155-157 KENT STREET SYDNEY
"DUMBARTON CASTLE HOTEL"
Archaeological Assessment

Report Prepared for
Tacutu Holdings Pty. Ltd.

March 1995
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1.0 INTRODUCTION

1.1 BACKGROUND

Tacutu Holdings Pty. Ltd. have commissioned Godden Mackay Pty Ltd to analyse physical data and historical material to formulate an archaeological assessment of the property located 155-157 Kent Street Sydney, known as the Dumbarton Castle Hotel (see Figure 1.1).

This archaeological assessment precedes the proposed redevelopment of the site. The proposed development would destroy all of the existing subsurface features presently located on the site.

1.2 STUDY AREA

The study area is the site of the Dumbarton Castle Hotel and its rear yard located at 155-157 Kent Street Sydney (see Figure 1.1).

1.3 AUTHOR IDENTIFICATION

This report was written by Martin Carney. The documentary research used in this report was largely previously compiled by Trevor Howells. While site specific research undertaken by Trevor Howells was supplemented by additional research undertaken by Martin Carney. Factual errors identified in Howells original work have been corrected for this report. This report was reviewed by Matthew Kelly.

1.4 STATUTORY CONTROLS

1.4.1 NSW Heritage Act 1977 (as amended)

The N.S.W. Heritage Act 1977 affords automatic statutory protection to 'relics' that form archaeological deposits or part thereof. The Act defines 'relic' as;

> any deposit, object or material evidence relating to the settlement of the area that comprises NSW, not being an aboriginal settlement, and which is 50 or more years old

Sections 139 to 145 of the act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except by a qualified archaeologist to whom an excavation permit has been issued by the Heritage Council of NSW.
1.4.2 CENTRAL SYDNEY LEP 1992

The Central Sydney LEP 1992 enables the Council of the City of Sydney to require that an archaeological assessment be undertaken before any development consent is granted.

The clause of the plan relating to an assessment of archaeological features indicates:

The Council may, before deciding whether or not to grant development consent to development on or with respect to land to which this plan applies, require the applicant for consent to provide information as to the archaeological potential of the site.

This report has been produced to specifically meet this requirement.

1.5 METHODOLOGY

The primary aim of this study was to identify areas of the subject site that are likely to contain archaeological material, determine its significance, and to formulate and recommend a programme of appropriate action.

The assessment of significance was arrived at through a study of relevant historical data, and site specific research in compliance with the tenants of the Burra Charter (Appendix A). Sources consulted included, historic plans, rate records, directories, title records and other historic documents. A series of site specific specialist reports was also reviewed.

The information relating to the historical land use and building sequence was considered in conjunction with data provided by a physical site inspection. On the basis of this information it was possible to determine areas of the site in which significant archaeological features are potentially present.

1.6 CONSTRAINTS

The time allowed for the preparation of this report did not allow for an exhaustive search of documentary records, however the sources cited provide information sufficient to assess the archaeological potential of the site. In particular records retained by the Sydney City Council archive were not addressed. This material should be assessed during any future research project.
Figure 1.1 Site Location
2.0 DOCUMENTARY OVERVIEW

The historical data detailed in this section is tailored to focus on the subject site, with the view to assessing their archaeological significance and the likely survival of archaeological material. The history of Millers Point has been recorded by several authors, particularly Kass, Blackmore, Bairstow, and Fitzgerald and Keating.

The subject area was not originally a part of Millers Point - early rates assessment records refer only to the actual point as 'Millers Point'. The part of Kent Street on which the property is located did not exist until, c1840 assigned to Sydney by default and was only belatedly assigned to Millers Point for lack of any other relevant neighbourhood.

2.1 CONTEXTUAL HISTORY

A series of plans dated between 1788 and 1843 (Figures 3.1-3.11) register no construction on the subject site, though constructional activity had commenced on Observatory Hill (today a part of Millers Point) in 1788. By 1797 a Windmill was constructed on Observatory Hill.

It is generally accepted that the name Millers Point commemorates the early windmilling activity that took place on the Point. The date of the construction of the mills on the Point is unclear. By 1822 there were three windmills on the point, all apparently privately operated by John Leighton (Figure 2.5). Leighton purchased land on the Point from Natheniel Lucas in 1814, Lucas had already constructed a Windmill in 1812, and perhaps had constructed one on the land that he sold to Leighton. The comparatively high location of the point made it ideal for windmilling. The opening of the Argyle cut and Kent Street also made the point more desirable for residential occupation. The alignment of the Kent Street while shown on plans as early as 1831 was not a reality until the 1840s, the result of quarrying and filling.

Shortly after the construction of Lucas' mill in 1812, the death knell was sounded for the windmills. In 1813 John Dickson successfully set up a steam mill at what is now the western end of Goulburn Street.

As late as the 1830s the point was still called 'Jack the Millers Point'. Jack was the nick name of John Leighton. The last, derelict, windmill was still visible on Millers Point in the mid 1840s. This Windmill was on the property used by John Leighton, and later granted to him (in trust). It is not clear exactly when the milling ceased. However, John Leighton died after falling drunk from a ladder in 1826. His son David continued milling for a while, but found selling off his fathers land more profitable.
The early milling use of the point was gradually replaced by maritime trades. By the 1820s a series of wharves and their related warehousing had taken a foothold on the point. The point's use for maritime trade has been retained up to the present time. Though the housing on the Point is no longer physically associated with the maritime areas. The Point remained sparsely populated up to the 1850s (see Section 3).10

In the 1860s and 1870s, speculative housing filled in the remaining vacant space on the point. This housing was largely utilised by families whose breadwinner worked in a maritime trade.11 Better land access to the point, in the form of Kent Street and later Argyle Street, also made it more popular.

During the 1850s the Kent Street portion of the current Millers Point was developed and became a part of the 'point'. Again much speculative housing was constructed. However portions were also owner occupied. Many properties in Kent Street are on land that has been levelled by quarrying12 (see Section 3).

At the turn of the century most Millers Point property was resumed by the Sydney Harbour Trust. The subject property was resumed by the Trust. Resumption, for some properties meant preservation, but for the majority it meant obliteration.

The demolition of housing and total removal of large parts of The Rocks and Millers Point created upheaval in these areas up to the 1970s. However, reference to the occupant lists indicates that the upheaval was related mainly to the demolitions, and that where possible the tenants remained.

The Sydney Harbour Trust became the Maritime Services Board in 1936. In the 1980s the Maritime Services Board publicly sold, or transferred the majority of their Millers Point holdings to the Department of Housing.

2.2 SITE HISTORY

2.2.1 Kent Street

The portion of Kent Street that the Dumbarton Castle Hotel stands on was poorly developed before the 1830s. The establishment of the Australian Gaslight Company in 1834 and the introduction of gas lighting in 1841 ensured greater development of the area. Howells (1988 p. 13) indicates that,

*The established character of the street as it survives north of the ESSO building was largely achieved by the 1880s and the only major changes to its scale and character, in the vicinity of the Dumbarton Castle Hotel, occurred in the 1960s and 1970s with the building of the IBM, GIO and ESSO buildings*. 
2.2.2 Original Site Usage

Plans dated before 1843 indicate no activity on the subject property. The land on which the subject property stands was a part of a grant made to Elizabeth Jenkins in 1839, as a result of a claim by her son James Jenkins. The property had been delineated and occupied before 1823. Several structures stood on their property between 1823 and 1843, but all are unrelated to the subject property (see plans in Section 3). In the early 1840s the Jenkins family subdivided their grant and sold off lots. The subject property resides on Lots 11 and 12 of the subdivision (and a small portion of Lot 10, see Appendix E).

2.2.3 Dumbarton Castle Hotel

Lot 11 of the Subdivision was sold to William Palmer in February 1843. The issue of a Publicans Licence “to Retail Fermented and Spirituous Liquors” to William Nottingham Palmer on 26 June 1843, commences the use of the site as the Dumbarton Castle. The licence, annually renewable, permitted Palmer to operate from 1 July 1843. Palmer died before 1851 and the hotel was leased. His wife was publican on at least one occasion. The hotel remained in the Palmer family until 1899.

The original hotel building was almost certainly purpose built to operate as an hotel just prior to the granting of the licence. A list of publicans is supplied as Appendix D. The original structure was a three storeyed stone building above Kent Street occupying only one building lot (lot 11), today No.155 Kent Street.

