frame and leaf to match existing adjacent, with white porcelain door knobs and mortice latchsets. (N.W.)

(ix) North Centre Room

Remove all partitions. (N.W.)

Fit new white porcelain door knobs and mortice latchsets. (N.W.)
Remove brick lining to fireplace. (N.W.)
Install fireplace and surround to match existing adjacent. (N.W.)
Repair ceiling cornices. (R. & M.)
Repair glazing to east verandah door. (R. & M.)
Reconstruct door to hall, to match original door adjacent. (N.W.)

(ix) **North-west Room**
Remove partition within this room. (N.W.)
Fit new white porcelain door knobs and mortice latchsets. (N.W.)

**First Floor**

(i) **Hall**
Fit new white porcelain door knobs and mortice latchsets. (N.W.)

(ii) **South Centre Room Gallery**
Remove timber boards from top of balustrade and make good. (N.W.).

(iii) **South-West Room**
Remove coat rail and hooks. (N.W.)
Fit new white porcelain knobs to doors. (N.W.)

(iv) **North-East Room 1**
Replace existing door to north-east room 3 with framed and panelled
door to match existing door to gallery. (N.W.)
Fit new white porcelain door knobs and mortice latchsets. (N.W.)

(v) **North-East Room 3**
Fit new white porcelain knobs and mortice latchsets to doors. (N.W.)

(vi) **North Centre Rooms**
Remove all partitions and plasterboard ceiling. Reconstruct lath and
plaster ceilings and cornices to match existing ceilings and cornices to
adjacent rooms. Reconstruct centre partition in original location. (N.W.)

Remove fireplace surround. If original fireplace remains, this should
be preserved. If partial evidence of original fireplace remains, recon-
struct to match original. If insufficient evidence remains, replace fire-
place to match existing to north-west centre room. (N.W.)

Fit new white porcelain door knobs and mortice latchsets. (N.W.)

Block in existing door to north-west room.

(vii) North-west Room

Fit new white porcelain door knobs and mortice latchsets. (N.W.)

Bomera Outbuilding: External

Southern Side of Building

Remove all exposed conduits. (R. & M.)

Block in small centre window to first floor.

Western Side of Building

Replace vault door with framed, ledged and braced doors. (N.W.)

Remove air-conditioning unit from first floor western window. (N.W.)

Remove equipment box fixed to west face of stables. (R. & M.)

Remove existing western extension of garage. (N.W.)

Reconstruct former western annexe. (N.W.)

Northern Side of Building

Unblock former western ground floor door opening; make good. (N.W.)

Eastern Side of Building

Reconstruct former timber windows and doors to ground floor. (N.W.)

Reconstruct double hung windows and former timber louvre shutters to first floor windows. (N.W.)

Outbuilding: Internal

Ground Floor

(i) Generally:

Provide light beige holland blinds (colour BS381C.366) to windows of habitable rooms.

(ii) Stair Lobby

Remove redundant electrical equipment and relocate remainder; remove enclosure and stairs. (N.W.)
(iii) Northern Vault Room

Remove section of concrete floor to determine substrate. If original flooring is revealed, remove all concrete and repair floor. If not, lay brick floor with lime mortar joints, and no impervious membrane. (N.W.)

First Floor

(i) South Room

Remove ceiling linings. If this reveals original ceiling material, reconstruct original ceiling linings. If original material is not evident, line ceilings with gypsum plasterboard. Remove window architraves and cover strips.
TARANA

External

**Generally**
Remove "high-build" paint; repaint in acrylic. (R. & M.)
Prepare and paint all timber thresholds and sills. (R. & M.)
Remove redundant exposed service conduits, ducts, wiring, fittings, etc, except where identified as archaeologically significant. (R. & M.)

**Roof**
Replace existing terra-cotta cappings with new lead cappings. (N.W.)
Replace portico roof material with glass roof material. (N.W.)
Replace flat copper roof with lead to match original. (N.W.)

**South Side**
Reconstruct stained glass windows to three first floor south windows, and to all ground floor windows, of west room (including those currently blocked in). Northernmost ground floor window glass to match that of existing original glass in window over; glass in other reconstructed windows to match glass in southernmost first floor window on east side. (N.W.)

Reconstruct westernmost window of ground floor vestibule, and three first floor windows of main facade, with plain glass and horizontal and vertical centre glazing bars to each sash. (N.W.)

Reconstruct ground floor stained glass stair window. (N.W.)
Replace stained glass panels to entry door and sidelights. (N.W.)

**North Side**
Reconstruct original verandahs above ground floor. (N.W.)
Remove extension to basement west room. (N.W.)
Reconstruct window and wall to basement west room, and windows to west centre and east centre rooms. (N.W.)

Remove infill brickwork between columns of basement verandah. (N.W.)
Remove easternmost window from verandah wall basement. (N.W.)
Block in door opening to enclosure beneath verandah steps. (N.W.)
Reconstruct door between main building and basement toilet. (N.W.)
Rehang first floor verandah doors to swing inwards. (N.W.)
Remove ground floor verandah topping and tiling and make good. (N.W.)
Install painted external venetian blinds, 50mm timber type, hung
behind verandah beams. Colour: Middle Brown (BS381C/414). (N.W.)

East Side
Reconstruct original fenestration to second floor bay window. (N.W.)

Internal

Generally
Install selected drapes to habitable rooms, consistent with period of
early twentieth century (to 1923), hung on brass rod and rings. Install
holland blinds to other rooms; colour: Light Beige (BS381C/361). (N.W.)

Servants' Stairs
Construct stairs to first floor within original staircase. (N.W.)

Basement

(i) North-East Room
Remove fireplace enclosure. If evidence of original construction re-
mains, reconstruct to match. If not, reconstruct as open type. (N.W.)

(ii) South-East Room
Reconstruct door to former stairwell. (N.W.)

(iii) East Centre Room
Reconstruct door opening, frame and leaf to south east room. (N.W.)
Remove centre glazed partition. (N.W.)
Reconstruct windows to former verandah. (N.W.)
Remove fireplace enclosure to investigate whether fireplace still
exists. If sufficient evidence remains, reconstruct to match. If not,
(iv) **West Centre Room**

Remove air-conditioning ducting and equipment. (N.W.)

Remove fireplace enclosure to investigate whether fireplace still exists. If sufficient evidence remains, reconstruct fireplace. (N.W.)

Reconstruct original window to verandah. (N.W.)

(v) **Verandah**

Replace door to west room with door matching adjacent, swinging from left to right. (N.W.)

Remove centre partition and make good. (N.W.)

Replace partition to verandah stairs enclosure with door. (N.W.)

**Ground Floor**

(i) **Vestibule**

Reconstruct brick partition and doorway at western end. (N.W.)

Reconstruct door at doorway to eastern corridor. (N.W.)

(ii) **West Room** (former billiard room).

Remove partitions, false ceiling and column encasing. (N.W.)

Reconstruct steps. (N.W.)

Investigate ceiling to see whether stained glass ceiling or fragments of same remains. If so, reconstruct stained glass ceiling. (N.W.)

(iii) **East Centre Room**

Remove window pelmets. (N.W.)

(iv) **Former Stairwell Room**

Remove part of floor and construct new stairs. (N.W.)

(v) **North-East Room**

Remove fireplace enclosure. If sufficient evidence of original fireplace exists, reconstruct. If not, construct as in first floor room directly over. (N.W.)

(vi) **South-East Room**

Remove panel from W.C. window.
First Floor

(i) **Stair Lobby**
Remove existing partitions to western end of lobby, except for existing original brick partition at western end. (N.W.)
Reconstruct door to east centre room. (N.W.)

(ii) **West Room Gallery**
Remove glazed partitions. Construct new timber balustrade. (N.W.)

(iii) **South-West Room**
Remove door and cupboard from door opening and block in. (N.W.)

(iv) **West Centre Room**
Remove partitions at door to stair lobby. (N.W.)
Remove letter schute. (N.W.)
Reconstruct fender. (R. & M.)

(v) **East Centre Room**
Reconstruct fender.

(vi) **East Corridor**
Remove sheeting from urn recess, block up wall. (N.W.)

Second Floor

(i) **Stair Lobby**
Remove existing partitions to western end of lobby. Construct new brick partition and door at location of original partition shown in 1942 drawing, to enclose room at western end of lobby. (N.W.)

(ii) **North-West Room**
Remove fixed window to verandah and construct and hang verandah doors matching adjacent. (N.W.)

Remove brick lining to fireplace and install cast iron fireplace to match north-east room fireplace.

(iii) **Centre Room**
Remove fixed window to verandah and construct and hang new verandah
Remove fixed window to verandah and construct and hang new verandah doors matching adjacent. (N.W.)

Remove brick lining to fireplace and install cast-iron fireplace to match north-east room fireplace.
BOMERA AND TARANA GROUNDS

Earthworks Generally

All earthworks other than shallow cultivation or paving repairs should have archaeological input in the form of prior discussion and inspection of works in progress. No earthworks should be put in train without notifying the A.C.S. Heritage Architect.

Outbuildings (other than former stables and coachhouse)

Remove existing gatehouse and main garage. (N.W.)

Reconstruct former Tarana conservatory.

Walls, Fences and Gates

Reconstruct former Bomera entry gates and fence at southeast corner of site, and adjacent sandstone wall to Wylde Street boundary, to location as shown in 1941 photograph (pl.71). (N.W.)

Reconstruct former stone and brick walls adjacent to former entry drive. Remove stone wing walls and timber jambs between Bomera outbuilding and Tarana west room (former billiard room). (N.W.)

Relocate entry wall signage to new Fleet Headquarters. (N.W.)

Replace chainwire fence to western boundary wall with castiron picket fence, with picket spacing and diameter, and rail height and dimensions, to match existing iron picket fence at southern end. (N.W.) Replace chainwire fence to remaining boundaries with matching cast iron fence on stone plinth with semicircular coping. (N.W.)

Replace chainwire fence to southern boundary of site with timber paling fence, with details matching fence shown in wartime photograph of site, and post location as indicated in 1973 boundary drawing. (N.W.)

Reconstruct original Tarana front fence and gates utilizing extant double and single gates from existing entry to Fleet Headquarters. (N.W.)

Demolish existing garage and construct new garage adjacent to reconstructed Wylde Street boundary wall. (N.W.)
Paving

Remove existing bitumen at south west corner of outbuilding. (N.W.)

Remove bitumen at south west corner of the site, to reveal possible
original location of entry drive, and to provide planting areas. (N.W.)

Remove existing paving adjacent to former billiard rooms’s eastern
wall and if no original paving is revealed, seal with brick paving in lime
mortar. (N.W.)

Construct new exposed aggregate paving and brick edgings for carpark
to southwest corner of site. (N.W.)

Remove thin concrete over brick paving north of Tarana (N.W.)

Carefully remove concrete in front of Tarana verandah steps to reveal
former paving material; make good. (N.W.)

Remove concrete paving to Tarana side steps (at south-east corner),
also paving to area of dish drain. (N.W.)

Remove concrete from south end of original Wylde Street kerbing. (N.W.)

Decorative Site Elements:

Reinstall urn from Tresco in former location at Bomera. (N.W.)

Gardens

Plant norfolk island pine tree and Kauri pine adjacent to the recon-
structed southern entry drive. (N.W.) Preserve Tuckeroo and Kauri Pine
trees in southern and western parts of site.

Reconstruct gardens and edgings adjacent to Tarana front door. (N.W.)

Portions of former Bomera site which now lie within Dockyard bound-
aries, i.e. area adjacent to dockyard entry and Wylde Street boundary,
should be planted with trees and bushes of exotic species preferably with
ground surface built up close to former levels, against the Wylde Street
retaining wall.
BOMERA AND TARANA: SCHEDULE OF COLOURS AND FINISHES

Colours nominated are based on analysis of paint samples taken from the buildings, and on reference matter relating to traditional painting practice at the most culturally significant stage in the buildings' development.*

Internal colours and finishes are provided as an interim measure only, until paint investigation has been carried out to determine original decoration. Colours nominated for internal use relate only to the recommended use of the buildings. Reconsideration of these colours may be necessary if the buildings are used for office accommodation or for some other use.

The reference matter concerning traditional painting practice* is based on colours selected from British Standard no. B.S. 2660. In order to ensure as little divergence from B.S. 2660 as possible, equivalent colours from other standards including the Munsell colours, have been included below, individually matched by eye against the relevant B.S. 2660 colours. Before work commences, all colours nominated should be applied in single panels for approval by the A.C.S. Regional Heritage Architect, who should also be consulted for practical equivalents in manufacturers' colours.

Acceptable Equivalents for Colours Nominated

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</table>

External (For main building and outbuildings)

(i) Window sashes and frames; external blind pelmets; door leaves and frames; timber posts and handrails; timber beams; verandah rafters; reconstructed timber louvres to outbuilding; facia to outbuilding portico: Munsell 5G.3/4, gloss alkyd.

(ii) Reconstructed external blinds; timber awning brackets to former stables. BS.381C/452, gloss alkyd. Pascol.

(iii) Eaves facias; verandah beams: BS.381C/225, gloss alkyd.

(iv) Reconstructed timber fence posts and palings to south boundary: BS 381C/360 matt oil-based semitransparent timber stain.

(v) Gutters; r.w. heads; iron verandah columns and balustrades; roller shutters; iron gates; other metalwork except fire stairs. BS.2660/3.045 gloss alkyd.

(vi) Varnished timber surfaces to existing walkway. 2-pack clear epoxy

(vii) Fire stairs; vent and service pipes; downpipes; conduits: To match background, gloss alkyd.

(viii) Timber soffits: BS.2660/3.040.

(ix) Corrugated steel to verandah, alternating sheets: BS 2660/3.041.

(x) Corrugated steel to small annexe: BS 2660/9.101.

Internal (Main Building)

Unless otherwise specified, the following are to be applied throughout.
Ceilings: BS.2660/4.052, matt acrylic.
Cornices, ceiling roses: BS.2660/4.046, matt acrylic.
Timber surfaces: Strip existing paint or old polish, and repolish.
Basement (accessible rooms only).
Walls: BS 2660/3.042 matt acrylic.
Timber surfaces: BS 2660/3.045 gloss alkyd.

Ground Floor
(i) **Hall**
Walls: BS 2660/2.028 matt acrylic.

**Picture Rail**: BS.2660/3.043 matt acrylic.

(ii) **North-West Room**
Walls: BS.2660/1017, matt acrylic.

(iii) **North Centre Room**
Walls: BS.2660/2032, matt acrylic.

(iv) **North-East Room No. 1**
Walls: BS 2660/3.043, matt acrylic.

(v) **North-East Room Nos. 2 and 3 and North Corridor**
Walls: BS.2660/2.026, matt acrylic

(vi) **South-West Room**
Walls: BS.2660/1017 matt acrylic.

(vii) **South Centre Room**
Walls: BS.381C/358 matt acrylic.

Gallery brackets and balustrade panels: BS.381C/499 gloss alkyd.

Plaster staff moulds, window mouldings: BS.2660/3.042 matt acrylic.

Plaster window surrounds: BS.381C/359 matt acrylic.

Ceiling brackets, painted boarding: BS.2660/4.046 matt acrylic.

Ceiling panel frames, beam soffits, gallery front mouldings: 2660/3.040 gloss alkyd.

Gallery bracket mouldings, ceiling beam sides: BS.2660/3.041 gloss alkyd.

Staff moulds at edges of beams: gold leaf.

Cornices to beams and walls: Background BS.2660/4-046, gloss alkyd; "darts" and "roses": gold leaf.

Other painted joinery: To match architraves, gloss alkyd.

(viii) **South Corridor**
Walls: BS.2660/3.043 matt acrylic.
(ix) **South-East Rooms 1 and 3, and Toilet**

Walls: BS.2660/1016 matt acrylic.

Timber surfaces: BS.2660/3.045.

(x) **South-East Room 2 and South Room (if reconstructed)**

Walls: BS.2660/2.026, matt acrylic; timber: BS.2660/3.045, gloss alkyd.

First Floor

(i) **Hall**


(ii) **West Centre Room**

Walls: BS.1660/1020, matt acrylic.

(iii) **North-West Room**

Walls: BS.2660/3.043, matt acrylic.

(iv) **North Centre Rooms**

Walls: BS.2660/1.017 matt acrylic.

(v) **North-East Room 1, 2 and 3, and north corridor.**

Walls: BS.2660/3.041, matt acrylic.

(vi) **South-West Room**

Walls: BS.2660/5060, matt acrylic.

(vii) **South-East Room 1 and South Corridor**

Walls: BS.2660/2.026 matt acrylic.

Timber surfaces: BS.2660/3.045 gloss alkyd.

(viii) **South-East Room 4 and Locker Room**

Walls: BS.2660/1.016, matt acrylic.

Timber surfaces: BS.2660/3.045, gloss alkyd.

(ix) **South-East Room 2**

Walls: BS.2660/3.043.

(x) **South-East Rooms 3 and 5 (if reconstructed)**

(xi) **South Room (if reconstructed)**

Walls: BS.2660/5060

**Internal (Outbuilding)**

**Throughout**

Ceilings: BS.2660/4046, matt acrylic;

All painted timber: BS.2660/3.045 gloss alkyd.

**Ground Floor**

(i) **Existing Stairwell**

Walls: BS.381C/369, matt acrylic.

(ii) **Other rooms:**

Walls: BS.381C/361, matt acrylic.

**First Floor**

(i) **Existing stairwell**

Walls: BS.381C/369

(ii) **Centre Room**

Walls: BS.2660/3.041, matt acrylic.

(iii) **Other rooms**

Walls: BS.2660/2026, matt acrylic.
TARANA

External

(i) Window sashes; door leaves; timber verandah posts, handrails; verandah rafters; window and door frames; portico fascia: BS.2660/ 6.074, gloss alkyd.

(ii) Brackets to portico and bay window: BS.381C/225 gloss alkyd.

(iii) Upper and lower centre bands to reconstructed beam over 1st floor verandah; upper band to reconstructed beam over ground floor verandah; verandah weatherboards; brackets to portico & 2nd floor bay window; new fence posts; eaves fascias. BS.381C/360 gloss alkyd.

(iv) Portico gable panel; 2nd floor verandah beam; lower and upper centre bands to reconstructed 1st floor verandah beam; highlights to mouldings of front door leaf and sidelights; verandah weatherboards to verandah; pressed metal cladding to 2nd floor bay window; new timber fence pickets: BS.2660/3.040, gloss alkyd.

(v) Soffits; verandah ceiling linings. BS.381C/216, gloss alkyd.

(vi) Ground floor north string course; mouldings over first floor north windows to west wing; window sills; basement string courses; base of reconstructed gateposts and dwarf wall. BS.381C/360 matt acrylic.

(vii) Single string courses; eyebrow mouldings; tympanums, window and door surrounds; plain rendered panels over first floor northern windows of wing; chimneys; lower and centre parts of consol bracket at western end of second floor verandah; capitals of reconstructed gateposts. BS.381C/359 matt acrylic.

(viii) Other rendered surfaces, including gatepost shafts; roof access housing. Munsell 7.5YR 6/8, matt acrylic.

(ix) Eaves gutters; r.w. heads; iron verandah columns, brackets and balustrades; iron gates and pickets; service stacks, pipes; reconstructed street light; other painted metalwork except fire stairs: BS.2660/3.045,
gloss alkyd.

(x) Fire stairs. BS.2660/3.042, gloss alkyd.

(xi) Vent pipes; downpipes; service pipes, conduits: to match background, gloss alkyd.

**Internal**

**Throughout, unless specified otherwise:**

Ceilings: BS.2660/4052 matt acrylic.

Cornices, ceiling roses, BS.2660/4.046 matt acrylic.

**Basement**


**Ground Floor**

(i) **Vestibule**

Walls: Papered to match c.1907 photograph (pl.89, p.109).

Architraves; door and window frames; dado; stair joinery other than stringers; carved beam: BS.2660/4.046 gloss alkyd.

Door leafs; sashes to windows, toplights and sidelights; skirtings; stair stringers and rails BS.2660/3.040 gloss alkyd.

(ii) **West Room (former billiards room)**

Plain coved cornice; BS.2660/4052.

Decorated cornice: BS.2660/3.043 matt acrylic.

Walls, beams, columns and pilasters: BS.381C/388 matt acrylic.

Architraves; column brackets and bases: BS.2660/3.042 matt acrylic.

Architraves; window and door frames; door leafs; window sashes and other painted timber surfaces: BS.2660/3044 matt acrylic.

(iii) **West Centre Room**

Walls: BS.2660/3.042 matt acrylic.

All painted timber surfaces: BS.2660/3.045, matt acrylic.

(iv) **East Centre Room**
Walls: BS.2660/3.041 matt acrylic.

All painted timber surfaces: BS.2660/3.045, gloss alkyd.

(v) Minor Stairwell (if reconstructed)

North-East Room, Corridor and South-East Room

Walls: BS.2660/3.044

All painted timber surfaces: BS.2660/3.045

First Floor

(i) Lobby

Walls: BS.2660/3.043.

Architraves; door and window frames: BS.2660/4.046.

Door leaves; window sashes; skirtings; stair stringers: BS.2660/3.040.

(ii) Timber surfaces to gallery components: BS.2660/1/3.045.

Iron surfaces to reconstructed gallery components: BS.2660/6.074.

(iii) West Centre Room

Walls: BS.2660/6.067.

Door and window frames and architraves, skirtings: BS.2660/4.046.

Door leaves; window sashes: BS.2660/4.052.

(iv) East Centre Room

Walls: BS.2660/3.043.

Door and window frames and architraves; skirtings: BS.2660/4046.

Door leaves; window sashes: BS.2660/4.052.

(v) North-East Centre Room and Corridor

Minor stairwell (if reconstructed) or Former Stairwell Room

Walls: BS.2660/3.042.

All painted timber surfaces: BS.2660/3.045.

(vi) South-East Room

Walls: BS.2660/1.017.

All painted timber surfaces: BS.2660/3.033.

(vii) South West Room
Walls: BS.2660/5.059

Door and window frames and architraves, skirtings: BS.2660/4.046.

Door leafs, window sashes: BS.2660/4.052.

2nd Floor

(i) Lobby

Walls: BS.2660/3043.

Architraves, door and window frames: BS.2660/4046.

Door leafs, window sashes, skirtings, stair stringers and rails: BS.2660/3.042.

