SUMMIT PROJECTS AUSTRALIA

ARCHAEOLOGICAL ASSESSMENT

SAINT MARGARET'S EAST

SURRY HILLS

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1.0 INTRODUCTION

1.1 Purpose of This Report

This is an Archaeological Assessment Report about an area to be developed in Surry Hills. This area is called the Study Area in this Report. The Report outlines the history and cultural significance of the area; it describes and locates historically significant remains, assesses their significance, and investigates the effect of the proposed development on those remains in the ground. The Report recommends measures to mitigate and manage the impact of the development if it is anticipated that any significant archaeological remains may lie there.

1.2 The Development Proposal and This Report

The proposal is to construct a development called St Margaret's East in Surry Hills, Sydney. (Referred to in this report as the Study Area).
As it is anticipated that there might be archaeological remains on the site Archaeology and Heritage Pty Ltd was commissioned to prepare an Archaeological Assessment Report which provides the background information about the history of the development area and the management of potential archaeological resources.

This Report is a requirement of South Sydney Council as part of the development application process.

1.3 The Study Area

1.3.1 The Study Area consists of a number of sites in an area within the larger area bounded by Short Street, Bourke Street, Albion Street and Flinders Street (See Figure 1.1). The suburb is Surry Hills, in the City of South Sydney, Parish of Alexandria, County of Cumberland.

1.3.2 In terms of the descriptions of the buildings in the Study Area it has been divided up into 5 sites - A, B, C, D, and the Beresford Hotel (See Surveyor's plan Figure 1.3 and Historian's Deposited Plan plan Figure 1.4).

1.3.3 In terms of the impact of the proposed development on the archaeology of the area the Study Area includes the streets and lanes as well, as can be seen in Figures 1.2 The Study Area and 1.3 Extent of Ground Disturbance.

1.3.4 Site A 350-352 Bourke Street Lots 1, 2 & 3 DP 533894
Site B 4-12 Hill Street Lots 1 & 2 DP1043383
Lots 1 & 2 DP 78252
Site C 5-15 Hill Street Lot 1 DP 135244
Lots A, B, & C DP 443115
Lot 1 DP 995034

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1.4 Authorship and Research

The historical research was carried out by, and Chapter 4, Historical Development of the Study Area was written by the historian Dr. Anne-Maree Whitaker. The rest of the Report was written and compiled by Anne Bickford, Director of Archaeology And Heritage Pty Ltd.

1.5 Liaison

The liaison officer was Darren Williamson of Summit Projects Australia, Development and Project Management. Their address is Level 7, 16 O'Connell Street, Sydney. Phone: 9233 3988.

1.6 Limitations

There was a very short time frame available to the Historian and Archaeologist for this Report. Our task was made less onerous because so many reports had already been commissioned on the Study Area by previous developers. The consultancy firms who wrote these reports were obliging in lending them to us or letting us copy them, so that these could be consulted outside normal working hours to speed up the process of producing this Report.

1.6 Form of This Report

The Report has been set out in chapters. The Figures referred to in the text are placed at the end of each chapter where they are first referred to. eg. Figure 1.1 Location Map, is at the end of Chapter 1, 'Introduction'.

Site D 1 Mary's Place Lots 20, 21, 22, 23 & 24 
Beresford 354-358 Bourke Street Lot 1 
Hotel Lot 1
FIGURE 1.1 Location Map
FIGURE 1.2 The Study Area. Scale 1:1000 The Study Area is outlined in black. The Beresford Hotel is in Grey and White, labelled 'Community Facility 4 levels.' The whole of the area except for the Beresford is to be excavated for the development. Source: PTW & SJB Architects, November 11, 2003, S-01 Site Plan.
FIGURE 1.3 The Study Area. Survey Plan
Source: PTW & SJB Architects data provided by Clement & Reid Surveyors.
FIGURE 1.4. The Study Area showing Sites A, B, C, and D and DP numbers for Land Title information
FIGURE 1.5. The Study Area showing Extent of Ground Disturbance During Excavation for Development
Source: PTW Project Architect. Drawn on Ground Level Plan
2.0 PREVIOUS REPORTS AND STATUTORY LISTINGS

2.1 There have been several previous reports about sites in the Study Area. These are listed below in chronological order.

2.2 1999 Conybeare Morrison and Partners. No 4 Hill Street Darlinghurst Heritage Assessment. (Not seen)

2.3 September 1999 Clive Lucas, Stapleton and Partners. HPM Factory, 4 Hill Street, Surry Hills Herrman Building, Assessment of Cultural (Heritage) Significance. This is in Site B of the Study Area Notes from 4.05 Streetscape p. 5. Middle portion of south of Hill Street comprised terraces. The single storey terrace dates from the 1840s ( stylistically). The later terraces are of the late 19th century. Comment: The 1840s terrace may be archaeologically significant, as it is one of the earliest buildings on the site.


2.6 August 2001 (Wendy Thorp) Cultural Resources Management. Archaeological Assessment and Statement of Impact HPM Company Properties, Hill Street Surry Hills. For HPM Industries Pty Ltd.