Before 1850 many Sydney Streets were not numbered. The first record of a street number for the old hotel is recorded in 1855 in Waugh and Cox’s Directory of Sydney and its Suburbs. At that time it was listed as 30 Kent Street.

In 1899 Tooth & Company purchased the property as a going concern and installed William Watson as licensee. Watson remained until his death in 1927, his wife was publican the following year.

During his term Watson submitted plans for the alteration of the public areas of the Dumbarton Castle (Figure 2.1). The plans are the only record located of the original structures layout (Kent Street level). Although undated, the plans must have been drawn up between 1899 when he took control and before c1907 when the old hotel was demolished and rebuilt. Although it is not clear whether the proposed work was carried out he did receive approval for it from the Licensing Court.

Tooth & Co already the owners of the adjoining property (Lot 12 of the subdivision), redeveloped both sites in c1907 to form the existing Dumbarton Castle Hotel. A copy of the original architect’s plan, with approved amendments, survives. M.B. Halligan’s plan of 4 October 1906 shows a contemporary design which occupies two building lots, Nos. 155-157 Kent Street (Figure 2.2 and 2.3).
On 3 May, 1900 all privately owned wharves in Walsh Bay and along the eastern side of Darling Harbour were resumed and their control was vested in the newly created Sydney Harbour Trust. The Dumbarton Castle was however not officially resumed until 1920.\textsuperscript{19} The hotel, however continues to trade up to today.

2.2.4 Grocery Store 157 Kent Street.

The address today known as 157 Kent Street was originally sold off as Lot 12 of Jenkins subdivision in December 1842. A succession of six owners followed during the next two years, at least two were bankrupted because of the 1842-43 depression.\textsuperscript{20} In 1844 John Morris, a builder and civil engineer of Kent Street, purchased the property.\textsuperscript{21} Morris was probably engaged in works at the Gas Company site. His purchase of Lot 12 was probably speculation. It is likely that Morris had the original building at 157 Kent Street constructed. The date of its construction is not clear but it is clearly shown in 1854 plan.

It appears that Morris did not occupy the building and it was leased to a succession of occupants. Morris sold the property in 1863 to Francis Hely. Tooth & Co purchased the property from Hely family.\textsuperscript{22} Hely owned other properties in Kent Street, and owned the property solely as an investment.

Incredibly the building was used solely as a grocery store throughout its known existence, 1855-1907. Appendix D should be sought to identify the individuals involved. Tooth & Co. consolidated the block into the new Dumbarton Castle hotel in 1907.
Figure 2.1. Plan of the Dumbarton Castle c1899-1907 (Howells 1988a, p.45)
Figure 2.2. Plan of the Dumbarton Castle 1906 (Howells 1988a, p.46)
Figure 2.3. Plan of the Dumbarton Castle 1963 (Howells 1988a, p.75)
2.3 NOTES

1. Gipps Ward rates assessments 1845-1848, V&PLA (1875-6 Vol 5), interestingly the inspectors that made this report also only consider the actual point as Millers Point, (Reproduced in Kass 1988).

2. Prout & Rae (1842) P.5-8


4. They are not shown on any plans up to 1822, but there is a gap in general plans from 1807 to 1822.


6. ibid

7. Sydney Gazette, (24.6.1826)


10. ibid p.21-23.

11. Sands Directories 1858-1933.

12. Fitzgerald & Keating (1991), p.17 F&K also supply an interesting list of some of the quarriers.

13. LTO RPA appn. 30133, A.O. Plan 54

14. ML 1811.1717

15. Howells, 1988a, p.13

16. ibid.

17. LTO, Appn 14748, Bk 644, fol 222.

18. LTO, Vol. 770, fol. 245


20. LTO, RPA appn. 1724

21. ibid, Lows 1844

3.0 HISTORIC PLANS

The following plans and illustrations indicate no constructional activity on the subject property before 1843. However detailed plans dating from 1865 to 1907 (see Appendix E for plans attached to title documents) show a remarkable consistency in the configuration of 155 and 157 Kent Street, both in the main buildings and outbuildings.
Figure 3.1 Site of the 'Dumbarton' Hotel in 1788 (M. Kelly & R. Crocker, Sydney Takes Shape, Sydney 1978, p.4)
Figure 3.2 Site of the 'Dumbarton' Hotel in 1792 (M. Kelly & R. Crocker p.8)
AUX TERRES AUSTRALES.
Levé par M. Lesueur,
eossier a reçu le permis de M. Boullanger.
9 Feb 1802.

Figure 3.3 Site of the 'Dumbarton' Hotel in 1802 (M. Kelly & R. Crocker p.10)
Figure 3.4 Site of the 'Dumbarton' Hotel in 1807 (M. Kelly & R. Crocker p.12)
Figure 3.5 Site of the 'Dumbarton' Hotel in 1822 (M. Kelly & R. Crocker p.14)
Figure 3.6 Site of the 'Dumbarton' Hotel in 1823 (Harper A.O. SZ 434-436)
Figure 3.7 Site of the 'Dumbarton' Hotel in 1831 (M. Kelly & R. Crocker p.14)
Figure 3.8 Site of the 'Dumbarton' Hotel in c1834 (A.O. Map 54)
Figure 3.9 Site of the 'Dumbarton' Hotel in 1836 (M. Kelly & R. Crocker p.18)
Figure 3.11 Site of the 'Dumbarton' Hotel in 1843 (M. Kelly & R. Crocker p.20)
Figure 3.12 Site of the 'Dumbarton' Hotel in 1854 (M. Kelly & R. Crocker p.22)
Figure 3.13 Site of the 'Dumbarton' Hotel in 1865 (A.O., Trigonometrical Survey)
Figure 3.14 Site of the 'Dumbarton' Hotel in 1880 (Doves Survey - Howells 1988, p.28)
Figure 3.16 Site of the 'Dumbarton' Hotel in 1949 City Building
Surveyors detail plans (with later additions) (O'Connell 1988, figure 1)
4.0 PHYSICAL EVIDENCE

The Dumbarton Castle hotel and yard areas were inspected by Matthew Kelly and Martin Carney on March 8, 1995.

4.1 HOTEL

The Hotel was found to have a cellar of four rooms below the ground floor level and a further one/two roomed level below the first cellar level. The cellar walls were constructed of sparrow pecked, sandstone blocks bonded by a mustard mortar (Figure 4.1). The lower cellar was at the level of the existing rear yard. The construction of the two storey cellar indicated that it was an early if not the original construction, while the upper stories were found to be consistent with the 1907 date reported by Howells. The upper storey consisted of dry pressed brick walls and tongue-in-groove flooring which would have prevented the build-up of sub floor archaeological material. The cellars were found to have relatively recent cement floors (Figure 4.1) in all but one room of the upper cellar (this room had a wooden floor above the lower cellar). It is probable that deposits were sealed by the cement flooring, and that a series of cuts and fills have taken place to provide level cellar floors.

4.2 YARD

The yard at the rear of the hotel was at a level two storeys below the Kent Street frontage, and opened out onto what was Jenkins Street. From the yard it was possible to observe blocked up door and windows in the original rear sandstone facade of the hotel (Figure 2). The entire yard was covered by asphalt and is currently used as a car park. The original ground level - identified by a retaining wall appears to intact with the possible exception of a driveway that may have been cut through it to access the modern car park (estimated 10% of the yard area). In fact the yard has probably built up over time. One small modern outbuilding in the centre of the yard appears to have impacted little on the yard surface. It is likely that the yard area has retained a large percentage of pre 1907 cultural material. (Figures 4.3 and 4.4).

4.3 CONCLUSION

The physical evidence expected to remain in situ on site represents the continuous use and occupation of the yard spaces from 1843 to the present. Structural remains within the yard exist as one phase of outbuildings evident on historic plans from the 1850s to the turn of the century. This phase of outbuildings represents the majority of the archaeological resource.
Figure 4.1 Cellar wall, fireplace and cement floor (Carney 8.3.1995)
Figure 4.2 Blocked up window at ground level (Carney 8.3.1995)
Figure 4.3 Asphalt covered yard and driveway (Carney 8.3.1995)
Figure 4.4 Modern outbuilding, asphalt covered yard and driveway (Carney 8.3.1995)
5.0 ASSESSMENT OF SIGNIFICANCE

5.1 PRINCIPLES

The concept of 'Cultural Significance' or 'Heritage Value' embraces the value of a place or item which cannot be expressed in solely financial terms. Assessment of Cultural Significance endeavours to establish why a place or item is considered important and is valued by the community. Cultural Significance is embodied in the fabric of the place, (including its setting and relationship to other items), the records associated with the place, and the response that the place evokes in the community.