(ii) North-East and South-East Rooms, and Corridor.

Walls: BS.2660/3.042.

All painted timber surfaces: BS.2660/3.045.

(iii) West Room

Walls: BS.2660/6067.

Door and window frames; architraves; skirtings: BS.2660/4.046.

Door leafs; window sashes: BS.2660/4.052.

(iv) Centre Room

Walls: BS.2660/3.043.

Door and window frames; architraves; skirtings; BS.2660/4.046.

Door leafs; window sashes: BS.2660/3.042.

(v) South-West Room

Walls: BS.2660/5.059

Door and window frames; architraves; skirtings: BS.2660/4.046.

Door leafs, window sashes: BS.2660/4.052.

(vi) Stairwell (if reconstructed)

Wall: BS.2660/3.042.

All painted timber surfaces: BS.2660/3.045.
SECTION 2 NOTES

1. See SECTION 1, pp. 3-6.

2. L.T.O., O.S., Serial 18, No. 28.


6. Ibid.


12. Ibid.


22. It is possible that the stone from this quarry was used for the construction of the five groups of sandstone buildings built by Potts in the early 1840's, and which were described in this document as part of "the insolvent estate of Mr. Potts". (C.C.S. : Council Rates Assessment, Cook Ward, 3rd and 16th June 1845. C.C.S. Archives.)


25. Ibid.
27. P.D.S.C., No. 11539, Ser. 3.
28. Ibid.
29. N.S.W. Government Gazette, 4th February 1890, pp. 1047, 1048.
30. See TARANA: MAIN BUILDING (p.105).
32. "McQuade Estate Act of 1894" (short title), N.S.W. G.G. Supplement, no. 197, 2nd April 1894.
34. "McQuade, Frederick, 'Tarina'." - Sands, 1895.
37. "Contracts Accepted", Building and Engineering Journal and Builders' News, 15th February 1902, p.5.
38. Sands, 1902. The listing is: "Stephen, C.B., Barrister, 'Bomera'."
41. The Governor, Rivers, G., Government Land Valuer, to Under-Secretary of the Premier, A.O. 5/776-8, Part II: Occupation of Government House Sydney, by the Governor General, 1899-1914. Letter No. 2366. This minute noted that "the Department recently had 'Bomera' forced on them, for which they have no use".
42. L.T.O., O.S. Book 954, No. 488.
43. Ibid.
44. L.T.O., O.S. Book 1110, No. 879.
46. Ibid.
47. P.D.S.C. No.96597, Ser. A.
48. Sands 1921 directory lists "Tarana Flats" and "Bomera Flats".
49. L.T.O., O.S. Miscellaneous Register, No. 8210.
50. P.D.S.C. No. 11539, Ser.3.
53. Sydney Ferries Ltd. Handbook, Sydney, 1906, p.118. M.L.981.1/S. The name "Bomera Mansions" occurs in a 1906 advertisement, when the building was used as apartments. The spellings "Bomera", "Bomerah", "Boomer" and "Boomerah" occur in documents referring to the site; the spelling "Bomera" has been verified by two former occupants of the building in discussion with H.M.A.S. Kuttabul Curator, Jack Gibbs.
54. The 1858-59 Sands directory lists Bomera for the first time as "1. McQuade, William, Bomera house".
55. C.C.S. Council Rates Assessment, Fitzroy Ward, City of Sydney, Adopted 7th June, 1858; C.C.S. archives. This document contains the first listing in these records for the building, indicating that the building was completed and was being rated by late 1857 or early 1858.
59. The use of the word "offices" in reference to service buildings or rooms occurs in nineteenth century documents, such as Albert Bond's tender notice for construction of a "kitchen and other offices at Tomago, Raymond Terrace". (S.M.H. 7th October 1876.)
62. Eight buildings were constructed in the Wylde Street area between 1854 and 1865, as indicated in Wolcott and Hale's 1854 Map of the City of Sydney, (C.C.S. Archives) and Sir Thomas Mitchell's Trigonometrical Survey of the City of Sydney, Section L⁻¹ (A.O. map no. 5, 6178-6181). Of these, three were the buildings of McQuade's Australian Subscription Boat Club. One of these three was a house, but it did not appear in any document located (including Council rates assessments) until an 1862 map (L.T.O., R.P. Map no. S266858). The house Clopee appears as already constructed in an 1855 painting (See plate 28), and Fairhaven appears as already constructed in a June 1856 map (L.T.O., O.S. Book 50, No. 601). The house Tarpelan was not shown in a map of April 1858 (L.T.O., O.S. Book 54, no. 571), leaving only Undercliffe and Bomera. Undercliffe may have been designed by Hilly; it is shown as belonging to his widow in a c.1890 map (A.O. Map S97, Woolloomooloo 1890-1905).
63. Tender notice, S.M.H. 15th July 1856.
64. Tender notice, S.M.H. 26th July 1856.
65. The lack of a specific address probably indicates that construction
of the house described in the advertisement of 20th June was the only building work involving masons underway in Potts Point at this time. The project was probably one of Hilly's; the expression "good hands" was also used in a later advertisement in the name of Hilly's firm addressed "To MASONS" for "four or five good hands". (Hilly, Lambeth and Mansfield, tender notice, S.M.H. 27th November 1856).


67. This tender notice would provide a period of some three months since June 1856, when McQuade purchased the allotments on which Bomera came to be built; it would also provide a period of between one and two years till the completion of construction. The story about Bomera's convict associations was prevalent in the 1930's, according to novelist Jessica Anderson (conversation with author 15th July 1987).

68. In November 1856, an advertisement for a "large quantity of lime" appeared in the name of Hilly's firm. (Hilly, Lambeth and Mansfield, tender notice, S.M.H. 18th November 1856.) Another followed, addressed to "MASONS" for "Four or Five good Hands". (Hilly, Lambeth and Mansfield, tender notice, S.M.H. 27th November 1856.)


70. The article noted with regard to Bomera: "Behind the old brick wall at the side of the drive, and adjoining the servant's quarters, are the last vestiges of the stables and the carriage house...the upper storey of the house upon the street line at its remotest end, contains the loft for the storage of the grain and fodder. It is of the conventional design, having the usual protruding beam and pulley over the hoistway." (Wilson, E.R., "Historic Sydney", S.M.H. 26th December 1925, p.5.) A 1942 photograph shows a beam and pulley over the first floor centre opening, which is in the location of the stables as described in this article. (See Plate 59, p73.)

71. C.C.S., Rates Assessment, Fitzroy Ward, 7th June 1858.


73. Some two years later a notice for construction of a "Dwarf stone wall, piers and iron gate in front of a .... house near Potts Point" was published. (Hilly and Mansfield, tender notice, S.M.H., 7th September 1859). Neither gates nor wall appear in documents located until 1884. (S.G. Map, City of Sydney, Section A. M.L. No. MSER 4 811.17/1).

74. Hilly, J.F., tender notice, S.M.H. 29th July 1862.


77. Hilly, J.F., tender notice, S.M.H. 24th May 1876.

78. C.C.S., Rates Assessment 1877, 6th February 1877. C.C.S. archives.

79. The tender notice was the only one of possible relevance to the
addition of the room at Bomera, placed in the Sydney Morning Herald in the two year period prior to the date of the Council Rates assessment which referred to the "new billiard room".

80. Hilly, J.F., tender notice, S.M.H. 14th May 1876.

81. The tender notice was followed within a month by another, also placed by Hilly, calling for tenders for "a stone jetty between the properties of Edward Flood and William McQuade, Esq., Potts Point." (Hilly, J.F., tender notice, S.M.H. 13th June 1876.)

82. Sands 1883 and 1884.

83. Griffiths, Glynde Nesta: Some Houses and People of N.S.W., Ure Smith, Sydney, 1949, p. 90 M.L. No. 991/79Al. This writer claimed that "...at one time (Bomera) was also used as Admiralty House by the Navy."


85. See BOMERA AND TARANA SITE OWNERSHIP.

86. Sands, 1885-1902.


88. The 1904 Sands Directory lists Mrs. Brodziak as resident; no listing for the house was included in the 1902 edition.

89. L.T.O., O.S. Book 844, No. 675, 21st October 1907.

90. Cross, Rev. Stanislau, op. cit.

91. L.T.O., O.S. Book 954, No. 488.

92. The 1914 Sands directory listed the building for the first time as a "boarding house". This expression was repeated in the 1916 directory, but in the 1921 directory and in the Council Rates Assessment record for that year it was described as "Bomera Flats".

93. Wilson, op. cit.

94. The novelist Jessica Anderson lived in Bomera during the 1930's and based one of her novels on her acquaintance with the building, which she described in part as follows: "Across the hall two statues faced each other. One, Wisdom, held a book in her hand, and the other, Folly, held, I think, a bunch of grapes." (Anderson, Jessica, Tirra Lirra by the River, McMillan, 1978, p.38).

95. These drawings carry the notation "No.1" and "No.2" respectively, and both read "No. IN SET 3". No third drawing has, however, been located. All further references to the 1942 works relate to these drawings, unless otherwise noted.

96. The replacement of roof cappings may have been part of the "repairs to roof" mentioned in a 1951 Department of Works and Housing requisition (D. W. A.A. Daily list of requisitions received nos. 2132
to 2252, 1951, No. DNW 489/50-51, A.A. S.P. 217/2, op. cit.


101. See BOMERA: MAIN BUILDING (p.55).
103. M.S.B., drwg. Alex 143. 7.10.1914.

110. See BOMERA AND TARANA SITE OWNERSHIP (p.39).
111. Ibid.
112. See BOMERA AND TARANA SITE OWNERSHIP (p.39).
113. L.T.O., O.S. Book 954, No.488.
114. See BOMERA: MAIN BUILDING (p.55).

116. M.S.B. Drwg. Alex. 143, 7.10.1914. Amended 1927; shows western retaining wall reconstructed in location as existing.

117. See BOMERA AND TARANA SITE OWNERSHIP (p.39).
118. Wilson, E.R., op. cit.
120. D.I., Neg. no. 3937.
121. D.L.G.L., Film CCC 467 Neg. 117.

125. McQuade was "William McQuade of Windsor" when he purchased his first Potts Pt. land. (N.S.W. L.T.O. Old System Book 44, no. 569).

126. McQuade Avenue and Fairfield Avenue, Windsor.


129. Dowd, D.G., op. cit.

130. Transactions to this effect are recorded in the following indentures:
    L.T.O. O.S. Book 50, no. 949, part of lots 1, 2 and 3, 3.9.1957, 2340 pounds.
    L.T.O. O.S. Book 54, no. 85, lots 1, 2 and 3, 11.3.1858, 5 pounds.
    L.T.O. O.S. Book 54, no. 571, area south of lot 1, 10.4.1858, 3500 pounds.
    L.T.O. O.S. Book 64, no. 394, Remainder of lots 1, 2 & 3, 24.9.1859, 2539 pounds.

131. The Sands directories list occupants other than McQuade in the editions of 1864, 1879, 1880, 1883 and 1884.


133. Maxwell F., Australian Men of Mark, 1903. S.L. no. D.Q. 920/77-78. This publication noted that: "The late Mr. McQuade also was one of the first to advocate the formation of a racecourse at Randwick..."


136. Fairfield was bequeathed by James Hale to his wife Mary Hale, in 1857, with the proviso that after her death the property would pass to their daughter Amelia Anne McQuade (William McQuade's wife), thence to her heirs (P.D.S.C. no.3842, ser.1). Mrs. Hale died in 1864 (P.D.S.C. no. 673, ser. 1). No copy of the will of Amelia Anne McQuade, or of the date of her death, has been located, but one writer has claimed that: "James Hale occupied Fairfield... and on his widow's death in 1866 it passed to their grandson Henry McQuade". (Dowd, op. cit., p. 141.)

137. Fitzpatrick, op. cit.

139. P.D.S.C., no. 11539, Ser. 3.
140. Sands, 1888 and 1890.
141. See BOMERA: MAIN BUILDING (p.55).
142. Cross, op. cit.,
143. Maxwell, F., op. cit.
144. Cross, op. cit.
146. Ibid.
147. This included approximately one third of the Bomera site plus 3000 pounds for construction of a house there. (N.S.W. P.D.S.C. No. 11539, Ser. 3).
148. P.D.S.C., no. 51247 Ser. 4.
149. Ibid.
151. P.D.S.C., No. 11539, Ser. 3.
152. Sands, 1885 and 1886.
154. Ibid., p. 175.
155. Hawkesbury Australian, 4th December 1880.
156. Dowd, op. cit., p. 175.
158. Steel, op. cit., p. 224.
161. See BOMERA: OUTBUILDINGS AND GROUNDS (p.75).
163. Ibid.
164. Ibid.
165. Ibid.
166. See, for instance, Hilly's June 1876 advertisement for the
sale of the Blacket-designed Retford Hall. (Maher, op. cit.).

167. An advertisement of 1860 offered stone "from a quarry belonging to Mr. Hilly, Potts Point". (S.M.H. 30th April 1860, p. 3.)

168. Maher, op. cit.


170. Ibid, p. 11.

171. Maher, op. cit.

172. Ibid.

173. See BOMERA: MAIN BUILDING (p.55).


176. Ibid.

177. Ibid.


179. "Architectural Honours", Yorkshire Post, 15th June 1875, as quoted by Howard, R.I., op. cit.

180. Howard, op. cit.


182. Ibid, p. 147.


184. Howard, R.I., op. cit.


188. "The Late Mr. J.F. Hennessy", Freeman's Journal, 6th November 1924.

189. N.S.W. Registrar of Births, Deaths and Marriages, Death Cert. 6125.

190. The Cyclopedia of New South Wales 1907, p. 426.


194. Howard, R.I., op. cit.


196. N.S.W. Registrar of Births, Deaths and Marriages. Death Cert. 6125.

197. P.D.S.C., No. 11539 Ser. 3.

198. Ibid.


201. Ibid., 25th September 1888.

202. Ibid., 4th October 1888.


205. Mrs. Joan Burbery, the granddaughter of John Alexander Oag, advised the author in March 1985 that a copy of the drawing for a house her grandfather had built at Potts Point, had been held by the family, but had not been sighted for 30 years. In November 1985 Mr. and Mrs. Burbery were shown the World War II plans of the building, (see plates 92-95) as well as preliminary elevations of the building as probably originally built, prepared by the author. Mrs. Burbery could not recall details of the drawing. Mr. Burbery initially noted some similarities in the north elevation, but subsequently stated that the floor plans did not correspond to the drawing they formerly held. This does not rule out the possibility that Tarana was the building designed by Buchanan, as Oag may have built other houses in the area.

206. Sands 1889 and 1890 editions give the occupant as Mr. James Burns.

207. Sands, 1891-1894 (incl.).

208. Sands, 1895-1900 (incl.).

209. Sands 1901 directory lists "Toohey, J.T." as occupant.

210. Sands, 1902 to 1919 (inclusive).


212. L.T.O., O.S. Book 844 No. 675, 21.10.1907 notes, with reference to
the Tarana site, that the Trustees of the McQuade Estate had "Commenced the making of the said additions and alterations..."

213. P.D.S.C., Suit No. 2410, 1907, Sheerin, op. cit.


215. Ibid, Court Order.

216. M.S.B., Drwg., Alex 143, 7.10.1914.

217. Cross, op. cit. Also see BOMERA: MAIN BUILDING (p.55).


219. L.T.O., R.P. Volume 29969 Fol. 27.

220. P.D.S.C., No.96597, Ser. A.

221. One writer asserted that the organ was removed about 1921; (Cross, Rev. Stanislaus, op. cit. p.9.) however, an advertisement for sale of the organ appeared in 1919. (Jamieson, B.B. and Griffith, advertisement, S.M.H. 18th October 1919, p.2, col. 7.)

222. One document indicates that part of the Tarana site was leased to Ada Mary Ward for three years from 1st October 1918. Council Rates Assessments list as the "person rated" Ada Ward (1921 to 1928 incl.), C.Ward (1930), Ada Mullen (1931-1933/35), and Carrie Johnston (1936/1938 and 1939/1944).


224. C.G., No. 124, 26th June 1941.

225. C.G., No. 124, op. cit.


228. D.W., Drwg. NS 2936 (undated), D.H.C. Plan Records. This drawing is similar to 1956 drawings for equivalent works to Bomera and Jenner.

229. D.W., drwg. NA 67/1588.


232. This work was observed by the author to have taken place, but no documentation for the work has been located.

233. See: BOMERA AND TARANA SITE OWNERSHIP (p.39).


236. One wartime photograph shows the stone bathing pool and adjacent areas at nearby Chatsworth being filled with soft loam before being covered with rubble fill (see plate 134). Recent excavation within the former Charlemont site confirmed the use of this filling material in the Graving Dock reclamation works.


239. P.D.S.C., No. 11539 Ser. 3.


241. See TARANA: MAIN BUILDING (p. 105).

242. P.D.S.C., Suit No. 2410, 1907, McQuade, Emily Carleton the Elder, Affidavit in Support of Originating Summons.


244. Reference to A.F.H. McQuade being an investor was made in a statement to the author by John McLellan, on 16th February 1987. McLellan was an acquaintance of McQuade during the second decade of the century.

245. Cross, op. cit.

246. See TARANA: MAIN BUILDING (p. 103).

247. P.D.S.C., No. 96597, Ser. A. 248. Much of the information on this architect has been obtained from David Logan's study (Logan, D., The Life and Work of Edward Harman Buchanan (1859-1943); Architect and Builder. Graduate thesis, University of New South Wales School of the Built Environment).


250. Logan, op. cit.

251. "Two Mayors" etc. op. cit.

252. Ibid.

253. Logan, op. cit.

254. Ibid.

255. P.D.S.C., No. 38 7289.

256. See TARANA: MAIN BUILDING (p. 105).

257. See BOMERA: MAIN BUILDING (p. 55).
258. A.H.C., Register of the National Estate, Reg. No. 1/12/036/0232/01.
261. A.C.S., Index Fl, op. cit.
263. National Trust of Australia (NSW), National Trust Register, 1982, p.98.
264. Information supplied to author by the Council of the City of Sydney, February 1985.
265. Ibid.
271. The author was advised by Naval officer Captain Asprey on 21st December 1984 that Navy would prefer to find residential uses for the buildings; if the cost was prohibitive they would remain as offices.
272. None of the existing stairs in Bomera and Tarana conform to Ordinance 70 requirements in terms of dimensions of treads or goings and unobstructed flight width (section 24.25), means of access to stairs (Clause 24.20), enclosure of external stairs (Clause 24.11), or provision of fire doors (clauses 24.36, 24.37, 24.46). Conformity would require the construction of conforming required exit stairs and fire doors. The levels and configuration of both buildings is such that stairs conforming in all respects other than flight width could be constructed in areas of lesser significance, i.e. where much of the original fabric has been removed and reconstruction is not possible. To achieve full Ordinance conformity would require construction of new stairs within rooms large enough to accommodate them, entailing the removal of flooring and the loss of these spaces as rooms. Because of Tarana's extra storey, the Ordinance would also require either the demolition of its existing internal stair (clauses 1.3 and 16.13), or the installation of sprinklers (clause 24.12(1)).
273. Ordinance 70, clause 24.25.
SECTION 3

JENNER
JENNER BUILDINGS AND SITE

PART 1: CULTURAL SIGNIFICANCE
JENNER SITE OWNERSHIP

The "Jenner" site is located in the north-west corner of the area of the "grant without purchase" of 54 acres (21.85 hectares) at Elizabeth Bay, made to the Colonial Secretary Alexander Macleay on October 19th, 1831.\(^1\)

Within a few years of receipt of his grant Macleay was experiencing financial difficulties. In April 1838 he took out a mortgage on the estate for the sum of two thousand pounds.\(^2\) A further mortgage of eight thousand pounds was registered on the 16th and 17th August 1841.\(^3\)

In the same year Macleay advertised for sale forty-four allotments at the south-western corner of the site.\(^{\text{Pl. 110}}\)

In March 1843 he took out another mortgage\(^4\) on the estate, with the exception of seven allotments which had by then been sold. This time the mortgage sum involved was fifteen thousand dollars. By this time many of the colony's leading figures were experiencing financial difficulties.\(^5\) On the 18th November 1843 Alexander's son William Sharp Macleay took over from the Bank of Australia as mortgagee. By now the debt was "eighteen thousand one hundred and eighty five pounds six shillings and three pence".\(^6\) By 1st February 1845, Alexander's total indebtedness was "twenty thousand pounds or thereabouts".\(^7\) In order to settle the account, Alexander was compelled to convey the mortgaged property to his son, whom he subsequently excluded from his will in most bitter terms.\(^8\)

The property included the major part of Alexander Macleay's original 1831 grant, which in turn included the area which was later to become the Jenner site.
William Sharp Macleay died in 1864. He bequeathed the Elizabeth Bay Estate to the use of his brother George for the remainder of George's lifetime. After George's death the property was to pass to William's nephew Arthur Alexander Walter Onslow for the duration of his life time, then to Onslow's eldest son, thence to the next oldest son, and then in the same manner through to Onslow's last surviving son.9

The terms of the will thus had the effect of preserving the estate as a legal whole for a considerable period. However, the will also allowed any of the successive beneficiaries to lease any part of the Estate. In 1865 George Macleay exercised his perogative in this regard. The first subdivision (and part of the second) of the first leasehold subdivision of the estate10 was the site leased in March 1866 to Lebbeus Hordern,11 for the term of 99 years. On this site Jenner was later built.

A condition of the lease was that Hordern would erect a substantial dwelling on the site within 5 years, allowing a further three months for verification that the terms of the lease has been met. The lease was registered on 7th December 1871, following completion of the works.12

The upper portion of the site was fairly level, and clear of trees. The remainder of the site was steeply-sloping, well-timbered and strewn with boulders near the water's edge. No dwellings or other buildings appear to have been constructed on the site immediately prior to the construction of Jenner13 although there appears to have been a "rubble stone wall, (on) the western boundary of the
Plate 110
Elizabeth Bay Estate, 1841-1843 subdivisions. Scale as shown 1:5,000.

PLAN showing the situation of
THE ALLOTMENTS FOR
at
DARLINGHURST'S
ELIZABETH BAY
the Property of
ALEX* McLay Esq.
by M*S Lyons

From the original map in the Mitchell Library, Sydney.