2.7 November 2002 Clive Lucas, Stapleton and Partners. St. Margaret's East Development (HPM & Others), Bourke Street, Surry Hills Draft Heritage Impact Statement. For Zone Developments Pty Ltd. Notes from Other Buildings pp. 5 and 6. Comments: Terrace at No 11 Hill St is an 1840s terrace. All that survives is the front wall and roof plane. This site may be archaeologically significant as it is one of the earliest houses on the Study Area. Terrace at 350 Bourke St was demolished in about 1983. Terrace at 352 survives. Was built in the 1850s and adapted to a chemist shop in 1921. Is one of the first generation terrace houses for this area. It is to be demolished in the development proposal.
These two terraces were probably built between 1852 and 1856 by Frederick Lassetter. These sites may be archaeologically significant.

This report contains a section on Archaeological Significance. p. 5.

Comments:
The report recommends an assessment of the archaeological potential under the lanes such as Mary's Place. Such places are included in this Report, as the whole of the Study Area includes the streets, lanes and footpaths in the development zone.
It refers to the conclusions of the Wendy Thorp (Cultural Resources Management) Assessment of August 2001. The Assessment covered almost the same area as this Report, but was commissioned by a different developer.
It concludes that the archaeological resources in the development area will be removed by this proposed development. It recommends that the Council should receive an archaeological strategic plan for the site.
Such an archaeological strategy for the whole site will be addressed in the Excavation Permit Application to the NSW Heritage Office if the development is to go ahead. It is a requirement of the Heritage Office that the Permit Application include a Research Design and Methodology and this will include a Zoning Plan and a Predictive Model and Strategic Plan for the archaeology of the whole Study Area.


2.10 Statutory Listings

Two buildings which are within or close to the Study Area are on the South Sydney Environmental Plan

2.10.1 The former Wesleyan Chapel 350-352 Bourke Street is not within the Study Area and is directly to the north of Site A. This property is listed on the NSW State Heritage Inventory and the Commonwealth Register of the National Estate.

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1 This information is from Clive Lucas, Stapleton & Partners November 2002 St Margaret's East Development ... Draft Heritage Impact Statement. p.2.

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2.10.2 The Beresford Hotel, 354-356 Bourke Street Surry Hills. This building is within the Study Area in the north-west corner of Site C. The Hotel is to remain in situ for community uses so is not an item of archaeological enquiry for this Report. The Beer Garden and the rest of the site is to be excavated as part of Site C and is therefore part of the archaeological Study Area. This building is an item of environmental heritage in the South Sydney LEP.

2.10.3 Both buildings are part of the Flinders Conservation Area.
3.0 METHODOLOGY

3.1 Cultural Significance

This project has been carried out in accordance with the principles set out in the Australia ICOMOS Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance) 1999 including Guidelines to the Burra Charter: Cultural Significance, and the NSW Heritage Manual produced by the NSW Heritage Office and the Department of Urban Affairs and Planning, 1996.

3.2 Archaeological Assessment

The NSW Heritage Office and the Department of Urban Affairs and Planning of NSW have produced a volume of Archaeological Assessment Guidelines 1996. This document has been used in the preparation of this study.

The processes outlined in the Archaeological Assessment Guidelines are to carry out detailed historical work on the site; to conduct a physical survey of the site; to synthesise these two fields of research, and from this to assess the significance of the site. The impact of the proposed development on the site is then analysed, and a mitigation strategy to manage this impact is then proposed. The client then applies, with this Report, to the NSW Heritage Office. Once the Excavation Permit Application to the Heritage Office is approved, the client is then contacted and the excavation procedures put in place.

3.3 Assessing Heritage Significance

Assessing Heritage Significance. The NSW Heritage Office produced this NSW Heritage Manual update in 2001. This document was consulted in the Assessment of Cultural Significance chapter (Chapter 7) of this Report.
4.0 HISTORICAL DEVELOPMENT OF THE STUDY AREA

4.1 Early Landholders

4.1.1 1794-1840s
John Palmer, the colony’s Commissary or Government Storekeeper, was granted
100 acres of land on 25 February 1793 which he named Woolloomooloo Farm,
and another 70 acres on 1 April 1794 which he named George’s Farm. The Study
Area is part of George’s Farm. Palmer used this land for farming and grazing
livestock, and soon became one of the principal farmers in the colony. Palmer
was removed from his post in 1809 and by 1814 was forced to sell his Surry Hills
land which was divided into 27 lots of 5 to 13 acres for auction.

These were intended as villa allotments and did not follow the lines of the modern
street pattern. Figure 4.1 shows the convergence of three parcels in the Study
Area; most of the Study Area was on the Riley Estate Block E7, but Site D (1
Mary’s Place) was partly on Brooks’s subdivision and partly on Nichols’s
subdivision.