The assessment of Cultural Significance with respect to archaeological sites is more difficult, in that the extent and nature of the features is sometimes unknown and it becomes necessary for value judgements to be formulated on the basis of expected or potential attributes. The element of judgement can be greatly reduced by historical or other research, as has been carried out in the case of the current study.

Archaeological deposits and features provide important evidence of the history and settlement of New South Wales. Archaeological sites may include stratified deposits of material culture which can be analysed to yield information about the history of the colony which is unavailable from documentary sources alone. Archaeological investigations can reveal much about technologies, economic and social conditions, taste and style. The features and artefacts extracted and recorded can provide primary evidence about the way of life of previous generations, through examination of structural features, artefacts and detritus. Archaeological sites that contain these elements therefore have a high scientific value. This value can be further enhanced where there is a substantial body of supporting documentary evidence that enables further inference to be drawn from the archaeological records. It is through this potential for revealing information that the heritage significance of archaeological sites occurs.

5.2 BASIS FOR ASSESSMENT

The Burra Charter of Australia ICOMOS and its Guidelines for Assessment of Cultural Significance (refer Appendix A) suggest that significance can be assessed in categories such as aesthetic, historic, scientific and social. While categories provide a useful framework and basis for considering sites and items, they are not so relevant for purely archaeological sites, where the remains are entirely sub-surface and the significance is therefore predominantly scientific, (except where the site may be significant for historical or social reasons - if it is the site is of an important historic event)
A recent study completed by Domicelj for the New South Wales Department of Planning considered the criteria for significance assessment currently used by the Australian Heritage Commission in the Register of the National Estate, with respect to the current development of a New South Wales State Heritage Inventory. Her report defines the following criteria:

**Group 1: Nature of Significance**

Criterion 1 (historic) - significance in the evolution and pattern of the history of New South Wales.

Criterion 2 (aesthetic) - significant in possessing or contributing to, creative technical accomplishment in New South Wales.

Criterion 3 (social) - significant through association with a community in New South Wales for social, cultural or spiritual reasons.

Criterion 4 (scientific) - significant for the potential to yield information contributing to an understanding of the history of New South Wales.

Criterion 5 (other) - significant for some other value to past, present or future generations in.

**Group 2: Degree of Significance**

Criterion 6 (rare) - significant in possessing rare, endangered or uncommon aspects of the history of New South Wales.

Criterion 7 (representative) - significant in demonstrating the characteristics of a class of cultural places or environments in New South Wales.

Criterion 8 (associative) - significant for association with people, activities, phases or events in the evolution of New South Wales.

These criteria have been used to evaluate the site of the Dumbarton Castle Hotel.

### 5.3 Evaluation

The sensitivity and physical evidence analyses have indicated the survival of archaeological material in the hotel cellar and rear yard of the site, this data when analysed in conjunction with the historical overview provides us with the significance under various criteria - they are as follows:
Significant for the Potential to Yield Information Contributing to an Understanding of the History of NSW

Archaeological deposits and features, particularly when considered in conjunction with documentary sources, can provide evidence of material culture that yields information which is unavailable from documents alone. The site is an archaeological resource which may contribute information that leads to a better understanding of Sydney’s history, and particularly an understanding of commercial and hotel enterprises typical of those that operated at the site. In addition, archaeological investigation is likely to provide an insight into the range of activities undertaken at the site, the day-to-day lives of the people who lived there and their working and living conditions.

Significance in the Evolution and Pattern of the History of N.S.W (and Sydney)

Archaeological deposits located at the Dumbarton Castle hotel have the potential to demonstrate the evolution of the site (and others like it) from a sparsely developed rocky crag before the 1820s to an industrial and residential area throughout the 19th century. Deposits dated after the turn of the century are not expected to have been created because of construction methods and the sealing of yard surfaces. The Dumbarton Castle hotel has significant associations with the Gas company site, it was no doubt built to service the thirsts of the many workers.

Significant in possessing rare, endangered or uncommon aspects of the history of N.S.W (and Sydney)

Archaeological material surviving from 19th century hotel and commercial sites in and around Millers Point is extremely rare. Few commercial sites still exist. While many hotels survive in and around Millers Point, the majority have lost their archaeological significance to development pressure in the 20th century.

Significant in demonstrating the characteristics of a class of cultural places or environments in N.S.W

The NSW and Sydney hotel is a poorly understood institution. While some hotels sites have been excavated around Sydney, later developments have in most cases destroyed the majority of the 19th century evidence. The intactness of the Dumbarton Castle Hotel yard and cellar can provide a wealth of information about these centres of activity. The grocers shop next door is in a similar position to provide information across a broad period of time c1855-1907 about purchasing patterns of Sydney's population.
5.4 STATEMENT OF CULTURAL SIGNIFICANCE

The site of the Dumbarton Castle hotel located at 155-157 Kent Street Millers Point has a high degree of archaeological scientific research potential vested in the archaeological remains of the original hotel and the adjoining grocers shop. Later elements of the site have a low degree of archaeological scientific research potential.

The site is likely to contain deposits, including both structural elements and stratified archaeological features, relating to the original hotel and grocers shop before 1907.

The deposits located at 155-157 Kent Street Millers Point are expected to provide information not available from other sources, that when analysed in conjunction with documentary evidence, will have a high potential to yield information relating to the various areas of the sites’ significance.

5.5 NOTES

6.0 ARCHAEOLOGICAL SENSITIVITY

6.1 DISCUSSION

There are gaps in the dates of the known maps of the site. However it seems clear that the site was undeveloped before the 1840s, though may contain deposits created before the 1820s. The construction of the original hotel has possibly sealed deposits from the 1820s-40s occupation. Subsequent occupation is represented by potential deposits in the current backyard.

The following figure (Figure 6.1) has been produced from information gained by physical inspection (Section 4) and the assessment of significance (Section 5). The definitions of the units of archaeological sensitivity shown in Figure 6.1 are given in the following section. The figure is based only on the ground plan, as the above ground level areas of the site have already been assessed as having little or no archaeological potential.

6.2 ARCHAEOLOGICAL SENSITIVITY UNIT DESCRIPTIONS

Unit 1 includes those areas that are expected to be largely intact.

Unit 2 includes areas that are expected to have a degree of disturbance.

Unit 3 includes those areas that have been destroyed by later activities.
Figure 6.1 Archaeological Sensitivity Diagram
7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

With regard to the assessment of significance made in Section 5, and the statutory controls observed in Section 1.4, the following conclusions have been reached:

- The site of the Dumbarton Castle Hotel and associated yard areas located at 155-157 Kent Street, Millers Point is expected to contain archaeological resources of scientific research potential.
- The proposed development would remove all archaeological features currently residing on the site.
- The assessments of archaeological sensitivity and significance have highlighted areas that potentially survive and warrant archaeological investigation. The research has indicated that there is little possibility that any archaeological feature discovered on the site would warrant in-situ conservation.
- The areas that have been found to be archaeologically sensitive are identified in Figure 6.1. The assessment of sensitivity has been formed on the basis of the likely survival of deposits and their relative archaeological significance. Essentially only the Jenkins Street yard area and adjoining cellars should require archaeological investigation, either by full excavation, sampling or monitoring.
- Those areas marked as Unit 1 would require archaeological excavation as directed by a research design. Those areas labelled Unit 2 would be monitored with a view to excavation dependent on the results - again oriented by a research design. Those areas labelled as Unit 3 would require no further archaeological action (there are no examples of Unit 3 on this site).