NOTE
Lots 2 to 26 inclusive are sold by
27, 33 do
34, 44
100 acres
Plate 111
Jenner site, 1884. Scale as shown 1:1,000. N.B. Area east of original high water mark adjacent to pool reclaimed by 1876.

Plate 112
Jenner site as acquired by Commonwealth, 13th December 1940. Scale as shown 1:1,000.

Plate 113
Jenner site as existing. Scale as shown 1:1,000.
Macleay grant, down to...where Chatsworth was built...This wall was erected by William Sharp Macleay..."14

It is quite possible that the site was cultivated by Alexander Macleay. In 1818 Governor Darling wrote concerning Macleay's grant, that:

"The land granted to Mr. Macleay at Elizabeth Bay, a mile and a half from Sydney, was for the purpose of erecting a family house and cultivating a garden...He has already spent a considerable sum on the improvement and cultivation of his grounds..."15

Reclamation of the foreshores of the site was proposed in 186716 and the work had been carried out by 1876.17 By 1884 the site was extensively developed. Ownership of the reclaimed areas was formalised in November 1908.18 Jenner had been converted to use as a hospital by 1915,19 and the lease of the site was conveyed to Miss Erie Lindsay McDonald on 23rd January 1918.20 Miss McDonald was granted certificate of title to the site on 20th November, 1924,21 and conveyed the property under mortgage to Margaret Ann Carley on the 16th February 1926.22 On 31st May the same year Carley transferred the mortgage to Dr. John Hughes.23 In June 1929 McDonald exercised her power of sale and conveyed the lease to Amelia Wilmot Scanlan.24

On 13th December 1940 the property was resumed by the Commonwealth,25 but continued to be leased as a private hospital until 1951.26 The wartime acquisition brought about the current boundaries of the site. About one
third of the former site now lies within the Garden Island Dockyard.
The 99-year lease of the Jenner site, signed in 1866, contained a requirement that Hordern construct a substantial dwelling on the site within five years.\textsuperscript{27} The first directory listing for the building now known as Jenner was in 1871\textsuperscript{28}, and gives the name of the house as "Stramshall". The building was later identified as having been designed by Edmund Thomas Blacket.\textsuperscript{29} The existing building comprises three storeys, not two as indicated in drawings. However, the building comprised two storeys in 1875, and other differences are clearly attributable to later works as detailed below. In all other respects the drawings clearly identify the existing Jenner building, thus establishing Thomas Edmund Blacket as the architect of Jenner.

Certain other drawings which are held in the Blacket collection are of obvious or possible relevance to the Jenner site. Some of these appear to relate to early designs for a building to be constructed on the site, and may have been the work of the architect John Horbury Hunt.\textsuperscript{30}

The southern and eastern facades of the building shown in Blackets "contract" drawings correspond to the 1875 condition, with the exception of the windows of the basement sought-west and north-west rooms, which were similar to the present windows in the basement north-east room. The construction of the north and west facades shown in what appears to have been Blacket's "contract" drawings is confirmed by the extant physical evidence of...
the building, with the exception of the portico and the verandah columns. In Blacket's drawing the portico is shown as single storeyed, and the verandah is shown as supported by a pair of columns at the southern end and a single column at the north end. Later photographic evidence shows the verandahs supported by paired columns at each end. A second storey and a bell-cast roof over the portico are indicated faintly in pencil on Blacket's west elevation. The stair balustrades and the newel post at ground floor level also differ from those shown in Blacket's drawings. It is possible that the basement windows, portico, verandahs and stairs were all modified after the original construction, but they also may have been a variation to the original contract.

In April 1875 Lebbeus Hordern transferred the 99-year lease on the site to John Thomas Neale.\(^{31}\) In February 1877 a council document noted that another storey had been added to the building.\(^{32}\) The architect Thomas Rowe, who in November 1875 placed a tender notice for "sundry alterations and additions to a Villa Residence at Potts Point",\(^{33}\) was almost certainly responsible for these and other works.\(^{34}\) Other tender notices were placed by Rowe within the same period for the construction of a sea wall, bathing pond and bathing house. Items corresponding to these descriptions were all in evidence by September 1876. Apart from those clearly associated with other sites, no other tender notice for works in the Potts Point or Darlinghurst area was published between April 1875, when the lease of the site was transferred to
Plate 114
Janner, original ground and first floor plans. Scale as shown 1:200.
From the original drawings in the Mitchell Library, Sydney.

Plate 115
Jenner, original east and west elevations. Scale as shown 1:200.
Plate 116
Jenner, original north and south elevations. Scale as shown 1:200.
Plate 117
Jenner (outlined), c.1875.

Plate 118
Jenner original west elevation, first floor portico window. Scale as shown 1:50.
Neale, and February 1877, when the Council Rates Assessment noted the building's three storeys. The addition of the third storey appears to have been carried out re-using the original materials. The works probably necessitated relocation of the door of the north-west room on the first floor.

By 1879 Neale had changed the name of the building to Kurrahjeen.

By 1884 the single-storey shed attached to the north face of the north wing had been considerably enlarged. Another small annexe had been built against the west face of the north wing. The northern boundary wall, and a minor addition between this wall and the west face of the north wing, had also been constructed.

By 1888 Neale had again changed the name of the building, this time to "Lugano". In September 1897 Neale died, leaving the lease on the Jenner property to his wife Hannah Maria Neale.

By 1915 the building had been converted to use as Jenner Private Hospital, thus ending the period of use of the building as a single residence.

By 1923 the annexe to the west face of the north wing appears to have been at least partly removed.

By 1929 the outbuilding adjacent to the west face of the north wing had been enclosed on the south, and had gained an extra storey, external stairs and an external first floor walkway. The ground floor of the north wing had been raised to the same level as the ground floor of the main building.
In 1929 major works were carried out to the building. These works included modifications to the windows on the western side of the building, and the installation of new flooring and partitions, and new toilet and bathroom fittings. The first floor north wing's lobby was extensively modified; this involved creating a major opening off the stair landing, raising the lobby floor and demolishing the adjacent w.c.\textsuperscript{43}

In 1940 Jenner and its site were acquired by the Commonwealth.\textsuperscript{44} The building continued to be run as a private hospital, on lease from the Commonwealth, for several years. The new ownership appears to have had little immediate effect on the main building, apart from the removal of the front door panes and sidelights, which was carried out at the request of the Hordern family.\textsuperscript{45}

By 1943 a timber-framed extension had been added to the east face of the north wing at ground floor level, necessitating the loss of the north window from the ground floor north-east room. The large cantilevered first floor extension on the east side of the north wing had also been constructed. The iron verandah balustrades and columns were removed by 1944 and replaced by the existing timber elements.

Conversion of the building to serve as a naval canteen in 1952 was bitterly contested by the then Matron of the hospital, who proposed in vain that the building serve as a hospital or as medical consulting rooms for the Navy.\textsuperscript{46}
Plate 119
Jenner ground floor newel post and balustrade, 1986.

Plate 120
Section detail; scale as shown 1:50. N.B. balustrade error.

Plate 121
Jenner plan outline, 1884. Scale as shown 1:200.
Plate 122
Jenner, east face, undated, prior to 1943 (air-raid shelter not constructed, c.f. Plate 123).

Plate 123
Jenner, east face, January 1943.

Plate 124
Jenner from north-east, showing existing balustrades, July 1944.
Plate 125
Jenner, first floor plan, February 1952. Scale as shown 1:200.

Plate 126
Jenner ground floor plan, February 1952. Scale as shown 1:200.
Plate 127
Jenner, second floor plan, February 1952. Scale as shown 1:200.

Plate 128
Jenner, cross section through former shed, February 1952. Scale as shown 1:200.

Plate 129
Jenner, longitudinal section through main building, February 1952. Scale as shown 1:200.
By the time of documentation of the building's conversion, other works had been carried out within the building. These included modifications to doors, windows and partitions throughout the building, and the provision of glazing to enclose the portico at first floor level.

The 1952 works involved further modifications, the most serious being the demolition of walls between the main ground floor east rooms which were converted to use as a bar. Other works included the installation of extra toilet facilities and further door and window modifications.47

In 1956 the existing external stairs were constructed.48

By 1956 the kitchen stove and several partitions had been removed.49

Further works were carried out in 1956. These included the construction of basement drains, the installation of new toilet fittings, lights and hot water service, and the installation of new bar and cooking facilities.50

In 1965 all the combustion stoves and the original white marble fireplaces and black cast iron register grates were removed, and the openings blocked in. The roof over the first floor portico enclosure was replaced by the present structure, and further modifications were made to the north wing's windows.51

By 1966 the building had been converted to use as a naval stores office.52 In 1966 the west annexe to the north wing was substantially rebuilt.53
In 1977 the building was converted to use as the Navy Photographic Section, as well as the editorial office of Navy News. This necessitated the installation of processing tanks and fittings on the first floor, and new partitions on the first and second floors.\textsuperscript{54}

By 1980 a number of undocumented works had been carried out, including modifications to the chimneys, verandah steps, portico and ground floor doors, the painting of the previously clear-finished joinery timber, and the sheeting of the verandah first and second floors with Nuralite.

In 1984 the former lead roof well and roof access covering were relined in copper.\textsuperscript{55}
JENNER: OUTBUILDINGS AND GROUNDS

An early photograph,^56 taken prior to the construction of Jenner, shows a timber fence on the northern boundary. The construction of the front fence and gates, and the southern boundary fence, was almost certainly carried out as part of the original works, since it was a requirement of the 99-year lease of the site that a building and fences be constructed within five years. The front drive and garden beds were also probably installed as part of the original works.^58

The original construction may also have included construction of stables in the north-west corner of the site, a carriage house in the outbuilding adjacent to the north wing of the main building, the steps leading from the verandah to the gardens and flanked by the iron urns, the plant house, octagonal rotunda, and two other unidentified buildings. The plant house was almost certainly in existence by 1875.60

The former easternmost retaining wall, bathing pool and bathing house were constructed by 1876,^61 and were probably designed by Thomas Rowe, as they followed the publication of Thomas Rowe's tender notices for construction of a "sea wall and bathing pond at Potts Point"^62 and a "first class bathing house at Potts Point."^63 The iron picket fence and iron boat dock portal evident in later documents adjacent to the pool were probably also installed at this time.

By 1884 all the above mentioned works, with the possible exception of the construction of the entry
drive, had been carried out. A water closet had also been constructed at the rear of the stables, and the northern boundary walls and fences, two unidentified structures north of the rotunda, and the stone retaining walls which criss-crossed the eastern part of the site, enclosing a series of terraces and paths from the circular garden to the pool, had all been constructed by this time.

By 1923 an extension had been added to the eastern face of the stables and a weatherboard building had been constructed just above the last flight of steps leading to the bathing pool, and a "bush house" was constructed on the level above and west of the weatherboard building. The existing garage in the south-west corner of the site had also been constructed; it was then described as of "brick and asbestos". Another shed had been constructed adjacent to the upper level of the pathway to the bathing pool, and the building at intermediate level had been removed.64

By 1930 the site contained many mature trees and well-developed gardens. The planting appears to have included the extant magnolia tree in the south-west corner of the site, and the extant camelia bush and tangelo tree between the main building and the circular garden. The small western circular garden was surrounded by a lawn fringe. The area which is now the eastern circular garden bed was a circular lawn.

The site was acquired by the Commonwealth in December
Plate 130
Jenner front fence and gates, early photograph, undated.
Inset: timber gates, 1930's or 1940's.

Plate 131
Jenner front fence and gates, original drawings, undated.
Scale as shown 1:50.

Plate 132
Possible original drawing for Wylde Street wall of stable.
Scale as shown 1:100. (Assumes that original scale was 1/4" = 1'00").
Plate 133
Jenner rotunda, undated, probably 1930's.

Plate 134
Jenner bathing pool prior to filling, April 1942.

From the original photograph in the Archives Office of New South Wales.
By 1941 the former bush house had been removed. By 1943 the former air-raid shelter had been constructed on the eastern circular lawn, and the iron front gates had also probably been replaced by timber gates by this time.66

Between 1943 and 1945 the eastern part of the site beyond the eastern circular garden was subjected to massive excavation and filling works.67 This resulted in the loss of all buildings and site features between the eastern circular garden and the retaining wall behind the pool. The bathing shed was also removed, but at least parts of the pool itself are probably still extant beneath two or three metres of wartime fill and paving.68 The wartime works involved the construction of the extant reinforced concrete underground structure within the area of excavation.69

By October 1952 the air raid shelter had been demolished.70

In 1966 all the outbuildings between the north wing of the main building and the Wylde Street boundary, with the exception of part of the boundary walls, were demolished.71

In 1978 the existing mesh fence to the south boundary replaced the former timber paling fence.72

By 1980 certain undocumented works had been carried out. These included the construction of the existing carport, the bitumen sealing of the red gravel front drive, and the removal of the iron urns from the eastern verandah garden steps. One of the north wing’s chimney pots does not match the remainder. However, it is not clear
whether this was the result of replacement of one of the pots of the other type or whether it was one of the pots from the original construction reused in the course of the 1875 works by J. T. Neale.
Lebbeus Hordern commissioned the design and construction of the building now known as Jenner, and lived there until 1875. Born in 1830, he was the son of Anthony Hordern I, who arrived in Sydney from England in 1829, and established a successful drapery business. Anthony I had five sons: Anthony II, John, Lebbeus, Edward and William. The Hordern family business interests flourished; Anthony II also commissioned designs for shops and houses from Blacket. Lebbeus Hordern appears to have been involved in the early history of the Commercial Bank of Australia, the Sydney office of which is said to have been designed by Edmund Blacket, at Hordern's request. Hordern died in Naples on 1st November, 1881.

John Thomas Neal took over the ninety-nine year lease on the Jenner site from Hordern on 27th April 1875. A third storey was subsequently added to the building between 1875 and 1877. Formerly a Parramatta produce merchant, Neale became accountant to the Colonial Architect's Office and an alderman of Newtown Council. He lived at Jenner until his death in 1897.
Edmund Thomas Blacket, who designed the building now known as Jenner, was born in England on 25th August, 1817.

His major architectural works included:

- The great Hall, Sydney University.
- St. Mark's, Darling Point.
- St. Andrew's Cathedral, Sydney.
- St. Phillip's, Sydney.
- St. Stephen's, Newtown.

Blacket worked as a surveyor as well as an architect, and was a gifted painter and sculptor, according to one of his biographers.

One of the major studies of this architect used the term "Australia's Greatest Victorian Architect" in reference to him. Another writer used the term "The lord
of Sydney architecture" in reference to Blacket and his practice in the early 1860's. Following his death on 9th February 1883, The Sydney Morning Herald published an obituary which noted that "Mr. Hilly was the senior architect, but Mr. Blacket comes next". One of Blacket's biographers has interpreted this as a statement of the superiority of Hilly's reputation, noting acidly:

"Although Hilly was then considered the leading architect of New South Wales, it would be difficult today to find among every hundred people who know of Blacket one who has ever heard of Hilly". However, it is by no means clear that Hilly was by then considered "the leading architect of New South Wales". When Hilly died some eight months after Blacket, The Herald did not publish an obituary. It is more likely that the term "seniority" referred only to the respective durations of Hilly's and Blacket's practices in the colony.

Blacket has been described as "the most prolific and versatile architect Australia has ever known..." The same writer claimed that "Almost every photograph of almost every part of Sydney taken before the late 1880's has a Blacket building in it."

Blacket arrived in Australia on 3rd November 1842. His first architectural work was the design of the church at Patrick Plains, (Singleton) N.S.W., and more commissions soon followed.

Blacket became Colonial Architect on 1st December 1849, a position he held until 30th September 1854 when he became Architect to the University of Sydney. His
magnum opus was the design of the Great Hall at the University of Sydney, construction of which was completed in 1855.\textsuperscript{100} Blacket's popularity appears to have reached a high point in the early 1870's, after which there was something of a decline in his practice.\textsuperscript{101}

In 1880 Blacket's son Cyril joined the practice.\textsuperscript{102} One of Blacket's biographers has noted that the designs which thereafter emanated from Blacket's office corresponded more closely to the prevalent architectural taste of the period,\textsuperscript{103} although another writer claimed that Edmund Blacket was always a cautious, but not reluctant, follower of architectural fashion.\textsuperscript{104} After Blacket's death on 9th February 1883 his other son Arthur entered the practice.\textsuperscript{105} Cyril later became the first president of the Royal Australian Institute of Architects.\textsuperscript{106}

\begin{itemize}
  \item John Horbury Hunt, who appears to have completed a preliminary design for the building now known as Jenner, and who may also have detailed the building's stairs,\textsuperscript{107} was born in Canada in October 1828.\textsuperscript{108} His major works\textsuperscript{109} included:
    \begin{itemize}
      \item Newcastle Cathedral, Newcastle, N.S.W.
      \item Armidale Cathedral
    \end{itemize}
\end{itemize}

\textbf{Plate 137:}
\hspace{2cm} \textbf{Pencil sketch, John Horbury Hunt.}
Hunt obtained a position as draftsman in the office of Edmund Thomas Blacket within a few days of his arrival in Sydney on 5th January 1863.\footnote{110} He was according to some accounts, self-confident, aggressive, talented and well organised, and by his own account he rapidly assumed what was effectively the position of partner in Blacket's office, at first with particular responsibility for the design and supervision of the country projects, but soon for the city projects as well.\footnote{111} During the period in which he worked for Blacket, the nature of many of the designs emerging from Blacket's office altered markedly, and this period came to be known as Blacket's "queer period".\footnote{112} This may be due at least in part to the fact that Hunt's own architectural ideas were still developing throughout this period, although there is no doubt his architectural style differed markedly from Blacket's. In May 1869 he left Blacket's office, and within a month entered a partnership with John Frederick Hilly,\footnote{113} who had almost certainly designed Bomera in 1856. Hunt's partnership with Hilly lasted approximately three months and ended with public acrimony on both sides.\footnote{114}

Hunt then entered a period of flourishing practice which lasted throughout the 1870's and into the 1890's. However, his practice subsequently fell into decline and he died a pauper on 27th December 1904.\footnote{115}
Hunt claimed to have introduced the saw-toothed industrial roof into Australia with his design for Mort's Woolstore at Circular Quay, while employed in Blacket's office.\textsuperscript{116} This claim was vigorously contested by Blacket's son, Owen.\textsuperscript{117} One of Hunt's biographers has noted that the massive verandah posts which Hunt claimed to have introduced in the design for the Hordern shop at Brickfield Hill in the 1860's were finally accepted with enthusiasm by the architectural profession, but not until long after his death.\textsuperscript{118}

Hunt was undoubtedly one of the most important figures in Australia's architectural history, and his influence lasted well into the present century.

Colonel Thomas Rowe was probably the architect of the third storey added to Jenner between 1875 and 1877, and of the bathing shed and pool which appear to have also been added then.\textsuperscript{119} He was born in England in 1829,\textsuperscript{120} and came to Australia in 1849. He worked as a builder and miner on the Australian goldfields. In 1856 he established an architectural practice in Sydney.\textsuperscript{121} He was one of the architects
mentioned by mid-Victorian architect J.J. Davey as commanding the lion's share of country projects; this group included Blacket and Hilly.\textsuperscript{122}

Rowe's outstanding works include:

- The Great Synagogue, Elizabeth Street, Sydney.
- The Royal Arcade, George and Pitt Streets, Sydney.
- Newington College, Stanmore.\textsuperscript{123}

Rowe also had a distinguished military career. Having joined the Colonial Army, he was commissioned as a first Lieutenant in 1872, and was finally promoted to Brevet Lieutenant-Colonel in 1886.\textsuperscript{124}

Rowe was also instrumental in the establishment of the Institute of Architects (later the Royal Australian Institute of Architects) and for many years served as its President. He also served for some time as President of the Metropolitan Water and Sewerage Board, and was the first Mayor of Manly Municipal Council.\textsuperscript{125}

In the latter part of the nineteenth century, Rowe became involved as a critic in the bitter controversy over the works of the Colonial Architect James Barnet, particularly the fortifications at Bare Island, La Perouse, in Sydney. This project was the subject of an official enquiry, which effectively ended Barnett's professional career.\textsuperscript{126} However, Rowe himself later became the subject of controversy over the construction of Sydney Hospital, the costs of which ran considerably over budget. After a hiatus of several years, construction of the upper storey of the hospital was carried out in the 1890's using materials considerably reduced in both
quality and cost. Rowe's practice never fully recovered from the damage caused to his reputation by these events. He died on 14th January 1899. 127 Although Rowe's professional reputation never rose to the level achieved by Blacket, he was undoubtedly one of the nineteenth century's most gifted architects, and was an important figure in a number of other fields.
BLACKET DRAWINGS OF RELEVANCE TO JENNER

Drawings held in the Mitchell Library's Blacket collection, and which are of direct or possible relevance to the Jenner site, may be grouped as follows:

Set 1: **Possible preliminary design 'A'**

- Pls 139 to 140

Set 2: **Possible preliminary design 'B'**

- Pls 143 to 151

Set 3: **Drawings of final design, possibly for presentation to client.**

- Pls 114 to 116; 153 to 158

Set 4: **Drawings of final design, possibly for execution of works.**

- Pls 159 to 161

Set 5: **Other drawings of possible relevance.**

- Pls 162 to 164

**Possible Preliminary Design 'A'**

It is possible that design changes were a feature of the construction of Lebbeus Hordern's house, as they were of Blacket's later Muswellbrook house. The first of the drawings which may represent a preliminary design for the site comprise ground and first floor plans only. Neither bears a title or date. Reasons for associating these drawings with the Jenner site are as follows:

**Site Width**

If this set of drawings referred to the Jenner site, the feature which the two designs would hold in common is
the site itself. Although the drawings show comparatively little detail of the site, one basis of comparison is the site width.

The current site width can be derived from the 1971 survey drawings. The width of the site across the front elevations of the existing building is given by this survey as 27700mm.

The width as scaled directly from the Blacket drawings is 89'5" (27254mm), representing a variation on the survey width of minus 1.61%.

As a check, the site width can also be determined in proportion to other dimensions given on the drawings. The drawings indicate the side boundaries and also the room dimensions, which provide a proportionate site width of 27500mm, representing an error of minus 200mm, or -0.72% in comparison to the 1971 survey width.