Captain Richard Brooks subdivided his land into large lots, mostly of half an acre,
for villa development. This land was sold in July 1831. Isaac David Nichols’s
land was subdivided and sold in 1833. The land north of modern Mary’s Place
(including Sites A, B and C and the Beresford Hotel site) was purchased in 1814
by Joseph Underwood who sold the land to Edward Riley in 1819.

In 1819 Edward Riley began to buy up Palmer’s former holdings in an attempt to
recreate his estate, which covered large parts of modern Woolloomooloo,
Darlinghurst and Surry Hills. Riley was a free settler who had formerly been
engaged in trade in Calcutta and came to Sydney in 1816, where he became a
magistrate and director of the Bank of New South Wales. Riley committed
suicide in Woolloomooloo House in 1825, and thereafter a long series of court
cases resulted over his substantial estate. The outcome was a division into seven
equal portions for the beneficiaries.

4.1.2 1840s to 1850s
In 1844 the Riley Estate Partition Commission drew up the modern grid street
pattern of Darlinghurst and Surry Hills to achieve an equitable subdivision and
distribution of his property. Figure 4.1 shows part of the Riley Estate division
with the majority of the Study Area (Sites A, B and C and the Beresford Hotel).
being on Lot E7 of the Riley Estate allocated to the executors of Edward Riley junior.\textsuperscript{9}

The earlier sale of Brooks’s and Nichols’s subdivisions had drawn the attention of speculators and builders to Surry Hills. Auctioneers emphasised its elevated position with fresh air and views, away from the dirt and bustle of the city. This area formed a core of villa development until the construction of terrace houses began in the 1850s.\textsuperscript{10}

During the 1830s a number of villas were built in the locality. One, on the east side of Bourke Street between Mary’s Place and Albion Street, was the home of Edward Flood who gave his name to Flood’s Lane (now Mary’s Place) in the Study Area.\textsuperscript{11} Another was butcher George Hill’s Durham Hall, which survives at 207 Albion Street and is on the Register of the National Estate.\textsuperscript{12} Hill also gave his name to a street in the Study Area. A third house, Auburn Villa, was built on the west side of Bourke Street by Lancelot Iredale, who also constructed at his own expense a Wesleyan chapel in 1846-47, which survives at 348a Bourke Street adjacent to the Study Area. The chapel is listed on the Register of the National Estate and the State Heritage Inventory.\textsuperscript{13}

During the late 1830s and early 1840s Governor Bourke embarked on an ambitious programme of public works, including building a new Gaol and Courthouse at Darlinghurst and Victoria Barracks at Paddington. These developments drew workers and service industries to the area of South Head Road (now Oxford Street), and promoted the growth of building in and around the Study Area. A comparison between Figure 4.2 (Wells’s 1843 map of Sydney\textsuperscript{14}) and Figure 4.4 (Woolcott and Clark’s Map of the City of Sydney 1854\textsuperscript{15}) shows the growth of building in the Study Area. This influx of population led to the construction of community facilities such as St Michael’s Anglican Church, adjacent to the Study Area, which was designed by Edmund Blacket and begun in 1854 and is listed on the State Heritage Inventory and the Register of the National Estate.\textsuperscript{16}

\begin{itemize}
  \item [\textsuperscript{9}] P L Bemi, ‘Plan of the allotments comprising the Riley Estate, 1844’, MB2 811.18111/1844/1, Mitchell Library
  \item [\textsuperscript{10}] Kass, pp 52, 55
  \item [\textsuperscript{11}] Wendy Thorp, Archaeological Assessment and Statement of Impact, HPM Company Properties, Hill Street, Surry Hills, August 2001, p 18
  \item [\textsuperscript{12}] Anne-Maree Whitaker, Pictorial History: South Sydney, Sydney, 2002, p 64; Australian Heritage Commission, Register of the National Estate, place ID 2076
  \item [\textsuperscript{13}] NSW Heritage Office, State Heritage Inventory, item no 2420158; Australian Heritage Commission, Register of the National Estate, place ID 2078. See also Clive Lucas, Stapleton and Partners, Former Wesleyan Chapel, 350-352 Bourke Street, Surry Hills, Conservation Management Plan, November 2002
  \item [\textsuperscript{14}] William Henry Wells, Map of the City of Sydney 1843, in Paul Ashton and Duncan Waterson, Sydney Takes Shape: a History in Maps, Sydney, 2000, pp 24-25
  \item [\textsuperscript{15}] Woolcott and Clark’s Map of the City of Sydney 1854, in Ashton and Waterson, pp 26-27
  \item [\textsuperscript{16}] NSW Heritage Office, State Heritage Inventory, item no 2420082; Australian Heritage Commission, Register of the National Estate, place ID 2073
\end{itemize}
4.2 Site A 350-352 Bourke Street

4.2.1 This land was purchased by James Norton in 1846 and sold the same year to Lancelot Iredale. He died in 1848 and his widow Charlotte remarried Frederick Lasseter, an ironmonger, who retained ownership until his death in 1911. Between 1852 and 1856 Lasseter built two terraces on the corner of Bourke and Hill Streets, leaving a third potential terrace site vacant between the houses and the Wesleyan chapel.¹⁷