7.2 RECOMMENDATIONS

It is recommended that Tacutu Holdings accepts the following recommendations as the basis for conservation and management of the archaeological resources on the Dumbarton Castle site:

1. An archaeologist should be engaged to prepare a research design, and an excavation strategy should be prepared to manage the archaeological resource at the site known as the Dumbarton Castle Hotel, and its yard area, located at 155-157 Kent Street Millers Point. The records maintained by the Sydney City Council should be assessed at this time and included in the research design.
2. The work proposed by the research design and excavation strategy should be programmed into the overall development timetable, to ensure adequate excavation time before any proposed demolition or bulk excavation, and so as not to impede the construction process.
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<td>Casey &amp; Lowe Associates</td>
<td>Baseline Archaeological Assessment Pyrmont Point, April 1993 (version II).</td>
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<td>Howard Tanner &amp; Assoc.</td>
<td>Millers Point - Statement of Significance and Related Policy Considerations, 1987</td>
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<td>Mider, D. J.</td>
<td>An Archaeological Assessment of No 54 Argyle Place and No. 75 Windmill Street, Millers Point, February 1993.</td>
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<tr>
<td>Mider, D. J.</td>
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Rate books 1845-1871
9.0 APPENDICES

APPENDIX A  The Burra Charter of Australia ICOMOS

APPENDIX B  Procedures for the Evaluation of Excavation Permit Applications, Under the Heritage Act, 1977

APPENDIX C  Sands Directory Entries (Trevor Howells 1988a).

APPENDIX D  Select Title Documents.
APPENDIX A  The Burra Charter of Australia ICOMOS
THE AUSTRALIA ICOMOS CHARTER FOR THE
CONSERVATION OF PLACES
OF CULTURAL SIGNIFICANCE
(The 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 the International Council on Monuments
and Sites (ICOMOS) (Moscow 1978), the following
Charter was adopted by Australia ICOMOS on 19th
August 1979 at Burra Burra. Revisions were adopted on

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
associated 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 adaptation 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	reated 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.
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.

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 landscapes
modified by human activity.

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.
Conservation Principles

Article 2. The aim of conservation is to retain 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 aspect at the expense of others.

Article 6. The conservation policy appropriate to a place must first be determined by an understanding of its cultural significance.

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 setting 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 should 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.

Article 12. *Preservation* is limited to the protection, maintenance and, where necessary, the stabilization 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 reveals 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 only where a place is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the cultural significance of the place as a whole.

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 intervention in the place.

Article 24. Study of a place by any intervention in the fabric or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the conservation of the place 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 and proposed conservation procedure 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 Articles 10 and 22 should be professionally catalogue and protected.

Words in italics are defined in Article 1.
GUIDELINES TO THE BURRA CHARTER: CULTURAL SIGNIFICANCE

These guidelines for the establishment of cultural significance were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 14 April 1984 and revised on 23 April 1988. They should be read in conjunction with the Burra Charter.

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1.1 Intention of guidelines
1.2 Applicability
1.3 Need to establish cultural significance
1.4 Skills required
1.5 Issues not considered
2.0 The Concept of Cultural Significance
2.1 Introduction
2.2 Aesthetic value
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2.5 Social value
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3.0 The Establishment of Cultural Significance
3.1 Introduction
3.2 Collection of information
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3.4 Statement of cultural significance
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4.4 Sources
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1.0 PREFACE
1.1 Intention of guidelines
These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for assessing the cultural significance of a place, for preparing a statement of cultural significance and for making such information publicly available.

1.2 Applicability
The guidelines apply to any place likely to be of cultural significance regardless of its type or size.

1.3 Need to establish cultural significance
The assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report as defined in section 4.0, are essential prerequisites to making decisions about the future of a place.

1.4 Skills required
In accordance with Article 4 of the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to assess cultural significance and prepare a statement. Sometimes in the course of the task it will be necessary to engage additional practitioners with special expertise.

1.5 Issues not considered
The assessment of cultural significance and the preparation of a statement do not involve or take account of such issues as the necessity for conservation action, legal constraints, possible uses, structural stability or costs and returns. These issues will be dealt with in the development of a conservation policy.

2.0 THE CONCEPT OF CULTURAL SIGNIFICANCE
2.1 Introduction
In the Burra Charter cultural significance means "aesthetic, historic, scientific or social value for past, present or future generations".

Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations.

Although there are a variety of adjectives used in definitions of cultural significance in Australia, the adjectives "aesthetic", "historic", "scientific" and "social", given alphabetically in the Burra Charter, can encompass all other values. The meaning of these terms in the context of cultural significance is discussed below. It should be noted that they are not mutually exclusive, for example, architectural style has both historic and aesthetic aspects.

2.2 Aesthetic value
Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

2.3 Historic value
Historic value encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section. A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment.
2.4 Scientific value
The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

2.5 Social value
Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

2.6 Other approaches
The categorisation into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance. However, more precise categories may be developed as understanding of a particular place increases.

3.0 THE ESTABLISHMENT OF CULTURAL SIGNIFICANCE

3.1 Introduction
In establishing the cultural significance of a place it is necessary to assess all the information relevant to an understanding of the place and its fabric. The task includes a report comprising written material and graphic material. The contents of the report should be arranged to suit the place and the limitations on the task, but it will generally be in two sections: first, the assessment of cultural significance (see 3.2 and 3.3) and second, the statement of cultural significance (see 3.4).

3.2 Collection of information
Information relevant to the assessment of cultural significance should be collected. Such information concerns:
(a) the developmental sequence of the place and its relationship to the surviving fabric;
(b) the existence and nature of lost or obliterated fabric;
(c) the rarity and/or technical interest of all or any part of the place;
(d) the functions of the place and its parts;
(e) the relationship of the place and its parts with its setting;
(f) the cultural influences which have affected the form and fabric of the place;
(g) the significance of the place to people who use or have used the place, or descendants of such people;
(h) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
(i) the scientific or research potential of the place;
(j) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin;
(k) any other factor relevant to an understanding of the place.

3.3 The assessment of cultural significance
The assessment of cultural significance follows the collection of information. The validity of the judgements will depend upon the care with which the data is collected and the reasoning applied to it.
In assessing cultural significance the practitioner should state conclusions. Unresolved aspects should be identified.
Whatever may be considered the principal significance of a place, all other aspects of significance should be given consideration.

3.3.1 Extent of recording —
In assessing these matters a practitioner should record the place sufficiently to provide a basis for the necessary discussion of the facts. During such recording any obviously urgent problems endangering the place, such as stability and security, should be reported to the client.

3.3.2 Intervention in the fabric —
Intervention in, or removal of, fabric at this stage should be strictly within the terms of the Burra Charter.

3.3.3 Hypotheses —
Hypotheses, however expert or informed, should not be presented as established fact. Feasible or possible hypotheses should be set out, with the evidence for and against them, and the line of reasoning that has been followed. Any attempt which has been made to check a hypothesis should be recorded, so as to avoid repeating fruitless research.

3.4 Statement of cultural significance
The practitioner should prepare a succinct statement of cultural significance, supported by, or cross referenced to, sufficient graphic material to help identify the fabric of cultural significance.
It is essential that the statement be clear and pithy, expressing simply why the place is of value but not restating the physical or documentary evidence.

4.0 THE REPORT

4.1 Content
The report will comprise written and graphic material and will present an assessment of cultural significance and a statement of cultural significance. In order to avoid unnecessary bulk, only material directly relevant to the process of assessing cultural significance and to making a statement of cultural significance should be included.
See also Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

4.2 Written material
The text should be clearly set out and easy to follow. In addition to the assessment and statement of cultural significance as set out in 3.2, 3.3 and 3.4 it should include:
(a) name of the client;
(b) names of all the practitioners engaged in the task;
GUIDELINES TO THE BURRA CHARTER: CONSERVATION POLICY

These guidelines, which cover the development of conservation policy and strategy for implementation of that policy, were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 25 May 1985 and revised on 23 April 1988. They should be read in conjunction with the Burra Charter.

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2.0 The Scope of the Conservation Policy
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4.0 Implementation of Conservation Policy
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5.1 Introduction
5.2 Written material
5.3 Graphic material
5.4 Sources

1.0 PREFACE
1.1 Intention of guidelines
These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for development of the conservation policy for a place, for the statement of conservation policy and for the strategy for the implementation of that policy.

1.2 Cultural significance
The establishment of cultural significance and the preparation of a statement of cultural significance are essential prerequisites to the development of a conservation policy (refer to Guidelines to the Burra Charter: Cultural Significance).

1.3 Need to develop conservation policy
The development of a conservation policy, embodied in a report as defined in Section 5.0, is an essential prerequisite to making decisions about the future of the place.

1.4 Skills required
In accordance with the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to develop a conservation policy and prepare the appropriate report. In the course of the task it may be necessary to consult with other practitioners and organisations.

2.0 THE SCOPE OF THE CONSERVATION POLICY
2.1 Introduction
The purpose of the conservation policy is to state how the conservation of the place may best be achieved both in the long and short term. It will be specific to that place. The conservation policy will include the issues listed below.