**Boundary**

The ground floor plan of this design also indicates a street boundary. Although the boundary comprises only a single line running obliquely to the side boundary, as opposed to the forked shape of the current street boundary, the angle formed by the southern and street boundaries of the site in the 1977 survey drawing corresponds closely to that formed in the drawing of the possible alternative design.

It is possible that the designer was working from old maps, such as that by Francis Shields (1845), and William Wells (1850), which show Wylde and Macleay Streets
Plate 139
Possible preliminary design 'A', ground floor plan.
Scale as shown 1:200.
Plate 140
Possible preliminary design 'A', first floor plan. Scale as shown 1:200.

Plate 141
Junction of Wylde and Macleay Streets, 1845 depiction. Scale as shown 1:2000.

Plate 142
Junction of Wylde and Macleay Streets, 1850 depiction. Scale as shown 1:2 000.
and the northern boundary of the Jenner site, intersecting at a single point. It may also be that the boundaries of the ground floor plan were included in a purely perfunctory manner, and with an eye solely for the effect of the street boundary on the buildings, which are shown in the Blacket drawings grouped against the southern boundary, and set back from the street boundary. Finally, the boundary intersection as shown may have simply resulted from low-quality draftsmanship. The drawings, which are of poor quality, appear to be only preliminary design attempts.

**Architect of Possible Preliminary Design 'A'**

There is no signature on the drawings in the set, but the handwriting matches that of Blacket, in his letters.

**Possible Preliminary Design 'B'**

Among the drawings in the "L. Hordern" section of the Blacket Collection are a group depicting a building whose site exhibits many of the characteristics of the Jenner site.

The drawings, which are untitled and bear no scale, comprise ground and first floor plans, four elevations, three cross sections (one transverse and two longitudinal) and a detail plan and internal elevation of a bay window.

Reasons for associating these drawings with the Jenner site are as follows:
Aspect

The house resembles the existing house in the emphasis placed on the rear aspect, as demonstrated by the use of the bay window to the ground floor and verandahs to both storeys of the rear elevation. In the case of Jenner such an emphasis is logical, given that this is the harbour aspect.

Garden Bed

The few site elements shown include a circular garden bed surrounded by a drive. The bed is in approximately the same location, relative to the house and side boundaries, as the existing residence.

Site Width

The site width scaled directly from the ground floor plan is 89'10" (27338mm). This represents a variation on the 1983 survey width of the site of minus 320mm or minus 1.16%. As a check, the site width can also be determined in proportion to other dimensions given on the drawings. Although they contain no stated plan dimensions whatsoever, the floor-to-floor height as scaled directly from the cross-section is 12'11" (3.632mm), and the length of the longest room bisected by the cross-section scales at 21'.10 1/2" (6.662mm). In proportion to this length of the room, the width of the site as shown on the ground floor plan is 27 565mm, representing a variation from the survey width of only minus 135mm, or minus .49%.

It seems most likely that:

(i) the site width scaled directly from the drawing
Plate 143
Possible preliminary design 'B', ground floor plan. Scale as shown 1:200. Inset: detail, presumed date of drawing.
Plate 144
Possible preliminary design 'B' first floor plan.
Scale as shown 1:200.
Plate 145
Possible preliminary design 'B'
assumed west elevation.
Scale as shown 1:200.

From the original drawing in
the Mitchell Library, Sydney.

Plate 146
Possible preliminary
design 'B',
assumed south
elevation.
Scale as shown
1:200.

From the original drawing in
the Mitchell Library, Sydney.

Plate 147
Possible preliminary design 'B',
assumed east elevation.
Scale as shown 1:200.

From the original drawing in
the Mitchell Library, Sydney.

Plate 148
Possible preliminary
design 'B',
assumed north
elevation.
Scale as shown:
1:200.
Plate 149
Possible preliminary design 'B', cross section. Scale as shown 1:200.

Plate 150
Possible preliminary design 'B', longitudinal section. Scale as shown 1:200.

Plate 151
Possible preliminary design 'B', longitudinal section and bay window detail. Scale as shown 1:200.

Plate 152
Chimney capital, Glenalvon, Murrurundi.
is relatively accurate and corresponds closely to the actual width of the Jenner site;
(ii) the Jenner site, and that represented on this set of drawings, are one and the same.

Period for Subsequent Work

The ground floor plan bears the marking "Feb 25t (sic) 1868". Assuming this to have been the approximate date of completion of documentation, the subsequent period of 3 years and 9 months till registration of the lease would be a realistic figure (for the times) for preparation of a new design, documentation and completion of the works, and final legal processing.

Architect of Possible Preliminary Design 'B'

The dynamic architect John Horbury Hunt is said to have joined Blacket's staff in 1863 and to have left in 1869.128

The elevations of this design, which is dated 1868, bear many of the hallmarks of Hunt's work, and are distinctly at variance with the style of Blacket's earlier work.

Herman has commented on the considerable change in the nature of the designs emerging from the Blacket office in the period of Hunt's employment, noting that:
"J. Horbury Hunt had a not inconsiderable influence in Blacket's office".129 Freeland has also confirmed Hunt's influence.130 He concluded that within two years of Hunt commencing employment with Blacket, "Hunt was taking
full control of jobs, including design, ... the work coming out of Blacket's office ... became unusual and strange. It entered what has been termed Blacket's 'queer period'. "131

Kerr differs from both the above in her assessment of Hunt's influence on the practice. She concludes that: "(Hunt's) influence was much less than has been believed".132 Nevertheless, certain elements of the design of Jenner, as represented in this set of drawings, embody many of the characteristics of Hunt's style, which were clearly evident in work carried out later, in his own practice.

The design certainly corresponds to Freeland's description of Hunt's style:

"There is the boldness, at this stage the heaviness of detail, the largeness and identity given to individual parts no matter how small; there is the comparative plainness of usually complicated sections; there is the concern for geometrical shapes, especially the pyramid, and circular piercings; and there is the overall feeling of strength, robustness and masculine virility.133"

Certain elements of the design are particularly characteristic of Hunt's work. The chimney, for instance, is almost identical with that of Glenalvon at Murrurundi designed later by Hunt; the pyramidal capping of chimneys is a particularly recurrent feature of Hunt's designs, as is the circular piercing of elements, as occurs in the existing balusters at Jenner. The ground floor newel post at Jenner is also very similar to that shown in the cross section.

Hunt was well acquainted with at least one member of the Hordern family. As Freeland comments:
"In 1865 he had designed and supervised a large house for Lebbeus Hordern at Darling Point. The client was so pleased with the result and so impressed with the efficiency of Hunt's organis- ing and the thoroughness of his construction and supervision that, probably at Hordern's re- quest, Hunt was given responsibility for other of his jobs..." 134

Freeland's claim that Blacket designed a house for Lebbeus Hordern at Darling Point in 1865 is not confirmed by the biographers of Blacket or by other evidence. The claim is contradicted by the Hordern family's own biog- rapher, who notes, concerning new houses being construct- ed in 1866 for Lebbeus and his brother Anthony II, that "...they had lived over the shops in George Street until this time..." 135 The Darling Point house referred to was probably Retford Hall, which was built c. 1865 for Anthony Hordern II, not for his brother Lebbeus. 136

If the drawings do represent a design by Hunt, it is possible that the design was rejected by either Blacket or the client prior to completion of the drawings. This would account for the lack of dimensions or room titles on what are otherwise drawings of a high degree of finish.

It would seem highly likely that this set of drawings actually refers to the Jenner site, and that they represent an unsuccessful design by John Horbury Hunt.

**Final Design: Possible Drawings for Presentation to Client**

The first of the two sets of drawings which obviously relate directly to the existing building is fully titled and scaled. The drawings include ground and first floor
plans, north, south, east and west elevations and a
transverse (i.e. east to west) cross-section, and a number
of detail drawings.

The degree of finish of the plans and elevations
executed in watercolour with indian ink outline, indicates
that they were prepared for perusal by the client.

One of Blacket's biographers noted, with regard
to his drawings:

"The ink and watercolour plans are the strongest
and brightest, having a more calculated client
appeal for the competitive world of Victorian
Sydney." 137

The plans and elevations were identified by previous
research as relating to Jenner, 138 and all of these drawings
bear obvious similarities to the building.

The same can be said for the drawing entitled Arch
in Hall. This drawing is executed carefully in pencil;
freehand annotations indicate it may also have been used
in the course of the contract works.

Two more pencil drawings, entitled Front Elevations
and Side Elevation, depict respectively the verandah
and bay window facing the harbour.

The "presentation" set of drawings also includes two
drawings of fences and gates which relate to the Jenner
site. The first of these drawings represents the main
entry gate and fence to Jenner as originally constructed,
as verified by an early photograph showing the front fence
and gates. This Blacket drawing does not bear the
name of Lebbeus Hordern, but the design of the gateposts shown in the first drawing corresponds to that of one of the gateposts shown in the second drawing, which does bear Hordern's name.

The second drawing shows details of fencing and timber framed gates, as well as four different designs for gateposts. It is probable that this drawing was used to enable the client to select the gatepost required. The general plainness of the paling fence and the timber framed, ledged and braced gates shown in the second drawing suggest that these were designed for the entry to the stables enclosure, an entry of lesser importance than that depicted in the first drawing.

The gate opening width shown in this second Blacket drawing scales at 9'11" 1/4" (3030mm); the average width of the gate to the enclosure as shown in the survey map of 1884 and 1890 is also 3030mm, in proportion to the indicated width of the site, assuming this width to be the same as the existing width.

A third drawing of gates or doors bears the encircled number "19" which appears on almost all of Blacket's drawings carrying the name of "L. Hordern esq." The drawing is in pencil, and is executed in similar style, and on paper similar to that of the other drawings of gates and fences described above. The utilitarian nature of the gates or doors depicted, their location between adjacent walls, and the indication of stone guide blocks in the paving beneath the opening, all indicate that the
drawing relates to an entry to a carriage enclosure.
The Blacket drawings located do not reveal whether such
a building was part of the original or early construction,
although this appears to have included stables (see
below). An outline of the other outbuilding between the
main building and the street is given in an 1884 map,
and a 1952 drawing shows this building to have comprised
three rooms. It is probable that the Blacket drawing
relates to the centre room. The room scales at approxi-
ately 2530mm in proportion to other dimensions given in
the 1952 drawing. The gate opening width given in the
Blacket drawing is similar, at 2570mm (8'5 1/4"").

Another drawing entitled *Elevation of Stables* may
relate to the building which formerly stood in the north-
west corner of the site, adjacent to the Wylde Street
boundary. The remaining wall bears distinct similarities
to that shown in this drawing.

The drawing is marked "Scale 1/8", (presumably 1/8"
= 1'0") but it would appear that this is an error, as the
building would have been of massive proportions for a
single storey stable, with a front wall nearly 5500mm
high, and a sill height of 2400mm. Assuming the scale to
have actually been 1/4" = 1'0", the building scales at
9462mm (62'.1"), close to the length of the existing
wall, 9145mm.

The corner pilasters, a feature of the original
construction of the house, and the low plinth, are details
of the drawing which are particularly similar to the re-
mainning part of the building on the street boundary.
Plate 153
Final design, cross section. Scale as shown 1:200.

Plate 154
Detail of ground floor vestibule. Scale as shown 1:200.

Plate 155
Bay window detail, east and north elevations. Scale as shown 1:500.
Plate 156
Stable yard gates. Scale as shown 1:50.

Plate 157
Possible coachhouse doors. Scale as shown 1:50.

attributable to a contract variation: the extra landing and steps may be attributable to works carried out after the original construction or to another variation.

Final Design: Contract Drawings

The second set of drawings which relate directly to the "Jenner" building comprise east, west, north and south elevations, a sub-ground floor plan, and west-to-east cross section. These drawings differ from the first set in that they contain a number of relatively minor design variations. They also contain information not included in the first set, in the form of the plan showing the sub-ground floor areas and footings. The lesser quality of finish also differentiates these drawings from those of the previous set, and they also bear some roughly-marked dimensions. For these reasons they would appear to have been used during the course of the contract works, and have been entitled the "contract drawings" in this study.

Other Drawings of Possible Relevance

A number of other Blacket drawings may be of relevance in addition to those listed above. These drawings comprise a two-storey verandah elevation and a window detail in plan, elevation and section.

The drawing of the verandahs and window bear the no. "19" which appears on most of Blacket's drawings for Lebbeus Hordern, and bear some similarities to the style and scale of the other drawings for these items, listed above. It is possible that they represent rejected design details for the building.
Plate 158
Possible verandah steps, plan (left) and section (right).
Scale as shown 1:50.

From the original drawing in the Mitchell Library, Sydney.

Plate 159
West and east elevations, possible contract drawings.
Scale as shown 1:200.

From the original drawing in the Mitchell Library, Sydney.
Plate 160
North (left) and south elevations, possible contract drawings.
Scale as shown 1:200.

Plate 161
Sub-ground floor plan. Scale as shown 1:200.
Plate 162
Cross section, possible contract drawings. Scale as shown 1:200.

Plate 163
Verandah detail, possible preliminary design. Scale as shown 1:100.

Plate 164
Window detail, possible preliminary design. Scale as shown 1:20.
Conclusion

The Blacket drawings of possible preliminary designs "A" and "B" (pls 139-151) almost certainly represent preliminary rejected design attempts for the building now known as Jenner. The cross section (pl. 153), the details of hallway and bay window (pls 154, 155), the annotated plans and elevations (pls 159-161) and the second cross section (pl. 162) all obviously relate to the building. The annotated drawings almost certainly comprise contract drawings used during construction of the building. The drawings showing fence, gates and doors (pls 156, 157) and the drawing marked "Garden Steps" almost certainly depict aspects of the building and site. The verandah and window details (pls 163, 164) possibly relate to the building, although the link is less clear.

The entire collection of drawings executed by Blacket's firm and now held in the Mitchell Library has been examined by the author and only those shown in this study bear a passing or obvious resemblance to the extant building and site features. Nevertheless, it is possible that other drawings in the collection relate to Jenner, and the future discovery of more documentary evidence may confirm this.
Generally

It is recommended that the unexcavated parts of the original site be subject to professional archaeological survey to ascertain areas of archaeological potential. The following are suggested as areas particularly worthy of investigation:

Aboriginal Occupation of the Site

One area of archaeological potential with regard to aboriginal occupation of the site consists of the small section of rock face beneath the semi-circular garden on the harbour side of the main building.

European Occupation of the Site

While the whole site may be regarded as providing a record of European occupation and use, the following areas are suggested as likely to have particular archaeological importance:

Sub-Ground Floor Area

The area beneath the ground floor south-west room, lobby and north-west room contains old piping, fittings, bottles and other artefacts and may be indicative of services previously installed in the building. The subground floor wall between the major section of the building and the north wing is bricked up to ground floor joist level, and the enclosed areas beyond may contain
items of archaeological interest which no longer exist in the more accessible sub-ground floor areas.

**Roof Space**

This space contains old corrugated steel water tanks, piping, gutters and other items which may be indicative of former services installed in the building. The original roof appears to have been reconstructed over the third storey, which was added between 1875 and 1877. The roof timbering and slates appear to have been re-used, and this may also have been the case with regard to the water tanks.

**Rock Garden Below Eastern Circular Garden**

This area contains a considerable number of artefacts from the period of the building's use as a hospital.

**Former Bathing Pool**

Parts of this pool, which was described in documents of the Second World War as having "squared and dressed sandstone walls",139 and other adjacent items such as balustrade walls, steps, remnants of the dressing pavillion, etc. may be still extant. The wartime photographs of reclamation work to the lower levels of the adjacent Chatsworth site indicate that it was filled with what appears to have been soft material, probably the silt which was dredged from the harbour bed prior to construction of the graving dock, and that the reclaimed
areas were progressively filled, without demolishing the existing built elements. Recent excavation has confirmed the existence of a layer of small rubble fill laid on soft soil beneath the dockyard paving, about 200m north of Jenner, east of the former Charlemont site.
JENNER : SUMMARY OF CONCLUSIONS

Jenner was built as Stramshall between mid-1868 and December 1871, for the Sydney merchant Lebbeus Hordern. The building was designed by one of the Victorian era's most famous Sydney architects, Edmund Thomas Blacket. It is possible that certain details of the works, such as the stairs, were designed by John Horbury Hunt. The builder is not known.

The building was renamed Kurragheen, and major modifications were made to it between 1875 and 1877. Those include the construction of another storey; the work also involved the construction of the bathing pool and bathing house. The architect of these works was almost certainly Thomas Rowe.

The building had been renamed Lugano by 1888. It was used as a single residence between the time of its original construction and 1914, when it was converted to use as Jenner private hospital. By this time other minor outbuildings had been added to the site.

Between 1914 and 1929 other works were carried out to further adapt the building to use as a private hospital.

In 1941 the building was acquired by the Commonwealth of Australia.

By 1945 the eastern portion of the site had been effectively alienated from the remainder, and had been extensively excavated. The building remained in use as a private hospital until 1952, when it was converted to use as the Navy's Fleet Canteen.

Between 1952 and 1956 a number of works were carried
out to the building in adapting it to this new use.

In 1966 the outbuildings west of the main building were demolished as part of the work of adapting the building to use as a naval store depot.

In 1977 further works were carried out to the building to convert it to use as a photographic laboratory and the headquarters of *Navy News*. 
JENNER : STATEMENT OF CULTURAL SIGNIFICANCE

The building Jenner is of major cultural significance, as it represents a fine example of the work of one of the Victorian era's greatest architects, Edmund Thomas Blacket, with interesting detailing and additions by other important Victorian architects. Built originally as a relatively small but handsome residence for a bachelor, it was not the grandest of Blacket's houses, but remains a good representative example of his designs in this field, and an important component of the dwindling stock of his work. The simple and symmetrical lower two storeys of its main western facade echo the Regency style; elsewhere it exhibits the more flamboyant assymmetrical characteristics of the nineteenth-century Italianate villa. In this respect it reflects the transition in architectural taste which took place in the second half of the nineteenth century.

The building is a fine example of a large mid-Victorian city house. It is relatively intact and retains excellent examples of joinery, plaster cornices and ceiling roses, etched glass and tiling typical of the period of its original construction and subsequent additions. The stairs are of particular interest because of the possibility of their having been designed by John Horbury Hunt; the third storey is also of interest because it was probably designed by Thomas Rowe. The fabric of greatest cultural significance comprises that constructed by 1914, during the period of the building's use as a house.
The building is of significance as it is associated with Lebbeus Hordern, a leading member of one of Australia's most famous early merchant families.

The building is also indicative of the lifestyle of the residents of the Potts Point area, which was characterised from its earliest development by the great beauty of its houses and grounds, and by the wealth of its residents, the social elite of the colony of New South Wales. The north wing comprises a rare and valuable example of the lifestyle of the servants. The building is also significant because of its forty-year period of use as a private hospital, commencing at the outbreak of the First World War. Evidence of the building's use during this period remains.

The building makes a valuable contribution to its street and harbour setting, and provides an important link with nearby harbourside mansions such as Bomera and Tarana, Tresco and Elizabeth Bay House, of which only the latter is culturally more significant, because of its comparative rarity in terms of age, and its grander architectural qualities.
Plate 165
Jenner stairs, 1986.

Plate 166
Jenner ceiling rose, first floor.

Plate 167
Jenner ceiling rose, second floor.

Plate 168
Jenner portico, 1986.

Plate 169

Plate 170
JENNER BUILDINGS AND SITE

PART 2: CONSERVATION POLICY
JENNER : PHYSICAL CONDITION

Structure:

Sound, no evidence of cracking or deformation.

Condition of Materials

Walls: Considerable erosion of basement stonework, also spalling of walls to stone verandah steps.

Roofs: Recently repaired; no water penetration.

Painted Surfaces: Exterior and some internal rooms recently repainted; paintwork elsewhere in poor condition.

Services: Hydraulic and electrical installations adequate for existing demand and in reasonable condition. Many exposed conduits and electrical installations in vestibule and other prominent areas; these should be rationalised and concealed, subject to archaeological advice.
JENNER : CONSTRAINTS ARISING FROM STATEMENT OF SIGNIFICANCE

Jenner has been nominated for inclusion in the Register of the National Estate.\textsuperscript{140} It falls within the category of buildings nominated by the Defence and A.C.S. directives\textsuperscript{141} as requiring treatment as though on the Register, pending consideration of the significance of the place by the Heritage Commission.

Inclusion of a place on the Register imposes obligations on Commonwealth Ministers and Authorities under the Heritage Act,\textsuperscript{142} which requires Federal Ministers and authorities to take no action which would affect a place on the register to a significant extent unless there is no prudent or feasible alternative. If, in the Minister's view, there is no such alternative, the effects of the action must be minimized and the Heritage Commission consulted prior to the action taking place.\textsuperscript{143}

Definitions of significant extent, and formal statements on interpretation and implementation of heritage policy, are provided in Defence and A.C.S. directives.\textsuperscript{144}

The Commonwealth is also a signatory to the Australia ICOMOS Guidelines (Burra Charter).\textsuperscript{145}

Jenner is included in the National Trust Register,\textsuperscript{146} which does not have any legally binding effect on Commonwealth action, but is usually accepted by the Commonwealth as an authoritative statement on the significance of the place.
Local Government Fire Zoning

Site not in fire zone.¹⁴⁷

Local Government Development Zoning

Site currently zoned Residential Open Space 1A; draft proposal recommends rezoning as Residential IIB (single dwellings and flats).¹⁴⁸

Local Government Ordinance 70 (Building)¹⁴⁹

Commonwealth compliance not obligatory, but preferred by Commonwealth authorities.

Technical Constraints

Commonwealth accommodation standards,¹⁵⁰ and codes for particular uses, e.g. State Laboratory Code.¹⁵¹

Other Considerations

Garden Island Modernisation Plan ¹⁵² proposals.
Classification of Building Use

This section of the study will utilize the system of building classification and type adopted in the N.S.W. Government Local Government Ordinance 70 (Buildings).