The terrace at 350 Bourke Street was occupied by the Wesleyan ministers until the 1870s. From 1875 it was occupied by tenants. No 352 Bourke Street was rented to tenants throughout the nineteenth century. Both terraces were set back from the street with verandahs. The rear kitchen/laundry wings ran along the south boundary of each property. By 1865 No 350 had another long building set to its northern boundary.¹⁸

4.2.2 1897
The 1897 Metropolitan Detail Series Maps (Figure 4.8) show the two terraces with their service wings on the southern side of each lot and privies adjoining the rear lane (now Short Place).¹⁹

The vacant block immediately south of the Wesleyan Chapel was finally built on in 1909 when a new house was built and numbered 350 Bourke Street, while the previous 350 was renumbered 350a. By then Nos 350a and 352 were boarding or lodging houses in multiple occupancy. In 1911 the owner Frederick Lasseter died followed by his widow Charlotte two years later.

4.2.3 1920
The properties were inherited by their son Harry Lasseter who sold them in 1920 to Adolphus de Kantzow. Four months later he sold them to Leonard Alexander Gray, a chemist.²⁰

Gray made substantial changes to the terrace at No 352 Bourke Street by building a new shop front on the formerly residential building. By 1921 it was trading as his chemist's shop. Gray and then his widow retained ownership of the premises until the 1940s, when it was sold to another chemist, John Little in 1949. Figure 4.14 shows the ground plans of the three houses in 1956.²¹

4.2.4 1971
The site was acquired in 1971 by HPM Industries which had been trading in Hill Street since the 1920s (see Site B below). The terraces at Nos 350 and 350a

¹⁷ Thorp, pp 11-12
¹⁸ Thorp, p 11
¹⁹ 1897 Sydney Metropolitan Detail Series, Section Y1, M Ser 4 811.17/1, Mitchell Library, State Library of NSW
²⁰ Thorp, pp 11-12
²¹ Thorp, p 12
Bourke Street were still standing in 1983 but have since been demolished; No 352 survives but will be demolished in the St Margaret’s East redevelopment.

4.3 Site B 4-12 Hill Street and 3-13 Short Street

This site also includes the former terraces at 3-13 Short Street. These houses were built by 1856, and were occupied by tenants throughout the nineteenth century. By 1873 they were all owned by Emma Blake. She died in 1875 and the houses were inherited by her daughter Emmeline.22

No 4 Hill Street was also owned by Frederick Lassetter and a large two-storey building was erected in the mid-1850s at around the same time as 350-352 Bourke Street. By 1883 a large building covered the whole site which was probably used as a store or stables for Lassetter’s ironmongery business.23

Nos 6-12 Hill Street were purchased from the Riley Estate by James Norton in 1846. In 1853 he sold Nos 6-12 to James or Thomas Lee. Lee, the turnkey at nearby Darlinghurst Gaol, built a two-storey house as his own home at No 6 but by the 1860s it was rented to tenants. Lee sold to Daniel Donovan in 1873, who occupied the house until his death. It was sold by Daniel Donovan’s son George in 1887 to James Haswell.24

The sites of Nos 8-12 Hill Street remained vacant until their sale by Lee in the mid-1860s, and by 1869 two terraces were built on Nos 8-10 and a large house at No 12. These houses were occupied by tenants throughout the nineteenth century.25

4.3.1 1897

The 1897 Metropolitan Detail Series Maps (Figure 4.8) show a large building covering virtually the whole site of No 4, with terrace houses on the other lots each with outbuildings in the yards.26

After the death of Frederick Lassetter and his wife No 4 Hill Street was sold to Edwin Hamilton Gordon in 1912 and then to Berthold Herrman in 1921. The existing stables continued to be used in connection with his business, Doris Herrman Button Company, which manufactured buttons and metal fly spray blowers, until their demolition for a new office building in 1926. In that year the

22 Thorp, p 16
23 Thorp, p 13; Clive Lucas, Stapleton and Partners, HPM Factory, 4 Hill Street, Surry Hills, Assessment of Cultural (Heritage) Significance, September 1999, p 2
24 Thorp, p 14
25 Thorp, pp 11-12
26 1897 Sydney Metropolitan Detail Series, Section Y1, M Ser 4 811.17/1, Mitchell Library, State Library of NSW
business (but not the property) was sold to Otto Reuben but was bought back by Berthold’s wife Doris in 1928. 27

4.3.2 HPM Industries
From 1928 the Herrmans’ business expanded its products to include salad servers, buckles and radio knobs. After the purchase of moulds in the 1930s the company began to manufacture electrical plugs and switches, and the diversification prompted a change in the name to Herrman’s Plastic Moulding Company. After the Second World War the Herrman Plastic Moulding Company (or HPM) grew from a relatively small local manufacturing company to an Australia-wide operation in the 1970s and 1980s. 28