2.2 Fabric and setting
The conservation policy should identify the most appropriate way of caring for the fabric and setting of the place arising out of the statement of significance and other constraints. A specific combination of conservation actions should be identified. This may or may not involve changes to the fabric.

2.3 Use
The conservation policy should identify a use or combination of uses, or constraints on use, that are compatible with the retention of the cultural significance of the place and that are feasible.

2.4 Interpretation
The conservation policy should identify appropriate ways of making the significance of the place understood consistent with the retention of that significance. This may be a combination of the treatment of the fabric, the use of the place and the use of introduced interpretative material.

In some instances the cultural significance and other constraints may preclude the introduction of such uses and material.

2.5 Management
The conservation policy should identify a management structure through which the conservation policy is capable of being implemented. It should also identify:
(a) those to be responsible for subsequent conservation and management decisions and for the day-to-day management of the place;
(b) the mechanism by which these decisions are to be made and recorded;
(c) the means of providing security and regular maintenance for the place.
(c) authorship of the report;
(d) date;
(e) brief or outline of brief;
(f) constraints on the task, for example, time, money, expertise;
(g) sources (see 4.4).

4.3 Graphic material
Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, and should be reproduced with sufficient quality for the purposes of interpretation.

All components discussed in the report should be identified in the graphic material. Such components should be identified and described in a schedule.

Detailed drawings may not be necessary. A diagram may best assist the purpose of the report.

Graphic material which does not serve a specific purpose should not be included.

4.4 Sources
All sources used in the report must be cited with sufficient precision to enable others to locate them.

It is necessary for all sources consulted to be listed, even if not cited.

All major sources or collections not consulted, but believed to have potential usefulness in establishing cultural significance, should be listed.

In respect of source material privately held the name and address of the owner should be given, but only with the owner's consent.

4.5 Exhibition and adoption
The report should be exhibited and the statement of cultural significance adopted in accordance with Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.
2.6 Control of physical intervention in the fabric
The conservation policy should include provisions for the control of physical intervention. It may:
(a) specify unavoidable intervention;
(b) identify the likely impact of any intervention on the cultural significance;
(c) specify the degree and nature of intervention acceptable for non-conservation purposes;
(d) specify explicit research proposals;
(e) specify how research proposals will be assessed;
(f) provide for the conservation of significant fabric and contents removed from the place;
(g) provide for the analysis of material;
(h) provide for the dissemination of the resultant information;
(i) specify the treatment of the site when the intervention is complete.

2.7 Constraints on investigation
The conservation policy should identify social, religious, legal or other cultural constraints which might limit the accessibility or investigation of the place.

2.8 Future developments
The conservation policy should set guidelines for future developments resulting from changing needs.

2.9 Adoption and review
The conservation policy should contain provision for adoption and review.

3.0 DEVELOPMENT OF CONSERVATION POLICY

3.1 Introduction
In developing a conservation policy for the place it is necessary to assess all the information relevant to the future care of the place and its fabric. Central to this task is the statement of cultural significance.

The task includes a report as set out in Section 5.0. The contents of the report should be arranged to suit the place and the limitations of the task, but it will generally be in three sections:
(a) the development of a conservation policy (see 3.2 and 3.3);
(b) the statement of conservation policy (see 3.4 and 3.5);
(c) the development of an appropriate strategy for implementation of the conservation policy (see 4.0).

3.2 Collection of information
In order to develop the conservation policy sufficient information relevant to the following should be collected:

3.2.1 Significant fabric —
Establish or confirm the nature, extent, and degree of intactness of the significant fabric including contents (see Guidelines to Burra Charter: Cultural Significance).

3.2.2 Client, owner and user requirements and resources —
Investigate needs, aspirations, current proposals, available finances, etc., in respect of the place.

3.2.3 Other requirements and concerns —
Investigate other requirements and concerns likely to affect the future of the place and its setting including:
(a) federal, state and local government acts, ordinances and planning controls;
(b) community needs and expectations;
(c) locational and social context.

3.2.4 Condition of fabric —
Survey the fabric sufficiently to establish how its physical state will affect options for the treatment of the fabric.

3.2.5 Uses —
Collect information about uses, sufficient to determine whether or not such uses are compatible with the significance of the place and feasible.

3.2.6 Comparative information —
Collect comparative information about the conservation of similar places (if appropriate).

3.2.7 Unavailable information —
Identify information which has been sought and is unavailable and which may be critical to the determination of the conservation policy or to its implementation.

3.3 Assessment of information
The information gathered above should now be assessed in relation to the constraints arising from the statement of cultural significance for the purpose of developing a conservation policy.

In the course of the assessment it may be necessary to collect further information.

3.4 Statement of conservation policy
The practitioner should prepare a statement of conservation policy that addresses each of the issues listed in 2.0, viz.:
— fabric and setting;
— use;
— interpretation;
— management;
— control of intervention in the fabric;
— constraints on investigation;
— future developments;
— adoption and review.

The statement of conservation policy should be cross-referenced to sufficient documentary and graphic material to explain the issues considered.

3.5 Consequences of conservation policy
The practitioner should set out the way in which the implementation of the conservation policy will or will not:
(a) change the place including its setting;
(b) affect its significance;
(c) affect the locality and its amenity;
(d) affect the client, owner and user;
(e) affect others involved.
4.0 IMPLEMENTATION OF CONSERVATION POLICY

Following the preparation of the conservation policy a strategy for its implementation should be prepared in consultation with the client. The strategy may include information about:
(a) the financial resources to be used;
(b) the technical and other staff to be used;
(c) the sequence of events;
(d) the timing of events;
(e) the management structure.

The strategy should allow the implementation of the conservation policy under changing circumstances.

5.0 THE REPORT

5.1 Introduction
The report is the vehicle through which the conservation policy is expressed, and upon which conservation action is based.

See also Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

5.2 Written material
Written material will include:
(a) the statement of cultural significance;
(b) the development of conservation policy;
(c) the statement of conservation policy;
(d) the strategy for implementation of conservation policy.

It should also include:
(a) name of the client;
(b) names of all the practitioners engaged in the task, the work they undertook, and any separate reports they prepared:
(c) authorship of the report;
(d) date;
(e) brief or outline of brief;
(f) constraints on the task, for example, time, money, expertise;
(g) sources (see 5.4).

5.3 Graphic material
Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, clearly reproduced.
Material which does not serve a specific purpose should not be included.

5.4 Sources
All sources used in the report must be cited with sufficient precision to enable others to locate them.
All sources of information, both documentary and oral, consulted during the task should be listed, whether or not they proved fruitful.
In respect of source material privately held, the name and address of the owner should be given, but only with the owner's consent.

5.5 Exhibition and adoption
The report should be exhibited and the statement of conservation policy adopted in accordance with Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.
GUIDELINES TO THE BURRA CHARTER:
PROCEDURES FOR UNDERTAKING STUDIES AND REPORTS

These guidelines for the preparation of professional studies and reports were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 23 April 1988. They should be read in conjunction with the Burra Charter.

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1.0 Preface
2.0 Agreements between client and practitioner
3.0 Responsibility for content of report
4.0 Draft report
5.0 Urgent action
6.0 Additional work
7.0 Recommendations for further investigations
8.0 Exhibition and comment
9.0 Adoption and review of report
10.0 Further evidence
11.0 Accessibility of information

1.0 Preface
These guidelines make recommendations about professional practice in the preparation of the studies and reports within the terms of the Burra Charter.
Attention is also drawn to the advice about ethical, procedural and legal matters provided in the practice notes issued by various professional bodies.

2.0 Agreements between client and practitioner
Before undertaking a study or report, the client and the practitioner should agree upon:
(a) the extent of the task, for example, up to the preparation of a statement of significance, up to the preparation of a statement of conservation policy or up to the preparation of a strategy for implementation;
(b) the boundaries of the place;
(c) any aspect which requires intensive investigation;
(d) the dates for the commencement of the task, submission of the draft report and submission of the final report;
(e) the fee and the basis upon which fees and disbursements will be paid;
(f) the use of any joint consultant, sub-consultant or other practitioner with special expertise;
(g) the basis for any further investigation which may be required, for example, within the terms of 7.0 below or section 3.3 of Guidelines to the Burra Charter: Conservation Policy;
(h) the representative of the client to whom the practitioner will be responsible in the course of the task;
(i) the sources, material or services to be supplied by the client including previous studies or reports;
(j) any requirements for the format or reproduction of the report;
(k) the number of copies of the report to be supplied at each stage;
(l) copyright and confidentiality;
(m) how the authorship will be cited;
(n) the condition under which the report may be published or distributed by the client, the practitioner or others;
(o) the procedure for any required exhibition of the report;
(p) the basis for comment upon the report and any consequent amendment;
(q) the responsibility for effecting archival storage in accordance with Article 25 of the Burra Charter.