Uses of the Building

Use of the building for storage (cl.VII) or for industrial or manufacturing purposes such as laboratories (cl.VIII) is unsatisfactory, because of the likelihood of damage to the fabric of the building and neglect of its significance inherent in such uses. This has been demonstrated by past use of the building for these purposes. Uses which are generally acceptable in terms of heritage include that of single dwelling (cl.I), flats (cl.II), residential buildings (cl.III), flats used in conjunction with V, VI or IX use (cl.IV), offices (cl.V), shops (cl.VI) and institutional buildings or schools (cl.IX). Of these, use as a single dwelling, flats, offices or social venue is most likely to conform to current Defence (Navy) requirements. Other possible uses include that of a Naval guest house, a centre for seminars and staff training, a maritime museum or a Navy medical centre. In view of the significance of the building, the most appropriate uses for the building would be those where enhancement of its heritage qualities would be of advantage to Navy. This would be the case if the building was used for major social and/or public relations purposes, or for accommodation for senior officers of the Australian Navy or visiting fleets.
The building could be used as a single residence without contravening the fire protection requirements of the State Government building ordinance. Nevertheless, additional fire protection facilities should be installed if the building is used for this purpose in future.

Use of the building for other purposes in their existing condition would contravene these requirements. The existence of non-conforming stairs and other elements in the building would necessitate works involving the destruction and/or defacement of culturally significant fabric in order to achieve conformity with the fire protection requirements of the Ordinance. 154

Internal emergency egress stairs could not be constructed either internally or externally without adversely affecting the building's heritage qualities to a significant extent. The careful use of "side wall" sprinklers, and fire-rated ceilings to kitchens and bathrooms would provide some compensation in terms of fire prevention.
JENNER: FUTURE USES

Recommended Use

It is recommended that Jenner be used as a single residence. The significance of the building, and its location directly adjacent to the dockyard, suggest that an appropriate use would be as a residence for a senior Naval Officer such as the General Manager of the Dockyard Complex, with the main ground floor rooms used as entertaining, dining and living areas, the main first and second floor rooms used as bedrooms, study, living or games rooms, and the north wing rooms used for service purposes.

It is recommended that the structures which formerly stood in the north-west corner of the site be partially reconstructed to provide an enclosure for parking areas, that the fences and gates to the front and side boundaries be reconstructed, and that the remnants of the swimming pool be located and preserved, and if possible uncovered and put back in working order, by relocating the seawall.

Alternative Future Uses

The building could be used for other purposes identified above as generally suitable in terms of heritage requirements, provided that fire prevention measures were carried out. Because of its levels and configuration, the building does not lend itself readily to adaptation as flats. However, this is technically feasible, and notwithstanding any of the above, it would be preferable for the buildings to be used for purposes deemed unsuitable if the alternative were to be sale of the property.
Jenner: future use
Figure 23
Jenner, future use, cellar and ground floor plans.
Scale 1:200.
Figure 24
Jenner, future use, first and second floor plans.
Scale 1:200.
Figure 25
Jenner, future use, roof plan.
Scale 1:200.

Figure 26
Jenner, future use, west elevation.
Scale 1:200.
Figure 28
Jenner, future use, site plan. Scale 1:500. Above: western part of site. Below: eastern part of site, within Garden Island Dockyard; probable location of buried former bathing pool shown dotted.
JENNER : STATEMENT OF CONSERVATION POLICY

The following conservation policy is considered appropriate to the significance of the building and its site, and should be applied to their future use and treatment.

All works carried out within the building should facilitate, and not obscure, confuse or detract from the interpretation of the place as a former house of considerable cultural significance.

Generally

The significant fabric to be preserved includes the layout, large masses and detailing of the main buildings and site elements installed prior to Government acquisition.

The maximum possible amount of significant fabric should be retained during any repair work. Wholesale removal of parts of the fabric should not be carried out unless all the items are totally unsalvageable.

No work, including preservation and repair work or replacement of existing parts, should proceed without the approval of the Heritage Architect of Australian Construction Services.

Any replacement item installed in the process of reconstruction should match the original exactly in terms of species, size, colour, surface texture etc., where these characteristics are known, except where the reconstruction of the original design would adversely affect the item or other fabric, for example by causing accelerated deterioration or weathering. In such cases the item should be modified as little as possible in
order to correct the perceived design defect, and the modification should be approved by the A.C.S. Heritage Architect.

All works carried out within the building and site should facilitate and not detract from, obscure or confuse, the interpretation of the place as a former house and grounds of considerable cultural significance.

**Preservation**

The physical evidence of the phases of the history of the buildings and their site, and of the lifestyle of the early owners of the building, members of the Hordern and Neale families, should be preserved.

Fabric whose date of installation cannot be established, but which may have been installed during or prior to the period of greatest cultural significance of the place, should be retained, unless it obscures or prevents reconstruction or appreciation of fabric of demonstrably greater significance.

**Restoration and/or Reconstruction of Significant Fabric**

There is sufficient documentary evidence to facilitate reinstatement of the buildings, which are largely intact and in relatively good condition.

Reconstruction of missing elements of the building is most desirable where the intended use of the element is compatible with its original use, e.g. the reconstruction of the former stables and outbuildings for garages.
The most significant fabric, whose restoration and/or reconstruction is of greatest importance, and the only fabric whose significance justifies reconstruction of entire elements, comprises that introduced to the site during the period of occupation by members of the Hordern and Neale families, including the various outbuildings constructed during this period. Reconstruction of the former outbuildings to the east of the main building is not possible because of the wartime excavation of the area on which these buildings stood. Reconstruction of the outbuildings to the west of the main buildings should be limited to those buildings evident in the 1884 survey plan of the site.

The former gardens of the Jenner site are of considerable significance. Some of the early trees survive, as do certain site elements such as the garden edgings. Replanting should be carried out to return the former predominance of exotic species in the planting. Reconstruction and restoration of the original paving and other minor site elements should also be undertaken, where evidence of this exists.

Reconstruction and/or restoration of fabric installed during the period of the building's use as a hospital should be limited to simple maintenance of internal items only, and should not include reconstruction of elements which are now missing in their entirety. Fabric from later periods should not be restored or reconstructed, except for temporary maintenance to ensure safety and/or security prior to their removal.
Reconstruction of missing elements should be limited to those areas of which good documentary evidence exists. In the case of the Jenner outbuildings, accurate reconstruction is limited to the plan outline of walls and doors, and a partial knowledge of the roof forms. Detailed treatment of other aspects of these areas will be dependent on practical requirements and architectural judgement, including the need to detail new items in sympathy with significant fabric, while avoiding eclectic imitation of "period" detail.

Future Development and Use of the Place

In examining appropriate future uses for buildings of the level of significance of Jenner, it is essential to select a use to suit the conservation requirements of the place.

Any new development should result in the enhancement of the cultural significance of the site. The recommended future use of the building and site in no way rules out the introduction of new built fabric, fittings or equipment provided that these new elements are minimised in extent, are sympathetic and unobtrusive in character. This may be achieved by selection of the materials and construction which were commonly used in the most significant phase of the history of the place and are still commonly used today. Detailing should be simple, with no eclectic imitation of "period" style in new work.

Major new works, such as the construction of emergency egress stairs, should be carried out in areas where
little significant fabric remains, where little is known about the form of that fabric, and in areas other than the more important rooms of the house. Introduction of new elements should not result in the further loss of significant fabric, or inhibit the reinstatement of missing or dislodged fabric.

No activity or landscaping should significantly conceal the buildings from the harbour.

**Modifications for Future Occupants**

Modifications to the building or site by the occupants should be limited to those affecting only the "non fixture elements of the place, e.g. furniture, drapes, paintings etc. Those wishing to carry out painting or paperhanging not based on investigation of original paintwork should follow traditional colour practice. Occupants should on no account be permitted to paint exteriors without A.C.S. approval and supervision, or to overpaint original or reconstructed decoration.

**Ownership**

The Jenner building and its site should remain in Commonwealth ownership.

The postwar history of the area indicates that if the property were sold the building would be under immediate threat of replacement. Moreover, the Commonwealth now has a long association with the building, an association of historical significance in its own right. The location of the building adjacent to major Naval facilities is of prime importance to the Commonwealth.
POLICY IMPLEMENTATION

Practitioners
See BOMERA & TARANA : POLICY IMPLEMENTATION

Minimum Conservation Works : Generally

A description of conservation works necessary to enhance the significance of the Jenner building and site follows. This work represents the most important of the works necessary to restore or reconstruct the place in view of its cultural significance. It is the minimum conservation work which should be carried out to the place to enhance this significance, and should form part of the total work of adapting the building to any new use.

Further works to restore or reconstruct fabric of significance is dependent on the details of the work proposed to adapt the building to a specific new use, given that such uses should be subject to the conservation constraints outlined above.
MINIMUM CONSERVATION WORKS : JENNER

Generally

See BOMERA AND TARANA: SCHEDULE OF MINIMUM CONSERVATION WORKS

Main building : External

Render

Remove all defective render and rerender. (R. & M.)

Paintwork

Strip and repaint "blocks" of uneven paintwork. (R. & M.).

Roofs

Resheet roof well and access covering in lead. (R. & M.)

Remove portico roof; if sufficient evidence of original roof remains, reconstruct to match. If not, reconstruct in hipped form, sheeted in belcast corrugated galvanised steel. (N.W.)

Western Side

Remove existing asbestos-cement portico ceiling. If sufficient evidence of original ceiling remains, reconstruct to match. If not, reconstruct using 150mm wide beaded boards. (N.W.)

Remove first floor of portico glazing and window frames. (N.W.)

Remove existing flooring material to first floor of portico. If sufficient evidence of original flooring remains, reconstruct to match. If not, reconstruct using marine plywood and lead lining. (N.W.)

Construct new west wall to north annexe to north wing. (N.W.)

Remove louvres and reconstruct all windows to match original. (N.W.)

Reconstruct two first-floor windows to north wing. (N.W.)

Replace existing concrete edge to northern garden bed adjacent to portico with edgings to match existing to portico paving. (N.W.)

Replace glass panes to front doors with original panes, or with panes to match originals (now in possession of Hordern family). (N.W.)

Remove fans and air-conditioning units from all windows. (N.W.)
Southern Side

Remove fire stairs and carport. (N.W.)

Reconstruct cellar window to match others to northeast room. (N.W.)

Eastern Side

Reconstruct verandah columns and balustrade panels and lace. (N.W.)

Reconstruct former door to first floor verandah (N.W.) and replace ground and first floor verandah doors with windows as original. (N.W.)

Reconstruct original rainwater head to north wing east face. (N.W.)

Remove existing wall on north side of verandah steps landing. (N.W.)

Remove cantilevered extensions to first floor of east face of north-wing and replace with windows to match original (N.W.)

Northern Side

Reconstruct former north window to ground floor north-east room. (N.W.)

Main Building : Internal

Generally

Strip paint from all joinery, and french polish. (R. & M.)

Install painted timber venetian blinds to windows of habitable rooms, and light beige holland blinds to all other rooms. Venetian blinds to be 50mm slat type, with wide canvas tapes; colour middle brown (BS381.411). (N.W.) Install curtains to habitable rooms, hung on brass rod and rings. (N.W.)

Deteriorated Plasterwork Generally

Remove all defective plasterwork and replaster affected areas. (R & M.)

Missing Register Grates, Mantlepieces, etc. to Fireplaces Throughout:

Open up chimneys and reinstate missing fireplaces, etc., using simple but sympathetic new designs for black cast iron register grates and white marble fireplace surrounds. Put chimneys in good working order. (R. & M.)

Light Fittings, Floor Coverings and Drapes, Furniture and Paintings:

Replace floor coverings and light fittings. (N.W.)

Cellar:
Remove cupboard under stairs and redundant mechanical equipment.
Make opening in north wall of west centre space 1; reconstruct ventilation duct to match south-west space if evidence indicates this existed.

**Ground Floor : Major Section of Building :**

(i) **North-West Room**
Reconstruct door to centre wall to match existing adjacent. (N.W.)
Reconstruct internal skin of northern wall. (N.W.)

(ii) **West Centre Room** : reconstruct brickwork to north wall.

(iii) **South-East Rooms**
Remove centre partition and door, to make one room. (N.W.)

**Ground Floor : North Wing**

(i) **North Room**
Remove north-facing window and block up opening. (N.W.)

**1st Floor, Major Section of Main Building**

(i) **Generally**
Remove floor coverings, laboratory and light fittings. (N.W.)

(ii) **Hall and Stairs**
Remove partition and door enclosing West Centre Room 2. (N.W.)

(iii) **South-West Rooms**
Remove existing partitions and equipment, to make one room. (N.W.)
Rebuild brick wall and door to match original adjacent. (N.W.)

(iv) **South-East Room and Existing East Centre Room.**
Remove existing revolving doors and block up openings. (N.W.)
Remove existing partitions and laboratory fittings. (N.W.)
Reconstruct partition to create two east centre rooms. (N.W.)

**First Floor, North Wing**

(i) **Lobby**
Reconstruct former wall, door and steps from stair landing. (N.W.)
Reconstruct former floor at original lower level. (N.W.)
Reconstruct walls and doors in original locations; doors to match
original doors to ground floor. (N.W.)

Second Floor: Major Section of Building

(i) Generally
Remove all laboratory equipment. (N.W.)

(ii) North-East Rooms
Remove existing partitions to make one room; rehang door. (N.W.)

(iii) South-East Room
Replace existing partitions with new partitions in original location,
to form two east centre rooms; block in opening to southwest room. (N.W.)

(iv) Hall
Remove door and partition below fanlight.

Second Floor, North Wing
Remove existing partitions and laboratory equipment. (N.W.)

Outbuildings
Reconstruct former stables building to north-west corner of site, and
1884 outbuilding. (N.W.)
Re-roof existing garage with cellulose fibre slates. (N.W.)
Demolish existing south annexe to garage and existing carport. (N.W.)

Other Site Elements
Swimming pool
Determine location of former swimming pool; if pool is accessible,
return it to its former condition; reconstruct sea wall adjacent to
pool to permit circulation of harbour water within pool, and construct
marina to permit mooring of V.I.P. barge and other craft. (N.W.)

Walls, Gates and Fences
Reconstruct fences and gates to street boundary and front yard
enclosure according to Blackett's original drawings. (N.W.)
Replace existing "weldmesh" southern boundary fence with paling fence matching palings to reconstructed street boundary fence. (N.W.)

Construct plain cast iron picket fence to dockyard boundary. (N.W.)

Paving and Steps

Remove existing bitumen to Macleay Street entry drive carefully, preserving red gravel beneath. Set gravel in bed of cement coloured to match gravel. Remove concrete surfaces between gravel drive and southern boundary garden, to reveal original surface. (N.W.)

Replace border to south boundary garden with garden edgings matching those adjacent to portico, on boundary of gravel drive. Remove concrete paving south of house to reveal original steps; make good to match. (N.W.)

Remove concrete over brick paving east of ground floor verandah. (N.W.)

Reconstruct former brick spoon drain on south side of sandstone path east of house. (N.W.) Remove concrete covering sandstone blocks at east end of this path and steps to path below east circular garden; replace sandstone where necessary. (R. & M.)

Replace missing bricks and stone paving to match existing. (R. & M.)

Relay sunken bricks and small sandstone border blocks on extra base-course material to provide even grades. (R. & M.)

Gardens

In future planting exotic species should again predominate.

Preserve trees previously indentified as having been planted at early stage, i.e. existing Magnolia tree in south-west garden and Camellia bush and Tangello tree east of main building. (R. & M.)

Remove fir tree planted in front circular garden bed. Plant new tree in bed adjacent to front gate, on north end.

Reinstate former low planting to centre of front circular bed and brick fringe, to boundary which is still visible beneath existing bitumen.

Remove concrete surround to this garden, and remove bitumen from
original fringe area. (N.W.)

Demolish existing concrete garden kerbs; replace missing brick edgings to garden beds at rear of house; replacements to match existing. (R. & M.)

Replant "double-fringe" garden beds to circular lawn east of building; remove existing bush to centre of lawn and returf. (N.W.)

Remove redundant pipe rail adjacent to east end of south garden path. (R. & M.)

Replace garden seats evident in photographic evidence of site. (N.W.)

Reconstruct iron arbor on northern side of circular lawn east of house.

**Earthworks**

All future earthworks involving removal of more than the existing top layers of paving material, or garden cultivation such as the deep planting of partially-grown trees or shrubs, should have archaeological input including prior discussion and inspection of works in progress by a qualified archaeologist. Such earthworks should not be commenced without the approval of the A.C.S. Heritage Architect.
JENNER: SCHEDULE OF COLOURS AND FINISHES

Generally

See BOMERA AND TARANA: SCHEDULE OF COLOURS AND FINISHES (p.201)

External

(i) Roof access door and exposed timber; facias; barge boards and cappings; window sashes and frames; door leaves and frames; existing timber verandah posts and handrails; verandah rafters; garage gable cover strips: BS.381/412, full gloss alkyd.

(ii) Verandah beams; gate post shafts; BS.2660/2.029 gloss alkyd.

(iii) Reconstructed fence palings and fence posts; reconstructed gatepost capitals; BS.2660/2.029 matt oil-based, semi transparent stain.

(iv) Reconstructed verandah beam mouldings: BS.381C/412, gloss alkyd.

(v) Eaves gutters; cast-iron verandah columns, brackets and balustrade panels; roller shutter; metal front gates; other painted metalwork except fire escape stairs: BS.2660/6.068 full gloss alkyd.

(vi) Soffits; verandah ceiling linings: BS.2660/4.046.

(vii) Rendered window brackets and mouldings; quoins; chimney banding: BS.2660/2.027 matt acrylic.

(vii) Rendered string courses; rendered window sills; chimney base: BS.2660/2.028. Matt acrylic.

(ix) Other rendered surfaces; roof access housing except timber surfaces; fire stairs; garage and porch gable panels; masonry and concrete grille block walls. BS.2660/ 3.041, matt acrylic.

(x) Fire stairs: BS.2660/3.043. Full gloss alkyd.

(xi) Vent pipes; other services pipes, conduits: to match background.

(xiii) Verandah and portico roofs: BS.2660/4.042, BS.381C/225.

(xiv) Chimney pots: BS.2660.3.044.

Internal

Unless otherwise specified, the following to be applied throughout:
Ceilings: BS.2660/4052, matt acrylic.
Cornices, ceiling roses: BS.2660/4.046, matt acrylic.
Timber surfaces: strip existing paint and apply french polish.

Basement

Throughout: All timber surfaces: BS.2660/3.045.

(i) Stair Lobby
Walls: match colour, formulation of western wall adjacent to stairs.

(ii) Other rooms:
Walls: Off white paint to match existing formulation.

Ground Floor: Main Building

(i) Vestibule, corridor and stairwell.
Walls: BS.2660/2.028, matt acrylic.

(ii) West Centre Room
Walls: BS.2660/1.011, matt acrylic.

(iii) North-West Room
Walls: BS.2660/1.016 gloss acrylic.
Timber surfaces: BS.2660/3.045 gloss alkyd.

(iv) North-East Room
Walls: BS.2660/1024 matt acrylic.

(v) South-East Room
Walls: BS.2660/1.023 matt acrylic.

(vi) South-West Room
Walls: BS.2660/3.043.

Ground Floor, North Wing

(i) South-West Annexe
Walls: BS.2660/1016, gloss acrylic.
Timber surfaces: BS.2660/3.045, gloss alkyd.

(ii) North Lobby
Walls: BS.2660/2028, matt acrylic.
(iii) North and South Rooms
Walls: BS.2660/3.041, matt acrylic.

1st Floor, Main Building

(i) Hall and Balcony Room
Walls: BS.2660/2.028, matt acrylic.

(ii) North-West Room
Walls: BS.2660/1016, gloss acrylic.

Painted timber surfaces: BS.2660/1.016 gloss alkyd.

(iii) North-East Room
Walls: BS.2660/5060. Matt acrylic.

(iv) South-East Room
Walls: BS.2660/3042 matt acrylic.

(v) South-West Room
Walls: BS.2660/3042

(vi) West Centre Room
Walls: BS.2660/3041 matt acrylic.

First Floor, North Wing

(i) Lobby (and toilet, if reconstructed)
Walls: BS.2660/2028, matt acrylic.

(ii) North Room, North Annexe and South Room
Walls: BS.2660/3041

Painted timber: BS.2660/3.045, matt acrylic.

Second Floor, Main Building

(i) Hall
Walls: BS.2660/2.028, matt acrylic.

(ii) North-West Rooms
Walls: BS.2660/1016, gloss acrylic.

Timber surfaces: BS.2660/3.045 gloss alkyd.

(iii) North-East Room
Walls: BS.2660/1.017, matt acrylic.

(iv) **South-East Room**
Walls: BS.2660/2.031, matt acrylic.

(v) **South-West Room**
Walls: BS.2660/2.026 matt acrylic.

(vi) **West-Centre Room**
Walls: BS.2660/3.041, matt acrylic.

**Second Floor, North Wing**

(i) **North Room**
Walls: BS.2660/3041

**Internal (Reconstructed and Existing Outbuildings)**

Throughout:

Ceilings: BS.2660/4046, matt acrylic.

Walls: BS.2660/3041, matt acrylic.

All painted timber: BS.2660/ 3.045, gloss alkyd.
SECTION 3: NOTES TO THE TEXT


5. Edmund T. Blackett is said to have written to his brother Frank during this period that "all our Colony Governors, Secretaries and the like are over head and ears in debt...I would keep clear of that 'official' circle, for they bear a bad name and are proverbially insolvents". (Blackett, E.T., as quoted by Kerr, Professor Joan, in her work Edmund T. Blackett, Australia's Greatest Victorian Architect. National Trust of Australia.) There is a certain irony in this statement. Macleay's financial embarrassment was to lead to his loss of the Elizabeth Bay Estate which was afterwards subdivided into allotments. On the first of these allotments Jenner was constructed and Blacket was commissioned to design the building. Macleay's financial problems may thus be seen to have been ultimately of benefit to Blacket himself.


7. L.T.O., O.S. Book 8, No. 298.


9. Ibid.


12. Ibid.


22. Ibid.

23. Ibid.

24. Ibid.

25. C.G., No. 253, 13th December 1940, p. 2707.

26. The property is listed as "Jenner Private Hospital" in the 1951 phone book, but does not appear in subsequent editions.

27. L.T.O., O.S. Book 127, No. 883


29. In 1982 Mrs. Lesley Hordern identified certain drawings by Edmund Blacket as relating to the Jenner site. Her comments on Lebbeus Hordern and Stramshall are contained in her recently-published work on the Hordern family. (Children of One Family, Hordern. L., Retford Press, Sydney, 1984).

30. See BLACKET DRAWINGS OF RELEVANCE TO JENNER (p.263).


32. C.C.S., 1877 Rates Assessment, Fitzroy ward, Adopted 6th February, 1877. This document describes the building as of three storeys.