Berthold Herrman bought the six terraces at 3-13 Short Street in 1927. This part of the site was demolished for the expansion of his factory by 1964. 29 Photo 1 taken in 1933 shows Nos 7-11 Short Street, while Photo 2 taken in 1916 shows No 13 Short Street at right, looking south along Haigh’s Lane (now Clare Street). 30 No 6 Hill Street and Nos 8-12 Hill Street had various owners and continued in residential use until 1925 when they were all purchased by John Turnbull. The houses were demolished in 1933 for the construction of a motor garage. The property was sold three times before being purchased by Doris Herrman in 1947. The existing buildings on the site were all demolished for substantial additions in 1964. Doris Herrman transferred the titles to Herrman Properties in 1978 and they were transferred to HPM Industries Pty Ltd in 1983. 31

4.4 Site C 5-15 Hill Street

This site was purchased by James Norton in 1856 and sold to Michael Cahill, a bootmaker, in 1854. By 1856 he had built a single-storey terrace at No 5 which he lived in until 1871. Other terraces were built along the street in the 1860s to 1880s and were all rented to residential tenants. William Kippax, who bought the site in 1871, sold to William and Jeremiah Robertson in 1886, who in turn sold to Frederick McRoberts in 1893. The site was acquired in a mortgagee sale in 1899 by Adolphus Rogalsky. 32

27 Thorp, p 13; Clive Lucas, Stapleton and Partners, HPM Factory, 4 Hill Street, Surry Hills, Herrman Building, Assessment of Cultural (Heritage) Significance, September 1999, pp 2-3
28 Clive Lucas, Stapleton and Partners, HPM Factory, 4 Hill Street, Surry Hills, Herrman Building, Assessment of Cultural (Heritage) Significance, September 1999, pp 2-3
29 Clive Lucas, Stapleton and Partners, HPM Factory, 4 Hill Street, Surry Hills, Herrman Building, Assessment of Cultural (Heritage) Significance, September 1999, p 3
30 Sydney City Council Archives, NSCA CRS 51/1610 and NSCA CRS 51/4475
31 Thorp, pp 14-15; Clive Lucas, Stapleton and Partners, HPM Factory, 4 Hill Street, Surry Hills, Herrman Building, Assessment of Cultural (Heritage) Significance, September 1999, pp 3-4
32 Thorp, p 17
4.4.1 1897
The 1897 Metropolitan Detail Series Maps (*Figure 4.8*) show a terrace at No 5 with a shed at the rear, no houses at Nos 7-9 but a large shed at the rear of the two lots, and terrace houses at Nos 11-15. All these properties extend through to Flood’s Lane (now Mary’s Place). 33

Following owner Adolphus Rogalsky’s death in 1916 these properties passed to his widow and children. The properties remained in the family until 1958, and continued to be used for residential purposes. They were acquired by HPM in the 1970s, when all but the facades were removed and a warehouse constructed. 34

Photo 3 shows No 5 Hill Street in 1918 as a two-storey rendered sandstone and iron roof residential building with chimney and high-pitched gables. 35

4.5 Site D 1 Mary’s Place

This site was originally intersected by Brooks’s and Nicholls’ subdivisions, a line which remained clear on maps up to the mid-1860s. The land was not part of the Riley Estate and was owned by Edward Flood, who subdivided his land and created the pattern of lanes which is still evident. This site was occupied by a substantial building from the mid-1850s and was owned and occupied by the Fitzgerald family throughout the nineteenth century. 36

4.5.1 1897
The 1897 Metropolitan Detail Series Maps (*Figure 4.8*) show a large building at the corner of Flood’s Lane (now Mary’s Place) and Church Street (now Flood’s Place). There are outbuildings along the western and southern boundaries of the site. 37

This property was inherited in 1933 by John and Catherine Corcoran from the estate of Stephen Cloughessy or Fitzgerald. By 1978 it was in the ownership of Doris Herrman when she transferred it to Herrman Properties. It was transferred to HPM Industries Pty Ltd in 1983. 38

4.5.2 1916
Photo 4 shows Church Street (now Flood’s Place) looking north in 1916 with St Michael’s Church Hall on the right, and the large building at the corner of Flood’s Lane (now Mary’s Place). 39
4.6 Beresford Hotel 354-358 Bourke Street and 1-3 Hill Street

The Beresford Hotel itself is not part of the archaeological Study Area as it is to remain in situ. The area to the east and south of the Hotel is to be excavated for the new development.

Following the sale of the Riley Estate in the 1840s, two terraces were built by 1856 at Nos 356 and 358 Bourke Street. By 1861 the lot on the corner of Hill and Bourke Streets was purchased by Thomas Adams and occupied as a corner store by a grocer, William Love. The store was occupied by a number of shopkeepers until 1869 while the adjoining terraces continued as residences.40

4.6.1 Albion Hotel
In 1870 the corner site became the Albion Inn, later the Albion Hotel. The hotel was taken over by Rowland Crowther in 1893 and became known as Crowther’s Family Hotel. In 1897 Thomas Adams transferred the property to William Charles Adams, and it was renamed the Beresford Hotel.41 Beresford was the family name of the Marquess of Waterford. Lord Charles Beresford, son of the fourth Marquess, became a popular hero in England during the bombardment of Alexandria in 1882, when he took his ship close in to the forts and engaged them with ‘conspicuous gallantry’. He later became an Admiral.