3.0 Responsibility for content of report
The content of the report is the responsibility of the practitioner. The report may not be amended without the agreement of the practitioner.

4.0 Draft report
It is useful for the report to be presented to the client in draft form to ensure that it is understood and so that the practitioner may receive the client's comments.

5.0 Urgent action
If the practitioner believes that urgent action may be necessary to avert a threat to the fabric involving, for example, stability or security, the practitioner should immediately advise the client to seek specialist advice.

6.0 Additional work
Where it becomes clear that some aspect of the task will require more investigation or more expertise than has been allowed within the budget or the terms of the agreement, the practitioner should advise the client immediately.

7.0 Recommendations for further investigations
In respect of major unresolved aspects of cultural significance, conservation policy or of strategies for implementation of conservation policy, recommendations for further investigation should be made only where:
(a) the client has been informed of the need for such investigation at the appropriate stage and it has been impossible to have it undertaken within the budget and time constraints of the task;
(b) further information is anticipated as a result of intervention in the fabric which would not be proper at this stage, but which will become appropriate in the future.
Such recommendations should indicate what aspects of cultural significance, conservation policy or implementation might be assisted by such study.

8.0 Exhibition and comment
The report for any project of public interest should be exhibited in order that interested bodies and the public may comment and reasonable time should be allowed for the receipt and consideration of comment. Where public exhibition is not appropriate, comment should be sought from relevant individuals, organisations and specialists.

9.0 Adoption and review of report
Recommendations should be made for the formal adoption of the report and for any subsequent review.
10.0 Further evidence
If after the completion of the report further evidence is revealed, for example, by intervention in the fabric or information from other sources, it is desirable for this evidence to be referred to the original practitioner so that the report may be amended if necessary.

11.0 Accessibility of information
All material relating to the cultural significance of the place should be made readily available to increase the common pool of knowledge. Publication by the client and/or practitioner should be encouraged.
APPENDIX B

Procedures for the Evaluation of Excavation Permit applications, under the Heritage Act, 1977
PROCEDURES FOR THE EVALUATION OF EXCAVATION PERMIT APPLICATIONS UNDER THE HERITAGE ACT 1977

NOTE: For the purpose of these procedures:

(i) ‘relic’ is defined in the Heritage Act 1977, as amended in 1987, as any deposit, object or material evidence relating to the settlement of the area that comprises New South Wales, not being Aboriginal settlement: and which is 50 or more years old.

(ii) ‘excavation’ means the disturbance of land to reveal, extract, expose, discover or move a relic. It also includes land clearance if this involves disturbance of surface deposits.

(iii) ‘salvage’ means the investigation of ‘evidence to be lost or made inaccessible through ... unavoidable action ...’

The Heritage Act, as amended, states that a person shall not move a relic protected by a conservation instrument without approval from the Heritage Council. Further, no-one may disturb or excavate any land in New South Wales (except Commonwealth owned land) to discover, expose or move a relic without an Excavation Permit issued by the Heritage Council of New South Wales (see clauses 138-145 and 57 (1)(c), 58-65). This is without prejudice to permits required by any other body.
Applying for a Permit

To obtain an Excavation Permit, applicants must complete two (2) copies of the appropriate application form. An application under section 140 is required to excavate, disturb, move or discover relics on any land in New South Wales not subject to a conservation order under the Heritage Act 1977. An application under Section 60 is required to undertake similar work involving a relic or land covered by an interim or permanent conservation order.

Applications must include details of the proposed Excavation Director's professional experience and payment of the requisite fee. As the Heritage Council meets on the first Thursday of each month, applications being made under Section 60 of the Act must be received at least fourteen working days in advance of the next Heritage Council meeting. In some emergencies it may be possible to arrange the issue of a permit at short notice.

Applications being made under Section 140 can be approved by the Director, Department of Planning, under delegated authority from the Heritage Council, if necessary.

Assessment of Applications

Applications are assessed by the specialist staff of the Heritage Branch of the Department of Planning who then prepare a report for consideration by the Heritage Council. Assessment is made according to the attached guidelines.

The area proposed for archaeological investigation is checked against current permits. Only one permit for a site is normally issued at any one time. If there is another current archaeological permit applying to the same site, the applicant is advised of the position and told the name of the other permit holder. The applicant may be asked to liaise with any other permit holder before the Council considers the application.

When the Heritage Council considers the report it may recommend that no permit be issued, that a permit be issued subject to special conditions or that the permit be approved and issued.

The conditions of the permit are printed on the reverse of the application form but can be altered by the Council at any time before the permit has been issued.

The Heritage Council may also refer the application to the Archaeological Advisory Panel for advice.

Renewal of a Permit

Satisfactory interim reports on work undertaken at a site are essential for a permit renewal, except under special circumstances.

There is no additional fee to renew an application for an existing permit.

Issue of a Permit

A successful applicant is forwarded one of the two application forms which will have been signed and dated by the Secretary of the Heritage Council. This form becomes the Excavation Permit. It is then the responsibility of the permit holder to ensure all excavation work, including the treatment of artefacts, fulfils the conditions of the permit.

Guidelines on the Issue of Excavation Permits

The fragile nature and variety of the important archaeological resources of NSW are recognised (as amended) through the protection provided by the Heritage Act 1977.

It is through the system of issuing excavation permits that the conservation of these resources can be managed and controlled. However the co-operation of all
archaeologists is necessary if this important aspect of the state's heritage is to be adequately protected.

Factors considered in assessing each application for an excavation permit include:

(a) the reason for excavation:
   (i) salvage;
   (ii) research;
   (iii) preliminary site exploration;
   (iv) training;
(b) the research design;
(c) the significance and nature of the site;
(d) the qualifications and/or experience of the Excavation Director;
(e) the standard of project work and reports;
(f) the ownership and storage of excavated material.

(i) salvage
Where possible this should be preceded by historical research and the preparation of an archaeological research proposal outlining the background research and reasons for the excavation of the particular site.

While there is a need to investigate sites to be affected by conservation or development works, it is recognised that salvage excavations are generally not representative of a whole site and are often constrained by limited time and by the nature of the threat to the site.

(ii) research
A research project designed without such constraints will almost inevitably be of more value in acquiring archaeological information.

Where a permit is sought for research purposes this must be preceded by a detailed research design including extensive historical research and an outline of information sought through excavation, justification of the need for such action, proposed methodology, evaluation of the likely threat to the stability of any structures disturbed or revealed in the course of this work and proposed steps to consolidate or conserve essential data.

Permits are not normally issued for sites reserved by statute for their archaeological value where other similar sites are available.

(iii) preliminary site exploration
Permits may be issued for preliminary site exploration to assess the research potential of a site or confirm a site's existence.

(iv) training excavations
Excavations undertaken for teaching purposes only will not generally be supported by the Heritage Council. It is felt there is usually sufficient opportunity to train inexperienced fieldworkers in the course of rescue or research excavations.

Retrospective permits
Retrospective permits will not be issued.

Qualifications and/or Experience
The qualifications and/or experience of the proposed Excavation Director are assessed for each application. An excavation permit will only be issued to an Excavation Director whose qualifications and/or experience are considered satisfactory in terms of the scope and requirements of the specified investigation. In assessing an Excavation Director's experience, his/her previous site work and excavation reports will be taken into account.

Where the standard of work or experience of an individual is not known or is questioned, comments of at least one referee will be sought before the application is determined.

In some circumstances a joint permit may be issued to an Excavation Director, for the ultimate responsibility for the standard of fieldwork and the final excavation report, and to an approved Site Director, to supervise and undertake the actual work on site. In instances where an Excavation Director will be absent from the site for a substantial time, details of the experience and qualifications of the Site Director in charge for these periods must be provided.