33. Rowe, T., tender notice, S.M.H. 19th November 1875.

34. In October 1875 a tender notice in Rowe's name called for tenders for construction of a "sea wall and bathing pond at Pott's Point". In June 1876 Rowe called for tenders for "the erection of a first-class bathing house at Potts Point". (Rowe, T., tender notices, S.M.H., 25th October 1875 and 24th June 1876).

35. The underside of the existing slates bear faint traces of "torching" and the battens also display a faint difference in colour, indicating re-nailing to rafters.

36. The door to this room as shown in Blacket's first floor plan was located in the east wall. In this location the door opening would have been crossed by the new flight of stairs to the second floor.

37. Sands, 1879.

38. Sands, 1888.

40. Sands, 1915. The conversion of the building may have occurred as early as 1911, the date of the last Sands listing for Mrs. Neale.


43. Ibid.

44. C.G., No. 253, 13th December 1940.

45. Information provided verbally to author, July 1984, by Mrs. Lesley Hordern.

46. Information supplied by Mrs. Judy Ferris, daughter of Matron McMaster.


50. Ibid.


55. The installation of copper sheeting was carried out as a contract variation to the documentation for the works, which specified lead roof coverings. (D.H.C. specification no. NA 83/365. Potts Point Jenner, 2 Macleay Street, Roof Slating, etc.) The use of the roof well in Blackett's designs, particularly its use as part of the water storage and reticulation system, has been the subject of particular interest by one of Blackett's biographers. (Herman, M. The Blackets, An Era of Australian Architecture, Angus and Robertson 1963, pp. 93, 95, 182, 188.) The design of the roof well, in particular the use of original materials (which were probably re-used in the 1875 works) were thus of particular significance. The lead linings should be re-installed in future works.

56. Photograph of western shore of Elizabeth Bay, M.L.S.P.F. Sydney Harbour and Islands, Elizabeth Bay.
57. The lease stated that the lessee was to "substantially fence in the north-west and south sides of the premises" (L.T.O., O.S. Book 127, No. 883).

58. These were indicated in one of the drawings produced by Blackett's firm, which appears to depict a preliminary design for the site. (Blacket, Arthur, Plans by E.T. Blackett etc. M.L. No.ZFXD 210, No. 34.). See also Appendix 4.

59. **BLACKETT DRAWINGS OF RELEVANCE TO JENNER.**

60. Works carried out by Blackett's firm for Lebbeus Hordern prior to his death in 1875 included documentation for construction of a "plant house", with stone footings, brick and timber-framed walls, glazed windows and eight "sliding ventilators". (Blacket E.T., Specification of Work to be done in Building a Plant House. M.L. No. M.L. M.S.156/2X, pp. 745-748.)

61. Deering J. W., op. cit.


63. Ibid., 24th June 1876.

64. S.G., L.T.O. Plan of lot 1 and part of lot 2 of the Elizabeth Bay Estate, 10.7.1923, R.P. application no. 75422. Not shown.

65. See JENNER SITE OWNERSHIP (p. 229)

66. A photograph showing timber gates is one of a collection taken by Matron McMaster. (See plate 130.) The collection appears to have been taken between 1929 (the year of acquisition of the lease by Matron Mcmasters' sister Amelia Wilmot Scanlan) and 1943. The latter date is provided by another photograph in the collection which shows the air-raid shelter not yet constructed. (See plate 122.)


68. The 1943 photograph of the reclamation of harbour areas for construction of the Graving Dock shows the Chatsworth tennis court adjacent to the Jenner pool being filled with soft silt, to be topped with a shallow layer of stones c.150mm - 300mm in diameter. (See plate 134.) Recent excavation at the nearby former Charlemont site revealed a similar method of fill. However, it is most unlikely that portions of the bathing shed remain. A wartime memo noted that "the structure is...in a derelict condition, extremely old, white-ant rotted and apparently has not been used for many years...its recoverable value is nil and...its removal would constitute an improvement to the fore- shores properties." (D.W., A.A. SP 217/1 Department of Works. Correspondence Relating to Construction of Captain Cook Dock 1940-1948.)

70. Jenner site, October 1952. Dept. of Works and Housing, drwg. no. NE 2574, 27.10.1952. Not shown.


72. D.H.C., File No. 77/2454. Potts Point 2 Macleay St., Replace Boundary Fences etc.

73. See JENNER: MAIN BUILDING (p. 235).

74. Sands, 1871 to 1873.

75. The Hordern family's biographer claimed that Lebbeus was "born in Sydney one year after the family's arrival in the Colony". Hordern, L., Children of One Family, Retford Press, Mosman, N.S.W. 1984, p. 82.)

76. Herman, op. cit., p. 56.

77. Ibid., p. 57.

78. Ibid., p. 87.

79. Ibid., p. 59.

80. Memorial plaque, St. Peter's Church, Woolloomooloo.

81. L.T.O., O.S. Book 152, no. 621.

82. See JENNER: MAIN BUILDING (p. 235).


84. P.D.S.C., no. 14369, ser. 4.

85. See: JENNER: MAIN BUILDING (p. 235).


87. Ibid.

88. Ibid., pp. 5, 6.


90. Freeland, op. cit., p.25

91. S.M.H., 10th February 1883.

92. Herman, op. cit. p. 196.

93. Kerr, Professor J., op. cit. p. 11.
94. Ibid., p. 5.
95. Ibid., p. 5.
96. Ibid., p. 8.
97. Herman, M., op. cit., p. 4.
99. Ibid., p. 10.
100. Herman, M., op. cit., p. 44.
102. Ibid., p. 175
103. Ibid., pp. 175-186.
105. Herman, M., op. cit. p. 197.
106. Ibid., p. 206.
107. See BLEACKET DRAWINGS OF RELEVANCE TO JENNER (p. 263).
108. Freeland, op. cit., p. 11.
109. Ibid., pp. 38.
110. Ibid., p. 25.
112. Ibid., p. 27.
113. Ibid., p. 39
114. Ibid., p. 40
115. Ibid., p. 210
116. Ibid., p. 29.
117. Kerr, op. cit., p. 11.
118. Freeland, op. cit., P. 31.
119. See JENNER: MAIN BUILDING (p. 235) and JENNER: OUTBUILDINGS AND GROUNDS (p.249).
121. Ibid.


124. Ibid.

125. Berry, M., op. cit.


127. Berry, M., op. cit.


129. Herman, op. cit., p. 82.

130. Freeland wrote: "Nearly all the work which required travelling the country work in particular - was put under Hunt's control... then he began to assume many of the Sydney jobs as well..." (Freeland, J.M., *Architect Extraordinary, the Life and Work of John Horbury Hunt, 1838 - 1904*. Cassell (Australia), Sydney, 1970, p. 30.).

131. Freeland, op. cit., p. 27.

132. Kerr, op. cit., p. 11.

133. Freeland, op. cit., pp. 28, 29.


136. Herman, op. cit., p. 87.

137. Kerr, op. cit.


140. A.H.C., *Register of the National Estate*, Registration no. 1/12/036/0060/01.


143. Ibid., Section 30 (3).


146. Register, National Trust of Australia.

147. Information supplied verbally to author by Council of the City of Sydney, March 1985.

148. Ibid.

149. N.S.W., Local Government Ordinance 70, Building (New South Wales) Law Book Company Ltd., 1974.


153. The author was advised by Naval accommodation officer Captain Asprey on 21st December 1984 that Navy would prefer to find residential uses for the building, but if the cost was prohibitive it would probably continue to be used as offices.

154. Neither the external stair nor the internal stair at Jenner conform to *Ordinance 70* requirements in terms of dimensions of treads, goings and unobstructed flight width (clause 24.25), means of access to stairs (clause 24.20), the enclosure of external stairs (clause 24.11) or the provision of fire doors (clauses 24.36, 24.37, 24.46). Conformity would require exit stairs and fire doors of stipulated construction. The configuration of the building is such that conforming stairs could not be constructed without the removal of flooring and the loss of rooms in areas of significance. Because of Jenner's three storeys, Ordinance conformity would also require the demolition of its existing internal stair (clauses 1.3 and 16.13), or the installation of sprinklers (clause 24.12(1)).
CONCLUSION
CONCLUSION

Results of research described in this thesis indicate that the buildings and sites studied are of major significance, both individually and collectively.

In view of this significance, and in view of requirements such as fire protection and client usage, and the statutory and other limitations imposed by the Heritage Act, the Burra Charter and the Defence Heritage Guidelines, the buildings should be returned to predominantly residential use. Each building should preferably be used as a single residence for a senior Navy officer. It is also recommended that the former billiard rooms at Bomera and Tarana be adapted for use as a setting for conferences and/or social events for the Navy. The existing Bomera outbuilding should continue in use as a garage, and should be adapted to provide accommodation for support staff, either as a single dwelling, two flats, or, with new construction, three flats.

An acceptable alternative would be for both Bomera and Tarana to be adapted to use as flats for senior Navy officers, with the Bomera outbuilding serving as either two flats or a single residence for support staff. The configuration of Jenner, including the difference in upper floor levels between the former servants wing and the main building, does not lend itself to adaptation as flats. For this reason it is not recommended that the building be put to this use.

The use of any of the buildings for industrial, storage or laboratory purposes is not considered acceptable.
The use of the buildings for administration, museum, medical or entertainment purposes is acceptable, provided that recommendations provided in this thesis are followed, including those relating to fire protection. Fire exit stairs could be constructed in both Bomera and Tarana without significantly affecting their heritage qualities. Enhancement of the heritage qualities of the buildings would be of great value in providing an appropriate setting for the Navy's more important accommodation, administrative, social or educational functions, as well as meeting the requirements of the Heritage Act and the Burra Charter.

Notwithstanding that certain uses of the building have been identified above as unsuitable in terms of the cultural significance of the buildings, it would still be preferable for them to remain in Commonwealth ownership while being used for such purposes, rather than to pass to private hands. Sale of the properties would inevitably lead to enormous pressure for their demolition and replacement, as has been the fate of every early Wylde Street building sold this century. The survival of some of the early buildings is undoubtedly attributable to their acquisition and use by the Commonwealth since the Second World War. Commonwealth ownership of Bomera, Tarana and Jenner now provides an opportunity to carry out works of considerable heritage importance in adapting the buildings to new uses. In so doing the Commonwealth would be making a major contribution to the harbour setting of these fine buildings, as well as providing accommodation of great value for its own use.
APPENDICES
APPENDIX 1

DEVELOPMENT OF WYLDE STREET AREA
DEVELOPMENT OF WYLDE STREET AREA

Buildings are listed alphabetically. The name underlined in each listing is that used in this study, i.e. the most recently given formal name. Street and lot numbers given for demolished buildings are those shown in the most recent evidence. Unless stated otherwise, the sources of information in each listing for street no., name, and dates of construction and demolition, are the Sands directories. Certain street numbers given in Sands directories for certain years appear to be in error, and are marked thus(?).

C. 1835

Construction of (The) GRANTHAM, No. 11 Macleay Street. (Daily Telegraph 9.3.1934.) See also CALEB'S CASTLE (colloq.), The FRYING PAN (colloq.), The CASTLE, DANGAR CASTLE. See also: No. 13 (1861), No. 19 (1867-1879), No. 11 (1883-1918).

By 1845 (F. Shields map, 1845, C.C.S. Archives).

Construction of BELLEVUE, No. 20 Wylde Street as PERCY LODGE. See also: No. 22 (1865-1880), No. 20 (1883-1933), No. 20 (S.M.H. 13.12.1940).

Construction of CHARLEMONT No. 18 Wylde Street, as Clarens. See also: STRATHSILA & WILGA, CHARLEMONT (HOSPITAL), No. 10 (1855-57), No. 20 (1858-1880), No. 18 (1883-1933).

Construction of CHATSWORTH I, No. 2 Wylde Street, as Tor Cottage. See also: Fir Cottage, Church of England Grammar School for Girls, No. 24 (1855-1880), No. 22 (1883-1933).

Construction of COMO, No. 16 Wylde Street. See also: No. 18 (1858-1880), No. 16 (1883-1933).

Construction of GLAMIS HALL : No. 12 Wylde Street, as Clifford. See also: The CLIFFORD. See also: No. 14 (1873-1880), No. 12 (1883), No. 10 (1884)*, No. 12 (1885-1933) and No. 12 (S.M.H. 13.12.1940).

Construction of ST. MUNGO : No. 14 Wylde Street, as Moncur Lodge. See also CREEWOOD, CREELWOOD, GREENWOOD, ST. MUNGA. See also: No. 16 (1858-1880), No. 14 (1883-1933).

1856-1858 (See BOMERA : MAIN BUILDING)

Construction of BOMERA : No. 1 Wylde Street. See also: BOMERA HOUSE, BOMERAH, BOOMERAH, BOMERIA, BOMMERA, BOMERA PLATS, BOMERA MANSIONS. See also: No. 1 (1859-1888), No. 3 (1893-1895), No. 2 (1896)(?), No. 3 (1897-1902), No. 1 (1914-1915). EXTANT.

By 1861

Construction of PHOENIX COTTAGE : No. 15 Wylde Street.

By 1865 (Mitchell, Sir Thomas, Trigonometrical Survey of the City of Sydney, 1865. A.O. Maps 61786189).

Construction of CRECY : No. 2 Wylde Street. See also No. 2 (1858-1861),
No. 8 (1863 - 1866), No. 2 (1867-1871), No. 8 (1879), No. 6 (1885-1889), No. 2 (1880-1899 and 1918-1924), No. 2 (S.M.H. 13.12.40). See also: Clopee, Trafalgar.

Construction of BERRYFIELD: No. 10 Wylde Street. See also: BONNYFIELD, No. 6 (1871), No. 12 (1879), No. 10 (1883), No. 8 (1884). (Berryfield was demolished, in whole or in part, to permit the construction of Wyldefel, and may have been partly incorporated into it).

Construction of CAMBELL LODGE: No. 5 Wylde Street. See also: No. 11 (1858-1863), No. 13 (1865-1880), No. 3 (1883-1886), No. 5 (1893-1905).

Construction of FAIRHAVEN I: No. 8 Wylde Street. See also: WILDFEL. (N.B. re-named FAIRHAVEN following construction of WYLDEFEL next door.

C.1867

Demolition of PHOENIX COTTAGE.

C.1871

Construction of JENNER: No. 2 Macleay Street, as STRAMSHALL. See also: KURRAHJEEN, CARRAGEN, LUGANO, The FLEET CLUB (colloq.). Extant.

Construction of SHERWOOD: No. 7 Wylde Street, as CINTRA. See also: CINTRA CINTRA, CINYRA, CINTRA LODGE See also: (possibly) No. 11 (1858-1859), No. 13 (1866-1871), No. 15 (1879), No. 7 (1883-1888 & 1891-1907). N.B. This dwelling was probably part of CAMPBELL LODGE and was converted to use as a separate residence.

C.1873

Construction of MULWA: No. 9 Wylde Street, as UNINGRA See also: ROSE-SKILDE, LANYON, No. 8 (1883)(?), No. 9 (1884-1903), No. 7 (1905)(?), No. 9 (1907-1924).

By 1889 (M.W.S.&D.B., City of Sydney Map, Sheet A, drawn 1884, annotated 1889)

Construction of TARANA: No. 1 Wylde Street (This number shared with Bomera). Extant. See also: Marina, Taranga, Tarane, Turanga, No. 3 (1893-95 Council Rates Assessments, C.C.S. Archives).

Construction of WYLDEFEL: No. 10 Wylde Street. (N.B. Wyldefel is not to be confused with Wildfel, the name given originally to Fairhaven I. The name change occurred when Wyldefel was constructed. Wyldefel was also constructed, at least in part, on land formerly occupied by Berryfield, portions of which may have been incorporated in Wyldefel).

Demolition, in whole or in part, of BERRYFIELD.

C.1900

Construction of AGINCOURT, No. 4 Wylde Street. See also: The KREMLIN (colloq.), No. 2 (1900-1916), No. 4 (1918-1924), No. 4 (S.M.H. 13.12.1940). Basement only extant.
1910

Demolition of CAMPBELL LODGE, SHERWOOD. (The Evening News, 21.9.1910.)

C.1919

Construction of KISMET, No. 6 Wylde Street. See also: KISMET'S. Extant.

C.1922

Construction of CHATSWORTH II: No. 22 Wylde Street. Extant. Demolition of CHATSWORTH I. (Council Rates Assessment, 1921, C.C.S. Archives.)

C.1924

Demolition of MULWA.

C.1925

Construction of DENISON: No. 5 Wylde Street. See also: Mulwa Flats, Mulive Flats. Extant. Demolition of BELLEVUE.

C.1928

Construction of RONALD COURT: No. 6 Wylde Street. Extant.

C.1929

Construction of BELLEVUE GARDENS No. 20 Wylde Street. Extant, except for the villa WATERSIDE COTTAGE. Construction of CABANA: No. 7 Wylde Street. See also: VERONA. Extant.


Construction of YERONGA: No. 5 Wylde Street. Extant.

1934

Demolition of GRANTHAM. (Daily Telegraph, 9.3.1934).

By 1940 (S.M.H. 13.12.1940)

Construction of DENISON, No. 4 Macleay Street. See also MULWA FLATS. Extant.

Construction of WYLDPEL GARDENS: No. 8A Wylde Street. Extant, except for the villa ONCE-UPON-A-TIME.

Demolition of COMO, ST. MUNGO, CRECY.
C. 1942


By 1946

Demolition of WATERSIDE COTTAGE. (AA SP 217/1.)

1963

Demolition of CHARLEMONT. (The Navy, July 1984.)

1966


By 1980

Construction of FAIRHAVEN II, GWEEDORE, No. 10 Wylde Street, THE GATEWAY. All extant.
APPENDIX 2

DEVELOPMENT OF BOMERA BUILDING AND SITE
Appendices 2, 3 and 4 illustrate the original construction of the buildings, with the exception of Jenner, whose likely original construction is shown in documentary evidence.

The appendices also illustrate the development of the buildings in the period from the original construction to the high point of development of culturally significant fabric, and in the period from then to the present day. The drawings show the form of the buildings at the beginning and end of these periods. Material which was added after the beginning of the period, but was removed before it ended, is not shown. Hence, the partitions which were added to Bomera after its conversion to use as a boarding house, and which have since been removed, are not indicated. Available documentary evidence provides little detail of such material, and suggests that none of it was of sufficient cultural significance to justify its reconstruction in any of the buildings which are the subject of this study.
Bomera: original construction
Figure 29
Bomera original construction, cellar and ground floor plan (speculative). Scale 1:200.
Figure 30
Bomers, original construction, first floor plan (speculative).
Scale 1:200.
Figure 31
Bomera, original construction, roof plan (speculative).
Scale 1:200.
Figure 33
Bomera
outbuilding,
original
construction,
elevations
(speculative).
Scale 1:200.
Bomëra: construction 1858-1902
BOMERA: CONSTRUCTION 1858-1902

By 1861

Australian Subscription Boat Club buildings constructed.

By 1862

Bathing house, jetty, pool, foreshores fence and flagpole constructed.

By 1865

Gatehouse constructed.

1865-1869

Portico constructed.

By 1875

Summer house, second flagpole, statues of dogs, iron urn, and south-east path with urns and statues constructed.

By 1884

Construction of billiards room (south centre room), north-east wing, north verandah steps, lion statues, bathing house extension, glass house, four site buildings, southern entry drive and adjacent walls, wall in south west corner, and asphalt tennis court and steps on western foreshores.

1885

Death of William McQuade; Bomera site bequeathed in three parts.

1888-1889

Tarana constructed.

1890-1900

Substantial western portion of site resumed and excavated; small northwest retaining wall constructed.

1900

North-west corner of remaining site resumed.

1902

Bomera converted to use as boarding house. These works probably included enclosure of ground floor of north-east wing, and provision of awning to stables east entry and stained glass windows to first floor South-east Room 4.
Figure 34
Bomera, major works carried out 1858-1902, cellar and ground floor plans (speculative). Scale 1:200. C.F. fig. 29, p. 303.
Figure 35
Bomera, major works carried out 1858-1902, first floor plan (speculative). Scale 1:200. C.f. fig. 30, p.315.
Figure 36
Bomera, major works carried out 1858-1902, roof plan (speculative).
Scale 1:200. C.f. fig. 31, p.316.
Figure 37
Bomera main building, major works 1858-1902, elevations (speculative). Scale 1:200. C.f. fig. 32, p.317.
Figure 38
Bomera outbuilding, major works 1858-1902, elevations (speculative).
Scale 1:200.
C.f. fig.33, p.318.
Bomera: construction
1902-1988
1907-1908
Bryceson organ transferred to Tarana.

By 1908
Western foreshores steps removed.

By 1911
Western flagpole removed; northwest corner of site excavated with retaining wall constructed adjacent to Bomera.

By 1914
Two buildings (garages and sheds) constructed in south-west corner of site; Wylde Street gateway and wall relocated; southern ends of driveway walls removed.

1914-1921
Building converted to flats; deterioration in appearance evident.

1925
Western retaining wall collapses and is rebuilt stepped in plan and closer to Bomera north-west corner.

By 1941
All site features to northernmost part of site removed, excavation and fill being carried out for Wylde Street extension and dock construction. Partitions and screens added to verandah and various rooms throughout Bomera; steps constructed between Bomera and Tarana; external stairs to first floor of north-east wing of Bomera, and to first floor of west face of servants wing, constructed. Partition removed from between Bomera first floor north centre rooms 1 and 2; partitions constructed to stables first floor south room; awning constructed to west face of stables; stone wall to southern boundary replaced by paling fence.

1941
Acquisition of Bomera and Tarana sites by Commonwealth.

1942-1943

Site
Garages, sheds and gatehouse removed; Wylde Street boundary wall removed and new wall constructed on relocated boundary; new wall, gates and steps constructed between Bomera and Tarana.

Bomera: external
Major (south) part of servant's wing, and original east wing demolished, external stairs demolished, small north extension and new south windows added to remainder of servants' wing; south porch added to east wing; steps between Bomera and Tarana demolished; new steps and covered way constructed; panels removed from verandahs.

Bomera: Ground Floor
North-east room 2 and north passage converted to strong room. South corridor: existing external door created. South-east room 1: east window and west door blocked in, east doorway constructed, lower halves of two south windows filled. South centre room: partitions removed. South-west room: existing windows to east wall blocked in.