4.6.2 1897
The 1897 Metropolitan Detail Series Maps (Figure 4.8) show Crowther’s Family Hotel on the corner of Hill and Bourke Streets, and terraces at Nos 1-3 Hill Street. South of the hotel are two terraces numbered 356-358 Bourke Street with outbuildings in the rear yards.42

Photo 5 taken in 1909-1913 shows (from right) the rear of the Beresford Hotel, Nos 1 and 3 Hill Street (single storeyed cottages) and No 5 Hill Street (two storeys).43

4.6.3 1924 Purchased by Tooth’s
The Beresford Hotel was purchased by Tooth and Co from the Adams family in 1924. The company was founded by John Tooth who in 1835 built the Kent Brewery on Parramatta Road (now Broadway). His nephews Robert and Edwin came out from England to help run the business, and built themselves palatial eastern suburbs residences, The Swifts at Darling Point and Cranbrook at Rose Bay. Tooth’s remained a family concern until 1888 when it became a public company.44

42 1897 Sydney Metropolitan Detail Series, Section Y1, M Ser 4 811.17/1, Mitchell Library, State Library of NSW
43 Sydney City Council Archives, NCSA CRS 51/439
Due to the closure of some nearby hotels Tooth’s decided to enlarge the hotel and extend its street frontage by demolishing the cottage at 356 Bourke Street. In addition Nos 1-3 Hill Street at the rear of the hotel were also demolished to enable the addition of eight new bedrooms and two bathrooms. Further major additions and renovations were carried out in 1954, and in 1969 the hotel and the adjoining terrace at 358 Bourke Street were consolidated under DP 534067. Shortly after the terrace house was demolished and its site used to construct an outdoor eating area or beer garden.\(^{45}\)

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4.7 HISTORIC PLANS AND PICTURES OF THE STUDY AREA IN CHRONOLOGICAL ORDER

FIGURE 4.1 Plan of Study Area Showing Part of the Riley Estate Block E7
FIGURE 4.2  1843 Wells Plan of City of Sydney Showing Study Area Vacant
Source: Paul Ashton and Duncan Waterson Sydney Takes Shape: a History in Maps. pp 24-25
FIGURE 4.3 1844 Plan Showing No Buildings in Study Area
Source: PL Bemi Plan of the allotments comprising the Riley Estate, 1844. ML
FIGURE 4.4 1854 Plan Showing Many Buildings in Study Area
Source: Woolcott and Clarke's Map of the City of Sydney, in Ashton and Waterson pp 26-27
FIGURE 4.5 1856 The Study Area. Trigonometrical Survey of Sydney
Source: Clive Lucas Stapleton and Partners Former Wesleyan Chapel 350-352 Bourke Street Surry Hills CMP. 2002
FIGURE 4.6 1865 The Study Area. Trigonometrical Survey of Sydney
Source: (Wendy Thorp) Cultural Resources Management Archaeological Assessment and Statement of Impact
HPM Company Properties, Hill Street Surry Hills 2001
FIGURE 4.7 1883 The Study Area. Department of Public Works Survey of Sydney
Source: Clive Lucas Stapleton and Partners Former Wesleyan Chapel 350-352 Bourke Street Surry Hills CMP. 2002
FIGURE 4.8 1897 The Study Area. Sydney Metropolitan Detail Series
Source: Section Y1, ML
FIGURE 4.9  1909-1913 The Rear of the Beresford Hotel, Nos 1, 3, and 5 Hill Street
Source: Sydney City Council Archives
FIGURE 4.10  1916 No 13 Short St (at right) Looking South along Haigh's Lane
Source: Sydney City Council Archives
FIGURE 4.11 1916 Church St Looking North with St Michael's Church Hall (at right)
Source: Sydney City Council Archives
FIGURE 4.12  1918  No 5 Hill Street
Source: Sydney City Council Archives
FIGURE 4.13  1933 Nos 7-11 Short Street
Source: Sydney City Council Archives
FIGURE 4.14 1956 Terraces Nos 350, 350a, and 352 Bourke Street
Source: (Wendy Thorp) Cultural Resources Management Archaeological Assessment and Statement of Impact
HPM Company Properties, Hill Street Surry Hills 2001

Survey of the site in 1956
(Source: LTO DP 533894)
FIGURE 4.15 1957 Study Area
Source: Clive Lucas Stapleton and Partners Former Wesleyan Chapel 350-352 Bourke Street Surry Hills CMP, 2002
5.0 PHYSICAL ANALYSIS - STUDY AREA SURVEY

5.1 The Study Area As Identified by Historical Research

It can be seen from the historical analysis and the chronological survey of plans that in the early 1850s buildings started to be constructed in the Study Area (See Figures 4.4 and 4.5). There are 4 terraces in Bourke Street, a row of 6 terraces in Short Street, and houses at 1 Mary Place, and at 4 and 5 Hill Street in the 1856 Plan. By 1883 there were also terraces fronting both sides of Hill Street (Figure 4.7).