Ownership and Storage of Excavated Material
Permits will not be issued unless the Heritage Council is satisfied with the details of ownership and proposed storage arrangements for the excavated relics. The Heritage Act recognises the Museum of Applied Arts and Sciences or another museum specified by the Minister, as suitable repositories for excavated relics. The details of how the relics are to be cleaned, packaged and labelled can be found on the excavation permit.

Analysis of the excavated material is an important phase of an archaeological project.
NOTES

1. The Australian Chapter of the International Council of Monuments and Sites (ICOMOS) has established principles to be observed during the conservation of historic buildings and sites. These are embodied in the Burra Charter, as revised and adopted by ICOMOS (Australia) on 23 February 1981. Certain articles have particular relevance for archaeological activity:

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 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.

‘Place’ is defined in the Burra Charter as site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings.

The Heritage Council of New South Wales is an independent advisory body to the Minister for Planning. The Council makes recommendations to the Minister on the conservation of items in the State considered to have heritage significance. The Department of Planning provides technical and administrative assistance to the Council and produces its publications and exhibitions.

DISCLAIMER

Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith but on the basis that the state of New South Wales, its agents and employees are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of any statement, representation or advice referred to above.

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H88/9
APPENDIX C  Sands Directory Entries (Trevor Howells 1988a).
APPENDIX C

Explanatory Note:

The following are extracts from a series of business and postal directories published before the regular appearance of the Sands Directories. In chronological order the directories quoted from are as follows:

1. Francis Low’s Directory of the City and District of Sydney, Sydney, 1847
2. Ford’s Sydney Commercial Directory for the Year 1851, Sydney, 1851

Low’s p.170

1847
(Kent Street) W.N. Palmer Dumbarton Castle
(Note: No street numbers are given)

Ford’s p.9

1851
(Kent Street) R. Benjamin Dumbarton Castle
(Note: No street numbers are given)

Waugh & Cox’s p.44

1855
22 Francis Carruthers
24 Ralph Benjamin, general dealer
26 Vacant
28 Mr Dalgarno
30 Mrs Harriet Palmer, publican, Dumbarton Castle
32 Elizabeth Pemell, grocer
34 John King, grocer
36 John Wilson, grocer
38 Robert A. Plumley, tobacconist
40 Jacob Rech, publican, Gas Hotel

(Gas-street)

Cox & Co.’s p.46

1857
22 Mrs Palmer
24 Thomas Wilmot, ship chandler
26 Charles Wakefield, sub-editor, Voice magazine
28 Mrs Dalgarno
30 Robert Drysdale, Dumbarton Castle
32 Mrs Pemell, grocer
34 Robert Wilson, grocer
36 James Merriman, publican, Grafton House
38 Vacant
40 Jacob Rech, Gas Hotel

Here Gas-street intersects

Note: The following year Kent Street was renumbered, i.e. No. 30 (Dumbarton Castle) became No. 145.
Explanatory Note:

Following is a chronological list of the building occupants on and adjacent to the site of the Dumbarton Castle Hotel. All information has been drawn from Sands Directories published in or after 1859. Each listing will be arranged by the year or years of publication of the directory and all addresses are on the western side of Kent Street; street numbers are followed by the occupant's name. Entries between parentheses are interpolations by the author. Variations in spellings follow exactly the listings as published.

<table>
<thead>
<tr>
<th>Year</th>
<th>Listing</th>
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<tbody>
<tr>
<td>1858-59</td>
<td>Mrs Dalgarno</td>
</tr>
<tr>
<td>127</td>
<td></td>
</tr>
<tr>
<td>145</td>
<td>Robert Drysdale, <em>Dumbarton Castle</em></td>
</tr>
<tr>
<td>147</td>
<td>Edward Pernell, grocer</td>
</tr>
<tr>
<td>149</td>
<td>John King, grocer</td>
</tr>
<tr>
<td>151</td>
<td>David Cureton, <em>Grafton House</em></td>
</tr>
<tr>
<td>153</td>
<td>William Heydon, shipwright</td>
</tr>
<tr>
<td>(155-157)</td>
<td>No listings</td>
</tr>
<tr>
<td>159</td>
<td>Jacob Rech, <em>Gas Hotel</em></td>
</tr>
<tr>
<td></td>
<td>Here Gas Street</td>
</tr>
</tbody>
</table>

| 1860      | No directory issued                         |

| 1861      | Miss C. Brandon                              |
| 127      |                                              |
| (129-143)| No listings                                  |
| 145      | Robert Drysdale, *Dumbarton Castle*          |
| 147      | Mrs E. Pernell, grocer                       |
| (149)    | No listing                                  |
| 151      | John Ferry, ship carpenter                   |
| 153      | Mrs Hayden, grocer                           |
| (155-157)| No listings                                  |
| 159      | Jacob Rech, *Gas Hotel*                      |

| 1863      | No listings                                  |
| (127-143)|                                              |
| 145      | Robert Drysdale, *Dumbarton Castle*          |
| 147      | John O'Hear, grocer                          |
| 149      | John King, grocer                            |
| 151      | Isabella Ferry, grocer                       |
| 153      | Mrs Haydon, grocer                           |
| (155-157)| No listings                                  |
| 159      | Jacob Rech, *Gas Hotel*                      |
|          | Here Gas Street                              |
Sands, p.70

1864
127  John Heape, boarding house
(129-143  No listings)
145  Robert Drysdale, Dumbarton Castle
147  John O'Hear, grocer
149  John King, grocer
151  Isabella Ferry, grocer
153  Mrs C.Heydon, grocer
(155-7  No listing)
159  Jacob Rech, Gas Hotel

Here Gas Street

Sands, p.83

1865
127  Peter Barnes
(129-143  No listings)
145  Robert Drysdale, Dumbarton Castle
147  John O'Hear, baker
149  John King, grocer
151  Andrew Smith, grocer
153  Mrs C. Heydon, grocer
(155-157  No listing)
159  Jacob Rech, Gas Hotel

Here Gas Lane

Sands, pp.84-5

1866
127  Stephen Bastin, boarding house
(129-143  No listings)
145  Robert Drysdale, Dumbarton Castle
147  John O'Hear, baker
149  John King, grocer
151  Andrew Smith, greengrocer
153  Mrs C. Heydon, grocer
(155-57  No listings)
159  Jacob Rech, Gas Hotel

Here Gas Lane

Sands, p.96

1867
127  Alexander Harper
   Vacant land
145  Robert Drysdale, Dumbarton Castle
147  Mrs Mary O'Hear, grocer
149  John King, grocer
151  Andrew Smith, grocer
153  Mrs Heydon, grocer
   Vacant land
159  Rech, Jacob, Gas Hotel

Here Gas Lane
<table>
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<th>Year</th>
<th>Page</th>
<th>Name</th>
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<td>1868</td>
<td>98</td>
<td>Alexander Harper</td>
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<td></td>
<td></td>
<td>Robert Drysdale, Dumbarton Castle</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mrs Mary O’Hear, grocer</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Vacant land</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Andrew Smith, grocer</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mrs Heydon, grocer</td>
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<tr>
<td></td>
<td></td>
<td>Vacant land</td>
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<td></td>
<td>Jacob Rech, Gas Hotel</td>
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<td></td>
<td>Here Gas Lane</td>
<td></td>
</tr>
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<td>1869</td>
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<td>Alexander Harper</td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mary O’Hear, grocer</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>T. M’Auley, bootmaker</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Andrew Smith, grocer</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Charlotte Heydon, grocer</td>
<td></td>
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<td></td>
<td></td>
<td>Vacant land</td>
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<td>Jacob Rech, Gas Hotel</td>
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<td></td>
<td>Here Gas Lane</td>
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</tr>
<tr>
<td>1870</td>
<td>109</td>
<td>Alexander Harper</td>
<td>Vacant land</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Edward Wehlow, Dumbarton Castle</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>John O’Hear, baker and grocer</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>T Mc Auley, bootmaker</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Andrew Smith</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Charlotte Heydon, grocer</td>
<td></td>
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<td></td>
<td></td>
<td>Vacant land</td>
<td></td>
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<td></td>
<td>Jacob Rech, Gas Hotel</td>
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<td></td>
<td>Here Gas Lane</td>
<td></td>
</tr>
<tr>
<td>1871</td>
<td>174</td>
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<td></td>
<td></td>
<td>No listings</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>P. B. Lutge, Dumbarton Castle</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>John O’Hear, grocer</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>John Morton, grocer</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Andrew Smith, fruiterer</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Miss Heydon</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>No listings</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Jacob Rech, Gas Hotel</td>
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<tr>
<td>1872</td>
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</table>
1873 Alexander Harper
145 P. B. Lutge, *Dumbarton Castle Hotel*
147 John O'Hare, grocer
149 John Morton, grocer
151 Andrew Smith, fruiterer
153 Miss Haydon