Bomera: First Floor
Stables/Coachhouse: external
South side: External (south) W.C. removed; glazing over coachhouse entry removed and existing (extended) entry constructed; West side: north door way of stables west face blocked in. North side: first floor walkway removed; easternmost ground floor window blocked in, centre ground and first floor doors converted to windows; westernmost ground floor door blocked in. East side: First floor window louvres removed; hayloft door converted to window.
Stables/Coachhouse: ground floor, internal
Stairs constructed in northeast room; partition removed from south room and new partition constructed to enclose toilet and shower; stairs removed from centre room and W.C. installed.
Stables/Coachhouse: first floor, internal
New stairs constructed to north-east room, old stairs removed from centre room and floor extended.

By 1948
Small garage constructed adjacent to south face of stables, and southernmost pillar and adjacent wall removed.

By 1951
Small area of land at southern extremity of site acquired; three trees, small garage, boundary wall, gateway and gates replaced by existing large garage and entry, utilising former Tarana gate leaves.

1951
Metal ridge and hip cappings to Bomera and stables/Coachhouse replaced by terracotta tiles.

1955
Bust of Nelson installed.

1956
External fire stairs constructed.

1958
Extension to western end of stables constructed.

1964
Existing gatehouse and adjacent wall to coachhouse constructed.

1972
Bomera: first floor north-facing verandah doors reswung inwards.

By 1973
Bomera: partition added to first floor north-west room; partition to ground floor north-west room installed; door opening between ground floor north-centre room and north-east room 1 constructed; glazed timber partitions to ground floor north-east room 3 constructed. Stables: extra partition constructed to form corridor to first floor south room.

1973
Bomera: south-centre room flooring and joists replaced, walls replastered, recess in south wall filled, partitions demolished.

By 1980
Bomera: partition enclosing south-west corner of ground floor north-
east room 1 constructed; partition to south-east corner of entrance hall removed; doorway between first floor west centre and north-west rooms constructed; western portico glazed and tiled; south centre room skylight demolished and lead roof coverings to portico, main building, north-east wing, and south centre room replaced in copper; ceiling linings installed in cellar centre room; double entry doors and partition with sliding doors constructed and chandeliers and wall bracket light fittings removed, in south centre room; partitions removed from first floor north-west room.

**Stables/coachhouse**: existing steel vault door to west face of coachhouse installed, ground floor window on east side converted to vault door; remaining ground floor windows and door on east side blocked in; awning to east entry door relocated; ground floor toilet and shower room converted to use as vault.

**Site**: Construction of brick retaining wall to western boundary.

*1981*
- Electrical equipment enclosure constructed under stables/coachhouse stairs; adjacent window replaced.

*1983*
- Early garden bed edgings in front of Bomera north wall uncovered.

*1984*
- Remaining masonry blocks from 1925 western retaining wall collapse relocated to Bomera car park.

*1985*
- Partition enclosing south-west corner of ground floor north-east room 1 removed.

*1987*
- Lead roof reconstructed to north-east annexe, and chimneys reconstructed.
Figure 39
Bomera, major works carried out 1902-1988, cellar and ground floor plans (speculative).
Scale 1:200.
C.f. fig. 34, p.322.
Figure 41
Bomera major works carried out 1902-1988, roof plan (speculative).
Scale 1:200. C.f. fig. 36, p.324.
Figure 42
Bomera main building, major works 1902-1988, elevations (speculative).
Scale 1:200.
C.f. fig. 37, p. 325
Figure 43
Bomera outbuilding, major works 1902-1988, elevations (speculative).
C.f. fig. 38, p.326.
DEVELOPMENT OF TARANA BUILDING AND SITE
Tarana: original construction
Figure 44
Tarana, original construction, basement and ground floor plans (speculative).
Scale 1:200.
Figure 45
Tarana, original construction, first floor and roof plans (speculative).
Scale 1:200.
Figure 46
Tarana, original construction, north and south elevations (speculative).
Scale 1:200.
Figure 47
Tarana, original construction, west and east elevations (speculative).
Scale 1:200.
Tarana: construction 1889-1919
TARANA: CONSTRUCTION 1889 - 1919

1889-1894
Building leased as Ashford Ladies College.

By 1900
Glass house constructed straddling Bomera/Tarana boundary at northern end.

1900-1902
Conservatory and unidentified shed constructed immediately north of main building.

By 1907
Eastern flagpole, bathing house and boat house rebuilt; new jetty constructed.

1907
Third storey added to building; new portico roof and billiard room extension probably also constructed at this time.

By 1908
Pickets fixed to top of eastern boundary wall.

By 1911
Shed immediately north of Tarana removed, second conservatory constructed at top of eastern boundary foreshores steps; aviary and stone retaining wall and steps constructed; summer house relocated north of house near Bomera and Tarana boundary; tennis court constructed in north-west corner of site.

1917
Tarana building and site acquired by Sydney Harbour Trust, leased back to A.P.H. McQuade.
Figure 48
Figure 49
Tarana, major works carried out 1889-1919, first and second floor plans (speculative). Scale 1:200. C.f. fig. 45, p.341.
Figure 50
Tarana, major works carried out 1889-1919, roof plan (speculative). Scale 1:200. C.f. fig. 45, p.341.

Figure 51
Tarana, major works carried out 1889-1919, north elevation (speculative). Scale 1:200. C.f. fig. 46, p.342.
Figure 52
Tarana, major works 1889–1919; west, south and east elevations.
Scale 1:200.
C.f. figs. 46, p. 342 & 47, p. 343.
Tarana: construction 1919-1988
TARANA: CONSTRUCTION 1919 - 1988

1919
Arthur F.H. McQuade dies; Tarana becomes boarding house, is subdivided as flats.

1919-1922
Bryceson organ transferred to St. Brigid's, Marrickville.

By 1924
Second glass house constructed near north-west corner of site.

By 1931
Glass house, flagpole and aviary removed; conservatory enlarged.

By 1941
Conservatory further enlarged, partitions and screens installed to verandahs and to basement west and east centre rooms, ground floor west room and first floor vestibule: ground floor window adjacent to Wylde Street entry blocked in; upper windows of south-east and south west faces of billiards room (west room) probably also blocked in at this time; servants' stairs removed and floors filled in; fireplaces removed from basement west and east centre rooms; removal of all site features, and excavation of all site north of current Wylde Street boundary.

1941
Acquisition of Bomera and Tarana sites by Commonwealth.

1942-1943
Site:
Conservatory removed, new "brushwood" fence and retaining wall constructed to new Wylde Street boundary; former Wylde Street streetlight removed.

Tarana: External
Ground floor western external door to west room blocked in and new opening constructed adjacent; all verandahs removed and replaced in timber; flagpole, timber fence and access housing constructed on centre of roof.

Tarana: Basement
Former stairwell room: western doorway blocked in and south partition removed. West centre, east centre and west rooms: fittings and partitions removed.

Tarana: Ground Floor
Western Room: new leafs hung to verandah door opening; stained glass ceiling replaced. South-west room: east wall removed. Former stairwell room: showers and basins installed.

Tarana: First Floor
Lobby: partitions removed. South-west room: door leaf hung.
Corridor: opening created in east wall and partitioned recess and urn installed. Former stairwell space: partition installed to create room.

Tarana: Second Floor
Vestibule: wall to south west room removed, new partitioning created; doorway to north-west room filled in and steel ladder fixed to wall, leading through new ceiling shaft to new roof access housing.

North-west room: new doorway constructed to centre room, utilizing frame, architraves and leaf from door to former south-west room.

South-east room: new shower and basin installed, door rehung.
Corridor: new partitioned recess and urn installed in east wall.

North-east room 2: provision of south partition.
By 1949
Small northern extension of western wing at basement level constructed.

By 1951
Trees north of Tarana main building removed.

1951
Metal roof cappings replaced by terracotta tiles.

1956
Emergency egress stairs constructed.

1967
Further northern extension to western wing at basement level constructed.

1972
Partitions, false ceilings and column encasing added to ground floor western room.

By 1975
Small retaining walls constructed north of main building.

By 1980-

External
Glass roof sheeting to southern portico replaced; leadlight glazing to main southern entry door and sidelights replaced; bulkhead over south door to west room constructed; lower sashes of first and second floor main stair windows sheeted over; basement verandah openings enclosed; door from basement verandah to stairs enclosure blocked in; new external door constructed to stairs enclosure; small window opening in basement western room blocked in, larger window converted to door; red verandah tiles laid; first floor verandah doors rehung to swing inwards.

Internal, basement
West room: north window converted to door.

Internal, ground floor
Former stairwell room: basin, cupboard and shower installed.

Internal, first floor
Lobby: partitions constructed. West centre room: new doors constructed to east centre and south-west rooms.
Gallery: new glazed partition.

Internal, second floor
North west room: door to south-west room constructed; verandah door replaced by fixed glazing.
Centre Room: verandah door replaced by fixed glazing. South-east room: new door to W.C. constructed.

1981
New copper sheeting fixed to main roof centre.

1982
New shower enclosure and basin installed in ground floor south-east room.

1984
Floorboards to first floor verandah replaced.
Figure 53
Tarana, major works carried out 1919-1928, basement and ground floor plans (speculative). Scale 1:200. C.f. fig. 48, p.348.
Figure 54
Figure 55

Figure 56
Figure 57
Tarana, major works 1919-1988; west, south and east elevations.
Scale 1:200
C.f. fig. 52, p.351.
APPENDIX 4

DEVELOPMENT OF JENNER BUILDING AND SITE
Jenner: construction
1871-1914

JENNER : CONSTRUCTION 1871 - 1914

April 1875
Lease of site transferred to J. T. Neale.

1875-1877
Third storey added to main building; probably included reconstruction of door to north-west room on first floor.

By 1884
Construction of north-west outbuildings, north and west annexes to north wing, plant house, rotunda, two other outbuildings, eastern retaining walls, paving and steps to foreshores.
Figure 58
Jenner, major works carried out 1871-1914, cellar and ground floor plans (speculative).
Scale 1:200.
C.f. pl. 161, p.258, and pl. 114, p. 211.
Figure 59
Figure 60
Jenner, major works carried out 1871-1914, roof plan (speculative). Scale 1:200.

Figure 61
Figure 62
Jenner, major works
1871-1914, north, east
and south elevations
(speculative). Scale
1:200. C.f. pls. 115,
p.212, and 116, p.213.
JENNER: CONSTRUCTION 1914 - 1988

By 1915
Building being used as private hospital.

By 1923
Second group of outbuildings constructed adjoining east face of stables building; west annexe to north wing reduced in area, two more outbuildings, bush house and south-west garage constructed; shed at intermediate level between bathing pool and main building removed.

By 1929
Original outbuilding adjoining north wing enclosed, and second storey, external stairs and first floor walkway to this outbuilding constructed; ground floor of north wing raised to same level as main building.

In 1929
External: Western annexe to north wing extended; louvres installed in western windows of main building, new window installed in ground floor north room of north wing.

Internal, ground floor: Doorway between main building north-west and west centre rooms blocked in; lead floor lining removed and new concrete floor, partitions, w.c. pan, bath and basin installed in these rooms.

Internal, first floor: W.C. removed, new steps constructed between lobby and stairs, and lobby raised to level of rest of north wing; new impervious floor linings laid in north room of north wing and in first floor of outbuilding; tiled concrete floor and tiled partitions constructed in west centre and north-west rooms and new fittings installed.

Internal, second floor: bathroom and toilet fittings removed from north-west room, and new floor, partitions and fittings installed.

By 1930
Garden and trees well developed; existing magnolia tree, camelia bush and tangelo tree already mature.

December 1940
Jenner site acquired by Commonwealth, continues to be run as hospital; front door panes and sidelights replaced.

By 1941
Bushhouse removed.

By 1943
Air raid shelter constructed on eastern lawn, iron front gates replaced in timber; timber-framed extension added to east face of north wing at ground floor level, window of north wing's ground floor south-east room converted to door, north window of ground floor main north-east room blocked in; large cantilevered extension added to east side of north wing's first floor south-east room.

By 1944
Verandahs replaced in timber.

By 1945
All site features east of circular garden removed with exception of bathing pool; eastern part of site excavated and underground dockyard facilities constructed.

By 1952
Air raid shelter removed; door to north wing's first floor north room enlarged, door from main north west room to verandah constructed; small first floor cantilevered extension to east side of north wing constructed; glazing added to portico extension; dressing room partition to main first floor south-east room constructed.
and new partition constructed in slightly different location; glazed partition constructed to enclose small second floor room overlooking portico roof.

1952
Building converted to naval canteen, as follows: cellar southeast room window converted to service hatch; urinal installed in ground floor west centre room; opening constructed in wall between main ground floor south-east and north-east rooms, and bar installed in south-east room adjacent; eastern ground floor extension to north wing demolished and door to extension converted to window.

By 1956
Stove in ground floor north wing’s north room removed; partitions in first floor main south-east room, and in second floor north wing room, removed.

1956
External emergency egress stairs constructed; surface drains constructed in basement floor; slop hopper replaced by w.c. pan in western annexe to north wing; new urinals installed in main ground floor north-west room; bar constructed in main first floor southeast room and openings made in adjacent walls; new basins installed in main first floor north-west room; cooking facilities installed in south-east room of north wing; new light fittings and hot water service provided throughout.

1965
All combustion stoves removed and fireplaces blocked in; roof over first floor portico enclosure replaced by existing gable roof; two first floor door openings in west wall of north wing blocked in; extra skin of brickwork added to ground floor west wall of north annexe to north wing.

1966
Building converted to naval stores. All outbuildings between north wing and Wylde Street, except for boundary walls, demolished, and car park constructed; two windows blocked in, and two new windows installed, in west annexe to north wing.

1972
Verandah floors covered with Muralite.

1977
Building converted to Navy Photographic Section and editorial office of Navy News; new partitions, revolving darkroom doors, processing tanks and fittings installed in first floor south-east and south west rooms and hall; partitions installed in main second floor north-east and south-east rooms.

1978
Timber paling fences to south and north boundaries replaced by mesh fences.

By 1980
Carport constructed; front gravel drive bitumen-sealed; iron urns removed from verandah steps; replacement of chimney pot, dwarf wall constructed on verandah steps landing; first floor hall annexe over-looking portico enclosed; first floor portico window converted to door; ground floor doors to servants wing and to main south-east room removed.

1984
Former lead roof well and roof access covering relined in copper.

1988
Carpet installed to part of ground floor hall.
Figure 63
Figure 64
Figure 65

Figure 66
Jenner, major works carried out 1914-1988, west elevation (speculative). Scale 1:200. C.f. fig. 61, p.368.
Figure 67
Jenner, major works
1914-1988, north, east
and south elevations
(speculative). Scale
1:200. C.f. fig. 72,
p.369.
APPENDIX 5

ANALYSIS OF EXTERIOR PAINT SAMPLES
ANALYSIS OF EXTERIOR PAINT SAMPLES

The results of analysis of paint samples taken from the external walls, windows and doors of each building follows. The analysis revealed that some samples comprised so few layers as to indicate that paint stripping of early layers had taken place, and that the layers of the sample analysed were of relatively recent origin. Other samples contained many layers, and the colours of the lower layers have been compared with traditional colours in use in the period of the building's early construction, in order to derive external colours nominated in the Schedule of Colours and Finishes (pp. 202-209 and 323-326).

The colour of the external walls of Tarana was easily derived without microscopic analysis, as certain areas of paintwork at basement level are peeling badly, revealing early paint layers clearly. Some minute areas of wall surfaces at Jenner exhibit what appears to be early paintwork. These were too small to mount for cross-sectional microscopic analysis, and a direct comparison of the paint face colour with British Standard colours was made by the author. Where paint examination proved impractical or inconclusive, colours for the area concerned were derived from study of traditional use of colour for the building concerned in the period of its early construction.

Internal colours were not derived from investigation of existing painted surfaces, because of the immensity of the task. Nevertheless it would be preferable to derive colours by this method. The colours nominated for internal use in this study are based on a reference source for traditional use of colour*, and are intended as an interim measure only, in the event that funding of paintwork investigation is not forthcoming.

The Chief Materials Scientist

PAINT FLAKES FROM NAVAL HEADQUARTERS, POTTS POINT, SYDNEY

A number of paint flakes sampled from two buildings from Naval Fleet Headquarters were submitted by Mr Peter McLaren of the Department's Sydney office, accompanied by the request that they be examined in respect of the number and colours of the paint layers in each sample. The paint flakes were submitted from the two buildings "Dunera" and "Tawa" and were allocated laboratory numbers P5-624 to P5-629 and P5-630 to P5-642 respectively.

The paint flakes were individually mounted "edge-on" in Plasticine and viewed through a microscope using both polarised and unpolarised light. If necessary the sample was cut and smoothed first to present a reasonably uniform cross-section. Micrographs were then taken for each flake, the magnification of the photographs being approximately 100 times except where otherwise indicated.

For each paint flake, the major paint films are listed and an attempt was made to match all the prominent colours with Munsell Standard colours. Munsell standard colours were chosen for comparison purposes since the colour chips are easily mounted in the microscope and there is a comprehensive range of colours available. No attempt was made to match with British Standard colours as requested since only a limited range of colours is represented and this would distort the purpose of the exercise. Notwithstanding, the local principal paint manufacturers are well able to translate Munsell colours to the nearest match of any of the established colour systems. Coating layers suspected of being finish coats, primer or undercoats are indicated as such, although in many cases it is difficult to make an accurate assessment. Some of the paint flakes submitted were not of a uniform nature and five were probably not representative of the coating systems present. In these cases it was difficult to identify the original paint finish that may have been.

Whilst the pictures accompanying the 'top-copy' of this Report are the original prints, those supplied with the other copies are subsequent copies (not to hand at the time of writing). The colour-renderings of the subsequent prints may well be different from those on the originals, since all prints were obtained from an ordinary commercial photographic printing facility for which there are usually considerable variations in the quality of output, and both sets of prints will differ from the corresponding original subjects. In this regard it will be noted that the written comment describes paint layers that are more obvious on the photographic prints; in particular very dark colours, particularly dark green, may simply appear as black in the photograph with no obvious hue. Clearly the photographs must be regarded as indicative only, and only the visual assessments recorded herewith can be regarded as reasonably reliable in respect of identification of individual layers and their colours.
'Boomere' Paint Flake Samples PS-624-PS-629

A. PS-624
Western Timber Window Sill
Micrograph No 1 (Neg. 7A/1), No 2 (9A/10)
Right --- Left
1. White finish coat (existing)
2. Pink undercoat
3. White finish coat
4. Original render?

B. PS-625
Western Door Leaf Stile
Micrograph No 3 (Neg. OA/1)
Right --- Left
1. Traces dark blue paint
   original finish coat?
   Munsell 7.5PB2/4
2. White layer (undercoat?)
3. Thin red/brown layer
   finish coat?
   Munsell 7.5PB3/2
4. Light green layer
   finish coat?
   Munsell 10G4/2
5. Thin blue coat
   finish coat?
   Munsell 2.5PB3/4
6. Thin pale white layer
   undercoat?
7. Thin blue coat
   finish coat?
   2.5PR3/4
8. Pale blue coat
   finish coat?
   10BY7/6
9. Thin dark blue layer
   finish coat
   2.5RP7/4
10. Thin light blue coat
    finish coat
    10BY4/6
11. Very thick white layer
    high build finish?
12. Thin uneven red/brown layer
    undercoat?
    Munsell 10R3/6
13. Grey coat
    finish coat (existing)

C. PS-626
Ballroom, West Window Frame
Micrograph No 4 (Neg. 1A/2)
Right --- Left
1. Very thick white layer
   high build finish (original?)
2. Thin red/brown layer
   undercoat?
   Munsell 10W4/6
3. Thick white coat
   finish coat?
4. Thin pink coat
   undercoat?
5. White finish coat
D. **P5-627**
Micrograph No 5 (Neg. 2A/3)
Right --- Left
1. White finish coat
2. Numerous indistinct pale coloured layers

E. **P5-628**
Micrograph No 6 (Neg 3A/4)
Right --- Left
1. White finish coat
2. Several white layers
3. Apricot coloured layer
   undercoat?
4. Thin red coat
   finish coat?
   Munsell 10R3/6
5. Thin light green coat
   finish coat?
   Munsell 2.5G4/6
6. Dark green layer
   finish coat
   Munsell 7.5G2/2
7. Thin red/brown coat
   undercoat?
8. White coat
9. Thick white coat
10. Traces dark green paint
    Original finish coat?
    Munsell 5G2/6

F. **P5-629**
Micrograph No 7 (Neg. 4A/5), No 8 (Neg. 5A/6),
Right --- Left
1. White finish coat
2. Grey coat
   undercoat?
3. Light grey coat
   undercoat?
4. Thick red/brown layer
   red oxide 10R3/6
5. Thin blue coat
   finish coat?
   Munsell 10B3/6
6. White coat
7. Thick pale yellow coat
   finish coat?
8. Thin white coat
9. Light green layer
   finish coat?
   Munsell 2.5G4/6
10. Dark green layer
    Original finish coat?
    Munsell 5G2/6
G. P5-630  
Micrograph No. 9 (Neg. 11A/12)  
Right --- Left  
1. White finish coat (existing)  
2. Pale yellow coat  
3. Lemon yellow coat  
4. Light green coat  
5. Dark green coat  
6. Thick black layer  
7. Thick red orange layer  

H. P5-361  
Basement Window Sill (Former RMS Office)  
Render  

I. P5-632  
Micrograph No 10 (Neg.12A/13)  
1. Existing white finish coat  
2. Pale yellow primer  

J. P5-633  
Basement Plinth  
Render  

K. P5-634  
Front Wall (Next to Front Door)  
Micrograph No 11 (Neg.13A/14)  
1. Existing grey/white finish coat  
2. Several indistinct layers  
3. Traces dark green coating  
Original finish coat?  
Munsell 5G2/6  

L. P5-635  
Front Wall Plinth
M. PS-636
Stair Baluster
Micrograph No 12 (Neg. 14A/15)
Right --- Left
1. Dark brown finish coat
   Munsell 2.5YR3/4
2. White layer(s)?
3. Grey coat
   undercoat?
4. White coat
5. Remains of indistinct dark colour

N. PS-637
Ground Floor Window Sill - South Face
Micrograph 13 (Neg. 15A/16)
1. White finish coat
2. Grey coat
3. Cream coat
4. Pale yellow coat
   undercoat?
5. Lemon coat
   finish coat
   SY9/4
6. Grey coat
   primer/undecoat?
7. Lemon coat
   finish coat?
   Munsell SY9/4

O. PS-638
Front Window Sill - Ground Floor
Micrograph 14 (Neg. 16A/17)
1. Several indistinct white layers with
   existing white finish coat
2. Thin grey coat
   undercoat?
3. Thick white coating
4. Lemon coating
   finish coat?
   Munsell SY9/4
5. White layer
6. Dark green layer
   finish coat?
   Munsell 5G2/6
7. Light green layer
   finish coat?
   Munsell 2.5G4/9
8. Traces of very dark green coating
   original finish coat?
   TOG6/1 is closest (lighter than sample colour)
P. PS-639
Timber Portico Bracket
Micrograph No 15 (Neg. 17A/18)
1. Several white coats including current finish
2. Grey coat (undercoat?)
3. Yellow coat finish coat?
Munsell 2.5YB/4
4. Thin brown/yellow layer
5. Deep green coat finish coat
2.5G3/6
6. Pale yellow coat 7.5YR 5.5/4
7. White (finish) coat?
8. White coat
9. White coat
10. Grey render?