These residences were occupied into the 20th century. Numbers 6-12 Hill Street were demolished in 1933, and most of the others were demolished more recently between the 1960s and 1980s by HPM which had acquired them, and replaced them by brick industrial buildings for manufacturing their electrical products.

The surveyor's plan by Clement & Reid Surveyors (Figure 1.3) of the Study Area gives details of the types of buildings, parking areas, and roads and lanes which form this industrial landscape now.

5.2 Description of the Study Area

Because of time constraints there was not the time for a photographic survey of the Study Area and a detailed description of the sites in the present.

As described above, it is an industrial landscape of factory buildings and carparks. The only building which remains from the 1850s - Number 352 Bourke Street was much altered when it was redeveloped into a chemist shop in the 1920s. This building is to be demolished in the proposed development.
6.0 SYNTHESIS OF PHYSICAL AND DOCUMENTARY EVIDENCE

6.1 It is clear that the mid to late 19th century landscape of terraces which was dominant for most of the life of the Study Area has been replaced by industrial buildings.

All that remains of the terraces and the physical evidence of their occupants is what remains under the ground after their demolition. Wendy Thorp discussed this in her report of August 2001 as she had evidence from the geotechnical ground cores, and she made an assessment of the archaeological potential of the area based on their results. Her Study Area was similar to that in this Report, except that the Beresford Hotel and Beer Garden area was not included in her investigation.
7.0 CULTURAL SIGNIFICANCE

7.1 The Concept of Cultural Significance

In Australia the process of finding out whether a heritage item is important or not is called assessing cultural significance.

The importance of the archaeological resources of the Study Area will be evaluated by following the established heritage procedures.

The criteria for assessment have been standardised in NSW by the Heritage Office and published in the *NSW Heritage Manual* in 1996. This procedure makes it possible to compare the significance of like items between local government areas, or between states.46 The NSW Heritage Office has recently published a "NSW Heritage Manual update" in 2001. This is called Assessing Heritage Significance and is an update to the Heritage Assessments guideline of 1996. This new guideline has been used in the preparation of this Report.

7.2 General Assessment Processes and Criteria

In NSW the heritage system requires three steps:
1) investigate significance
2) assess significance
3) manage significance

The Assessing Heritage Significance guideline explains the second step in this process – assess significance. The *NSW Heritage Manual* is a comprehensive set of guidelines explaining the NSW heritage management system. As well as the additional 12 guidelines documents forming the Manual there are three documents in the category Further Information, and four Companion Documents.47

The Statement of Cultural Significance used here uses the criteria established under Part 3A of the *NSW Heritage Act 1977* (Amended in 1998) for the listing of items of environmental heritage (defined as ‘buildings, works, relics, moveable objects and precincts’) which are of State or local heritage significance.

The Summary Statement of Significance which follows the assessment of significance using the seven criteria listed below should be a succinct statement written in prose, which answers the question “Why is this item important”. It should summarise, not simply reiterate, the analysis addressing the seven criteria48.

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46 NSW Heritage Manual "Heritage Assessments" p. 5.
47 Assessing Heritage Significance p.3
48 Assessing Heritage Significance p.7
7.3 **Explanation of the Statement of Cultural Significance**

An item will be considered to be of State or local heritage significance if, in the opinion of the Heritage Council of NSW it meets one or more of the following criteria:

a) an item is important in the course, or pattern, of NSWs cultural or natural history (or the cultural or natural history of the local area);

b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSWs cultural or natural history (or the cultural or natural history of the local area);

c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

d) an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

e) an item has potential to yield information that will contribute to an understanding of NSWs cultural or natural history (or the cultural or natural history of the local area);

f) an item possesses uncommon, rare or endangered aspects of NSWs cultural or natural history (or the cultural or natural history of the local area);

g) an item is important in demonstrating the principal characteristics of a class of NSWs
   - cultural or natural places; or
   - cultural or natural environments
   (or a class of the local area's cultural or natural places; or cultural or natural environments).

While all criteria should be referred to during the assessment, only particularly complex items or places will be significant under all criteria. In many cases, items of environmental heritage will be significant under only one or two criteria.49

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8.0 STATEMENT OF CULTURAL SIGNIFICANCE

8.1 Criterion (a) an item is important in the course, or pattern, of NSWs cultural or natural history (or the cultural or natural history of the local area);
This is not applicable in this Study Area

8.2 Criterion (b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSWs cultural or natural history (or the cultural or natural history of the local area);
This is not applicable in this Study Area

8.3 Criterion (c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
This is not applicable in this Study Area

8.4 Criterion (d) an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
This is not applicable in this Study Area

8.5 Criterion (e) an item has potential to yield information that will contribute to an understanding of NSWs cultural or natural history (or the cultural or natural history of the local area);
(This is commonly referred to as Archaeological Significance)

Archaeological remains in the Study Area have the potential to be significant in the cultural history of the local area. The remains of the terraces and houses built in the mid 1850s have the potential to provide evidence of the ways that the residents lived at that time.
In Figure 4.5 Terraces Number 350 and 352 in Site A show privies at the rear of their yards against the fences backing on to Short Lane. The contents of the privies or other wells or cesspits of the period will reveal the kinds of artefacts that the people used at the time. This type of evidence is seldom documented in the written records, and so the archaeological evidence will add to society's understanding of the ways of life of the people who lived there.
These potential archaeological resources of Number 350 are now under the carpark for the former Wesleyan Church. Number 352 is to be demolished for the proposed development.

The house at 1 Mary Place in Site D also appears in the 1856 Plan and it is also now covered by a parking area.
The terraces at 356 and 358 Bourke Street were also built by 1856. Any archaeological remains would now be under the Beresford Hotel Beer Garden.

These sites, all first occupied in the early to mid 1850s, have the potential to provide evidence about their residents through the archaeological remains.

There are also 6 terraces fronting Short Street in the 1856 plan. In her report Wendy Thorp considers that "The Short Street frontage is likely to be almost devoid of all archaeological evidence"\(^{30}\) This is because of the impact of the demolition of the terraces and rebuilding of the brick HPM factories. She further states that the effect of the construction of the HPM industrial buildings and the digging of services to and from them will have had a major impact on the archaeological remains in most of the Study Area\(^{31}\).

8.6 Criterion (f) an item possesses uncommon, rare or endangered aspects of NSWs cultural or natural history (or the cultural or natural history of the local area);
This is not applicable in this Study Area

8.7 Criterion (g) an item is important in demonstrating the principal characteristics of a class of NSWs
- cultural or natural places; or
- cultural or natural environments
(or a class of the local area's cultural or natural places; or cultural or natural environments).
This is not applicable in this Study Area

9.0 SUMMARY STATEMENT OF SIGNIFICANCE

Potential archaeological remains of the terraces and houses built in the early to mid 1850s are of local significance. Because of subsequent demolition and rebuilding it is considered that little evidence of occupation deposits in other areas will remain. The car parks in Sites A and D, and the Beer Garden in the Beresford Hotel have the highest archaeological potential in the Study Area.

\(^{30}\) p 36.
\(^{31}\) p 36.
10.0 DEVELOPMENT IMPACT

10.1 The Development Proposal

The development proposal is shown in Figure 1.2. Several new buildings are to be constructed in the Study Area and the Beresford Hotel is to be conserved and developed for community uses. Further details about the above-ground proposal have not been requested, as they are not relevant to the archaeological issues to be addressed in this Report.

10.2 The Impact of the Development on the Archaeological Resource

Figure 1.5 provided by the project architects shows the extent of ground disturbance. This area is coterminous with the Study Area and all potential archaeological remains will be removed in the development process.

10.3 Management Strategy for the Archaeological Resource and Recommendation for Archaeological Excavation

10.3.1 In the Cultural Significance section above it is stated that the carparks in Sites A and D and the Beresford Hotel Beer Garden are the most likely areas for potential archaeological remains to have survived.

10.3.2 It is recommended that archaeological testing by trenching with a backhoe take place in these areas before bulk excavation commences. If significant remains are found then these can be recorded and excavated archaeologically. This also should take place before bulk excavation commences.

10.3.3 During the bulk excavation if any significant features such as wells, privy pits or other structures which may be important are located the archaeologist for the project should be called in to make an assessment and to record the feature and excavate if necessary.

10.3.4 There will be no requirement in this project to retain any archaeological remains in situ. All will be recorded, excavated, and removed.

10.4 Applicant to Apply for Excavation Permit From NSW Heritage Office

An Excavation Permit, giving permission to the developer to carry out test trenching, and excavate significant archaeological remains if any are found, with a nominated Excavation Director, and various conditions to be fulfilled, should be applied for from the NSW Heritage Office. The Application consists of a two page form, and a section written by the archaeologist discussing the research design and excavation methodology to be applied to the sites to be excavated.
Two copies of this Archaeological Assessment Report are to be submitted with the application.

10.5 Procedures Involved in Excavation Process

10.5.1 The excavation process involves excavation, recording by photography, scale plans and field notes, and sorting of artefacts as they are found.

10.5.2 After the fieldwork is completed the artefacts are catalogued, processed, and analysed, and the report on the excavation is written. This is then submitted to the Heritage Office, showing that the archaeological process is complete.

11.0 CONCLUSION

It is recommended that test trenching by backhoe take place in three carpark areas. The intention is to investigate if there is any archaeological evidence of occupation in the mid to late 19th century. If such remains are found then further excavation will follow. The archaeological resources will be recorded and excavated and then removed. It is recommended that this process be completed before bulk excavation for the new development commences.