Q. PS-640
Stringer Ground/First Floor
Micrograph No 16 (Neg. 18A/19)
1. Dark brown finish coat
Munsell 2.5YR 5/4
2. Pink coat undercoat?
3. Grey coat (undercoat?)
4. White coat (finish coat?)
5. Grey coat (undercoat?)
6. White coat
7. Grey coat (undercoat?)
8. Lemon coat (finish coat?)
Munsell 5Y 9/4
9. White coat
10. Red/orange layer (undercoat?)
Munsell 10R 3/6
11. 2 perhaps 3, pale yellow layers
Munsell 5Y 8/4
12. 2(3?) white coats
13. Cream coat finish coat?

R. PS-641
Nawal Post
Micrograph 17 (Neg. 20A/21) (Red layer in focus) and Micrograph 18
(Neg. 21A/22) (Cream layer in focus)
1. Red/brown layer current finish coat
Munsell 2.5YR 3/4
2. White coating (2 coats)
3. Grey layer
4. Cream layer

M R Gamble
Coatings and Physical Investigations Section
LABORATORY REPORT

EXAMINATION OF PAINT FLAKES FROM "JENNER" BUILDING

1. In accordance with the Reference, 17 in number paint flakes were subjected to Laboratory inspection.

2. The number of coats in each flake varied from 6 to 44. Considering the age of the building, and the types of paint used, it is doubtful that any of the original coatings survive. Consequently, it is considered that frequent removal of old coatings has been carried out.

3. The application of the paint coatings has been somewhat haphazard as some films indicate alternate undercoat and finish for the first few coats followed by several enamel over enamel applications.

   The coatings are mostly modern (Post World War 2) types and are either water based (latex or PVA) or alkyl resin based. The samples are too small for precise identification but indications are that few of them are of the old linseed oil based types.

4. The colours of the flakes are predominantly white. The green, light blue, dark blue, light grey, and yellow films are not directly identifiable as British Standard Colours.

   An approximation applicable to the B.S. colours is given in the details set out in Anx. A attached. It is probable that the lighter colours were tints of other colours.

   The stronger colours could probably be off-the-shelf items in manufacturers' colours, this would explain why they do not generally equate to BSC colours.

5. Some flakes contain traces of other colours and are not readily identifiable as continuous coatings. However, they are included, as rubbing down (sandpapering) often results in partial removal of the adjacent portion of the paint film.

K. R. Spray
for SDL
<table>
<thead>
<tr>
<th>SITE</th>
<th>REMARKS</th>
</tr>
</thead>
</table>
| 1. First floor exterior sidelined window sill (base surface-wood)    | The underside coat is a brown resinous material. Probably "knotting" (Shellac).  
                                                                 | The next coating is grey approximating to BSIC No 671 middle Graphite Grey and which appears to be a primer/surfacer.  
                                                                 | The flake consists of six distinct coats, the remaining four of which appear to be alternate white undercoat and finish.  
                                                                 | Indications are that the paint system is of a modern alkyd resin type. Window sills are notoriously difficult to maintain and frequent repainting is necessary. It is logical to assume that complete paint removal has been carried out at intervals. The current system is probably ten years old. |
2. Rendered sill first floor exterior Bay window.

Underside of flake is an aggregate filled material probably cement render. The paint film consists of approximately 24 coats.

The first and fifth paint coats are grey—probably undercoats — closest BSC approximation Dove Grey No 694.

The second and sixth coat are green finish coats — approximating to BSC mid Brunswick Green No 226. All the first six coats are probably Linseed oil based. The remaining coats are white, probably alkyd resin based. Indications are that the latter 4 coats are water based. Probably Latex or P.V.A. (Poly-Vinyl-acrylic).
| 3. First floor exterior sidelight window adjacent to verandah door. Rendered sill. | The flake consists of approximately 44 coats.
The first coat is an aggregate - cement render.
The 2nd and 26th coats are similar to BSC No 557 Light Orange.
Coats 3, 4, 5, 7, 9, 10, 12, 14, 16, 18, 20, 42 and 43 are White.
Coats 6 and 8 are tan. No approximation to B.S. colours.
Coats 11, 15, 17, 19, 21, 27, 29 and 31, are similar to BSC No 412 Dark Brown.
Coats 22 and 24 are similar to BSC No 216 Eau-de-Nil.
Coats 25, 27 and 40 are similar to BSC No 226 Middle Brunswick Grey.
Coats 28 and 33 are similar to BSC No 697 Light Admiral Grey.
Coats 30 and 32 are similar to BSC No 366 Light Beige.
Coats 34 and 36 are similar to BSC No 224 Deep Bronze Green.
Coat 35 is similar to BSC No 223 middle Bronze Green.
Coat 38 is similar to BSC No 631 Light Grey.
Coat 39 is similar to BSC No 627 Light Aircraft Grey.
Coat 41 is similar to BSC No 447 Salmon Pink.

It is assumed that Coats 3, 4, 5 are water based, possibly a cement type, as they contain quartz-like crystals. This type of material was widely used in the 1950s. It is likely that the remainder of the first 10 coats are linseed oil based paints. The rest of the paint system is probably alkyd resin based. |
|   | Ground Floor exterior. Front Door Leaf Collection Moulding. | The flake consists of 7 coats.  
The first coat is similar to BSC No. 355 Lemon.  
The 2nd and 3rd coats are similar to BSC No 102 Turquoise Blue.  
The 4th coat is off white. Probably an undercoat.  
The 5th coat is similar to BSC No 110 Roundel Blue.  
The 6th coat is off white. Probably an undercoat.  
The 7th coat is a white enamel finish.  
All coatings are probably alkyd resin. |
|---|---|---|
| 5 | Ground Floor Exterior (Rear) main Wall faced stone -coursed render. | The flake consists of 8 coats.  
The first 6 coats are off-white and contain a quartz-like aggregate.  
This indicates that they are a water based cementitious type common in the 1950's. The last 2 coats are white, apparently water based, possibly of the modern PVA type (Poly-vinyl-acrylic) |
| 6 | Ground Floor exterior. Front door stile. | The flake consists of 14 coats.  
Coats 1 and 4 are similar to BSC No 671 Middle Graphite Grey.  
Probably undercoats.  
Coat 2 is similar to BSC No. 225 Light Brunswick Green.  
Coats 3, 5, and 7 are similar to BSC No 226 Mid Brunswick Green.  
Coat 6 is similar to BSC No 218 Grass Green.  
Coat 7 is similar to BSC No 353 Deep Cream.  
Coat 8 is similar to BSC No 174 Oriental Blue - possibly an undercoat.  
Coat 9 is similar to BSC No 175 Light French Blue.  
Costs 10 and 11 and 13 are similar to BSC No 355 Lemon.  
Cost No 12 is similar to BSC No 104 Azure Blue.  
Cost No 14 is white.  
Indications are that all these coatings are of an alkyd resin type. |
<table>
<thead>
<tr>
<th></th>
<th>Ground Floor exterior. Front Wall to Landing of external stairs to rear verandah.</th>
<th>The flake consists of 6 coats. First coat is similar to BSC No 671 middle Graphite Grey. Probably undercoat. Coats 2 and 3 are similar to BSC No 226 Mid Brunswick Green. Coats 4, 5, and 6 are white. The coatings all appear to be alkyd resin types.</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.</td>
<td>First floor verandah stone course - render wall.</td>
<td>The flakes from this area correspond to those described in item 3.</td>
</tr>
<tr>
<td>9.</td>
<td>Ground floor exterior Front door sidelight.</td>
<td>The flakes correspond to those described in Item 3.</td>
</tr>
<tr>
<td>10.</td>
<td>Ground Floor exterior main wall face. Stone coursed render.</td>
<td>The flake consists of 12 coats. Coats 1 and 2 are similar to BSC No 557 Light Orange. Possibly a modified Red Lead primer. Coats 3, 4, and 5 are off white. Coats 6, 7, and 8 are similar to BSC No 352 Pale Beige. Coat 9 is similar to BSC No 411 Middle Brown. Coats 10, 11, and 12 are white. Coats 3 to 12 appear to be alkyd resin types.</td>
</tr>
<tr>
<td></td>
<td>Ground Floor exterior window reveal (front)</td>
<td>The flakes correspond to those in Item 10.</td>
</tr>
<tr>
<td>---</td>
<td>----------------------------------------</td>
<td>----------------------------------------</td>
</tr>
<tr>
<td>11</td>
<td>Ground Floor exterior Render between raised Quoins.</td>
<td>The first three layers of the flake consist of a cream, light green, and light brown aggregate. Cementiferous in origin, similar to that described in Items 12, 3, and 5. The first 6 are white in colour, all similar in appearance. The 7th and 8th coats are similar to BSC No 352 Pale Beige. The last 3 coats are white. Indications are that the paint coatings are linseed oil based.</td>
</tr>
<tr>
<td>12</td>
<td>Ground Floor exterior. Cast Iron portico columns.</td>
<td>The flakes consist of approximately 9 coats. The bottom of the flakes have rust and Red Lead primer particles adhering to them. The first coat is similar to BSC No 226 mid Brunswick Green. The 2nd &amp; 4th coats are similar to BSC No 579 middle Graphite Grey, probably undercoats. The 3rd coat is white and quite thick. Could possibly be a filler. The 5th coat is similar to BSC No 447 Salmon pink, could be tinted Red Lead. The last three coats are white, coat No 8 appears to be an undercoat. The first five coats appear to be linseed oil based. The last 4 coats appear to be alkyd resin based.</td>
</tr>
</tbody>
</table>
APPENDIX 6

HERITAGE ACT
AND BURRA
CHARTER
(b) the procedures under that Act relating to that matter do not require the furnishing of an environmental impact statement or other report by the Commission, the Commission may, if it thinks fit, furnish a report in relation to that matter to the Minister administering that Act, and such a report shall be deemed to be a recommendation referred to in paragraph 8 (b) of that Act.

30. (1) Each Minister shall give all such directions and do all such things as, consistently with any relevant laws, can be given or done by him for ensuring that the Department administered by him or any authority of Australia in respect of which he has ministerial responsibilities does not take any action that adversely affects, as part of the national estate, a place that is in the Register unless he is satisfied that there is no feasible and prudent alternative to the taking of that action and that all measures that can reasonably be taken to minimise the adverse effect will be taken and shall not himself take any such action unless he is so satisfied.

(2) Without prejudice to the application of sub-section (1) in relation to action to be taken by an authority of Australia, an authority of Australia shall not take any action that adversely affects, as part of the national estate, a place that is in the Register unless the authority is satisfied that there is no feasible and prudent alternative, consistent with any relevant laws, to the taking of that action and that all measures that can reasonably be taken to minimise the adverse effect will be taken.

(3) Before a Minister, a Department or an authority of Australia takes any action that might affect to a significant extent, as part of the national estate, a place that is in the Register, the Minister, Department or authority, as the case may be, shall inform the Commission of the proposed action and give the Commission a reasonable opportunity to consider it.

(4) For the purposes of this section, the making of a decision or recommendation (including a recommendation in relation to direct financial assistance granted, or proposed to be granted to a State) the approval of a program, the issue of a licence or the granting of a permission shall be deemed to be the taking of action and, in the case of a recommendation, if the adoption of the recommendation would adversely affect a place, the making of the recommendation shall be deemed to affect the place adversely.

31. For the purposes of this Part, a place on the list kept in pursuance of section 26 shall be deemed to be in the Register.

PART VI—STAFF

32. (1) The Staff of the Commission shall be persons appointed or employed under the Public Service Act 1922–1975.

(2) For the purposes of this section, the Chairman has all the powers of, or exercisable by, a Permanent Head under that Act so far as those
THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

This revised Charter was adopted on 23rd February, 1981.
BURRA CHARTER

PREAMBLE
Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of 5th General Assembly of ICOMOS (Moscow 1978), the following Charter has been adopted by Australia ICOMOS.

DEFINITIONS
ARTICLE 1. For the purpose of this Charter:

1.1 Place means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings.

1.2 Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

1.3 Fabric means all the physical material of the place.

1.4 Conservation means all the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstance include preservation, restoration, reconstruction and adaption and will be commonly a combination of more than one of these.

1.5 Maintenance means the continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.

1.6 Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

1.7 Restoration means returning the EXISTING fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Words in italics are defined in Article 1.

Explanatory Notes
These notes do not form part of the Charter and may be added to by Australia ICOMOS.

ARTICLE 1.1
Place includes structures, ruins, archaeological sites and areas.

ARTICLE 1.5
The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:
- maintenance — regular inspection and cleaning of gutters
- repair involving restoration — returning of dislodged gutters to their place
- repair involving reconstruction — replacing decayed gutters.
BURRA CHARTER

1.8 Reconstruction means returning a place as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.

1.9 Adaptation means modifying a place to suit proposed compatible uses.

1.10 Compatible use means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

CONSERVATION PRINCIPLES

ARTICLE 2. The aim of conservation is to retain or recover the cultural significance of a place and must include provision for its security, its maintenance and its future.

ARTICLE 3. Conservation is based on a respect for the existing fabric and should involve the least possible physical intervention. It should not distort the evidence provided by the fabric.

ARTICLE 4. Conservation should make use of all the disciplines which can contribute to the study and safeguarding of a place. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

ARTICLE 5. Conservation of a place should take into consideration all aspects of its cultural significance without unwarranted emphasis on any one at the expense of others.

Words in italics are defined in Article 1.

Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.
BURRA CHARTER

ARTICLE 6. The conservation policy appropriate to a place must first be determined by an understanding of its cultural significance and its physical condition.

ARTICLE 7. The conservation policy will determine which uses are compatible.

ARTICLE 8. Conservation requires the maintenance of an appropriate visual setting, e.g. form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the settings should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the place should be excluded.

ARTICLE 9. A building or work should remain in its historical location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

ARTICLE 10. The removal of contents which form part of the cultural significance of the place is unacceptable unless it is the sole means of ensuring their security and preservation. Such contents must be returned if changed circumstances make this practicable.

CONSERVATION PROCESSES

Preservation

ARTICLE 11. Preservation is appropriate where the existing state of the fabric itself constitutes evidence of specific cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.

Words in italics are defined in Article 1.

Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

ARTICLE 8

New construction work, including infill and additions, may be acceptable provided:

- it does not reduce or obscure the cultural significance of the place
- it is in keeping with Article 8.

ARTICLE 9

Some structures were designed to be readily removable or already have a history of previous moves, e.g. prefabricated dwellings and poppet-heads. Provided such a structure does not have a strong association with its present site its removal may be considered.

If any structure is moved it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

ARTICLE 11

Preservation protects fabric without obscuring the evidence of its construction and use.

The process should always be applied:
- where the evidence of the fabric is of such significance that it must not be altered,
- this is an unusual case and likely to be appropriate for archaeological remains of national importance
- where insufficient investigation has been carried out to permit conservation policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 8.
**BURRA CHARTER**

**ARTICLE 12.** *Preservation* is limited to the protection, *maintenance* and where necessary, the stabilisation of the existing *fabric* but without the distortion of its *cultural significance*.

**Restoration**

**ARTICLE 13.** *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state recovers the *cultural significance* of the *place*.

**ARTICLE 14.** *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

**ARTICLE 15.** *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

**ARTICLE 16.** The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

**Reconstruction**

**ARTICLE 17.** *Reconstruction* is appropriate where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it recovers the *cultural significance* of the *place* as a whole.

*Words in italics are defined in Article 1.*

**Explanatory Notes**

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

**ARTICLE 12**

Stabilization is a process which helps keep fabric intact and in a fixed position. When carried out as a part of preservation work it does not introduce new materials into the fabric. However, when necessary for the survival of the fabric, stabilization may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforcing rod in a masonry wall.

**ARTICLE 13**

See explanatory note for Article 2.
ARTICLE 18. *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

ARTICLE 19. *Reconstruction* is limited to the reproduction of *fabric* the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

*Adaptation*

ARTICLE 20. *Adaptation* is acceptable where the conservation of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its cultural significance.

ARTICLE 21. *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

ARTICLE 22. *Fabric* of cultural significance unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

**CONSERVATION PRACTICE**

ARTICLE 23. Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any disturbance of the *place*.

ARTICLE 24. Study of a *place* by any disturbance of the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the conservation of the *place*.

*Words in italics are defined in Article 1.*
BURRA CHARTER

and/or to secure evidence about to be lost or made inaccessible through necessary conservation or other unavoidable action. Investigation of a place for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the place.

ARTICLE 25. A written statement of conservation policy must be professionally prepared setting out the cultural significance, physical condition and proposed conservation process together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

ARTICLE 26. The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

ARTICLE 27. Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

ARTICLE 28. The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

ARTICLE 29. The items referred to in Article 10 and Article 22 should be professionally catalogued and protected.

Words in italics are defined in Article 1.
Adaption, Adaptation: See Burra Charter, Appendix 6.


Burra Charter: The Australia ICOMOS charter for conservation of places of significance. The Commonwealth of Australia is a signatory to this charter.

Compatible Use: See Burra Charter, Appendix 6.

Conservation: See Burra Charter, Appendix 6.

Conservation Plan: A systematic study of the place including its history and existing characteristics, as well as an assessment of its cultural significance, and the appropriate use and treatment of the place with regard to its cultural significance.

Conservation Policy: See Policy (conservation).

Evidence (documentary): Any document relating to the history or cultural significance of the place. May include correspondence, reports, sketches, painting, ground and aerial photographs, photogrammetry, maps, plans, surveys or published material. Sources may include governments, family or other private sources, libraries, or concerned organisations (e.g. National Trust, Heritage Council, etc.).

Evidence (oral): Any information gathered by word of mouth and relevant to the subject matter. Sources may include local inhabitants of a place, or acquaintances of a subject of study.

Fabric: See Burra Charter, Appendix 6.

Heritage Value: Value of a place in terms of its cultural significance, whether this significance is apparent or not.

Heritage Council of New South Wales: An eleven-member Council acting as an advisory body to the State Government on matters concerning the environmental heritage. The Council comprises the Director of the National Parks and Wildlife Service and the Government Architect, and nine other members who are appointed by the Minister for Planning and Environment, and who represent various organisations including the National Trust of Australia (N.S.W.), The Royal Australian Historical Society, and the N.S.W. Chapter of the Royal Australian Institute of Architects. The Council is supported by professional and administrative staff from the Heritage Conservation Branch of the N.S.W. Department of Environment and Planning.

Heritage Commission of Australia: A Commonwealth body established principally to compile and update the register of the National Estate and to provide advice and funding for conservation of places of cultural significance. Legislation concerning the establishment and organisation of this body is the Heritage Act (short title). The Act defines the working
relationship between the Commission and other Commonwealth Government Authorities, departments and instrumentalities. A key section in this regard is Section 30 (3) which stipulates that employees or heads of government departments are to give the Heritage Commission time to comment before any action is taken affecting a place on the register "to a significant extent".

**ICOMOS** International Convention on Monuments and Sites (UNESCO).

**Intervention**

Any action undertaken which results in a change to the fabric of a place of cultural significance.

**Interpretation**

The recognition and appropriate treatment of a place with regard to its heritage significance.

N.B. Such an approach may be passive, in which case either of the following applies:

(i) the significance of the place is deemed to be fully, or near fully, realised in its existing condition, or

(ii) the significance of the place has not yet been determined, but all or nearly all of the parts of the place are deemed to be potentially significant. In each of these cases intervention should be limited to maintenance.

The approach may also be active, in which case the nature of the place is deemed to be such that more radical intervention, such as restoration and/or reconstruction, will enhance the cultural significance of the place. (Author's definition.)

**Maintenance**: See Burra Charter, Appendix 6.

**Place**: See Burra Charter, Appendix 6.

**Policy (Conservation)**

A statement included in conservation plans which "...sets out in summary the conservation approach and use proposed for the place." (Kerr, J. The Conservation Plan, National Trust of Australia, Sydney, 1982 p.15)

**Policy Implementation**:

A statement included in conservation plans which "...covers in detail how the policy is to be carried out. It sets out:

* appropriate conservation processes...for each individual element of the place,

* uses that are both feasible and compatible for each element,

* the future maintenance programme,

* guidelines for future intervention in the place, for example
archaeological excavation,

* where relevant, interpretation and presentation, staffing, security, cost estimates, potential income estimates, and
* recommendations for the adoption and review of the plan."

(Kerr, op. cit., pp. 15 and 16).

Reconstruction: See Burra Charter, Appendix 6.

Repair: Any process involving returning a place to a known earlier state, whether this involves the use of original or introduced materials.

Restoration: See Burra Charter, Appendix 6.

The definition of restoration given in the Burra Charter is that which is used professionally in Australia. It differs from the colloquial use of the word in Australia and the use of the word in the international ICOMOS charter. In both the latter cases the word "restoration" is used in the sense of "reconstruction" and/or as "restoration" defined in the Burra Charter.

Significance, cultural: See Burra Charter, Appendix 6.

Significance, Statement of: "A precise statement of why the place is significant based on the evidence analysed..." (Kerr, op. cit., p. 15.)

Stabilization: See Burra Charter, Appendix 6.
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