Here Gas Lane

1874 No directory issued

1875 Mrs Agnes Hickson
147 John O'Hair, grocer
149 John Morton, grocer
151 Andrew Smith, grocer
153 Miss Charlotte Heydon, grocer

Here Gas Lane

1876 Mrs Mary Oldridge
147 John O'Heir, grocer
149 John Morton, grocer
151 Andrew Smith, grocer
153 Miss Charlotte Heydon, grocer

Here Gas Lane

1877 Samuel Putland
145 E. Lingforth, *Dumbarton Castle Hotel*
147 James Clark, grocer
149 Mrs Mary Morton, grocer
151 Andrew Smith, grocer
153 Charlotte Heydon, grocer

Here Gas Lane

1878 No directory issued
**Sands, p.87**

<table>
<thead>
<tr>
<th>Year</th>
<th>Name</th>
<th>Occupation</th>
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<tr>
<td>1879</td>
<td>Alfred Jacobs</td>
<td>dealer</td>
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<tr>
<td></td>
<td>Vacant land</td>
<td></td>
</tr>
<tr>
<td>145</td>
<td>Neil McMillan</td>
<td>Dumbarton Castle Hotel</td>
</tr>
<tr>
<td>147</td>
<td>Henry Ling</td>
<td>grocer</td>
</tr>
<tr>
<td>149</td>
<td>Mrs Mary Morton</td>
<td>grocer</td>
</tr>
<tr>
<td>151</td>
<td>Andrew Smith</td>
<td>grocer</td>
</tr>
<tr>
<td>153</td>
<td>Robert French</td>
<td>grocer</td>
</tr>
<tr>
<td></td>
<td>Vacant land</td>
<td></td>
</tr>
<tr>
<td>159</td>
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<td>Gas Hotel</td>
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</table>

Here Gas Lane

**Sands, p.91**

<table>
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<th>Year</th>
<th>Name</th>
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<tbody>
<tr>
<td>1880</td>
<td>William Johnson</td>
<td>blacksmith</td>
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<tr>
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<tr>
<td>145</td>
<td>Neil McMillan</td>
<td>Dumbarton Castle Hotel</td>
</tr>
<tr>
<td>147</td>
<td>Henry Ling</td>
<td>grocer</td>
</tr>
<tr>
<td>149</td>
<td>Mrs Mary Morton</td>
<td>grocer</td>
</tr>
<tr>
<td>151</td>
<td>Andrew Smith</td>
<td>grocer</td>
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<tr>
<td>153</td>
<td>Robert French</td>
<td>grocer</td>
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<tr>
<td>(155-57)</td>
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</tr>
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</table>

Gas Lane

**Sands, p.72**

<table>
<thead>
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<th>Year</th>
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<td>Alfred Whetton</td>
<td>grocer</td>
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<tr>
<td>131</td>
<td>John Young</td>
<td>shipwright</td>
</tr>
<tr>
<td>133</td>
<td>Charles Williams</td>
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<tr>
<td></td>
<td>Vacant land</td>
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</tr>
<tr>
<td>155</td>
<td>Neil McMillan</td>
<td>Dumbarton Castle Hotel</td>
</tr>
<tr>
<td>157</td>
<td>William Munro</td>
<td>grocer</td>
</tr>
<tr>
<td>159</td>
<td>Caroline McDonald</td>
<td>grocer</td>
</tr>
<tr>
<td>161</td>
<td>Thomas Ormiston</td>
<td>grocer</td>
</tr>
<tr>
<td>(163-167)</td>
<td>Houses in erection</td>
<td></td>
</tr>
<tr>
<td>169</td>
<td>Jacob Rech</td>
<td>Gas Hotel</td>
</tr>
</tbody>
</table>

Here Gas Lane

*Street renumbered*
1883
131 Alfred Whitton, shipwright
Mrs A. Whitton, grocer
133 John Young, shipwright
135 Edward Johnston, painter
William Johnston, hairdresser
(137-153 No listings)
155 Neil McMillan, *Dumbarton Castle Hotel*
157 William Munn, ship carpenter
Mrs W Munn, grocer
159 Mrs C. McDonald, grocer
161 Philip F. Chandler, tobacconist
(163) Australian Gaslight Co.'s offices
W. Johnston, secretary
(169) Jacob Rech, *Gas Hotel*

Here Gas Lane

1884
131 Alfred Whitton, shipwright
Mrs A. Whitton, grocer
133 John Young, shipwright
135 Mrs Anne Johnstone, boarding establishment
(137-153 No listings)
155 Neil McMillan, *Dumbarton Castle Hotel*
157 William Munroe, grocer
159 Mrs C. McDonald, grocer
161 Philip F. Chandler, tobacconist
163 Australian Gaslight Co.'s offices
W. Johnston, secretary
169 Jacob Rech, *Gas Hotel*

Here Gas Lane

1885
131 Alfred Whitton, shipwright
Mrs A. Whitton, grocer
133 John Young, shipwright
135 Mrs Johnstone, boarding establishment
Gas Co.'s cokeyard
155 Neil McMillan, *Dumbarton Castle Hotel*
157 William Munroe, grocer
159 Mrs McDonald, grocer
161 Philip F. Chandler, tobacconist
163 Australian Gaslight Co.'s offices
W. Johnston, secretary
169 Jacob Rech, *Gas Hotel*

Here Gas Lane
1886
131 Alfred Whitton, shipwright
133 John Young, shipwright
135 Mrs Johnstone, boarding establishment
    Gas Co.'s cokeyard
155 Neil McMillan, *Dumbarton Castle Hotel*
157 William Munroe, grocer
159 Mrs McDonald, grocer
161 Philip F. Chandler, tobacconist
163 Australian Gaslight Co.'s offices
    W. Johnstone, secretary
169 Jacob Rech, *Gas Hotel*

Here Gas Lane

1887
131 Alfred Whitton, shipwright
133 John Young, shipwright
135 Mrs Johnstone, boarding establishment
    Cureton's buildings
    Robert Gaffney, boat proprietor
    Gas Co.'s cokeyard
155 P. McManus, *Dumbarton Castle Hotel*
157 C. McMillan, grocer
159 Mrs McDonald, grocer
161 Mrs P. Chandler, tobacconist
163 Australian Gaslight Co.'s offices
    W. Johnstone, secretary
169 Mrs Mary Power, *Gas Hotel*

Here Gas Lane

1888
131 Patrick O'Brien
133 John Young, shipwright
135 Mrs Johnstone, boarding house
    Gas Co.'s cokeyard
155 P. McManus, *Dumbarton Castle Hotel*
157 James McMillan, grocer
159 Mrs McDonald, grocer
161 Charles Harmon, storekeeper
163 Australian Gaslight Co.'s offices
    W. Johnstone, secretary
169 Mrs Mary Power, *Gas Hotel*

Here Gas Lane
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1898
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133 J. Harm, bootmaker
135 Mrs Anne Williams, midwife
155 Matthew Ryan, *Dumbarton Castle Hotel*
157 William Sargent, grocer
159 Mrs McDonald, grocer
(161) No listing
163 Australian Gaslight Co.'s offices
169 Thomas O'Ffaherty, *Gas Hotel*

Here Gas Lane

1899
Listing not available

1900
131 Robert Maloney
133 J. Harm, bootmaker
135 August Voss
135 Mrs Anne Williams, midwife
155 William Watson, *Dumbarton Castle Hotel*
157 William Sargent, grocer
159 Mrs Caroline McDonald, grocer
(161) No listing
163 Australian Gaslight Co.'s offices
169 John Sexton, *Gas Hotel*

Here Gas Hotel

1901
131 Michael Mulvihill, lodging house
133 J. Harm, bootmaker
135 August Voss
135 Mrs Anne Williams, midwife
155 William Watson, *Dumbarton Castle Hotel*
157 James McMillan, grocer
159 Mrs Caroline McDonald, grocer
161 John A. Mumford, hairdresser
163 Australian Gaslight Co.'s offices
169 John Sexton, *Gas Hotel*

Here Gas Hotel
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<td>James McMillan</td>
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<tr>
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<td>Dumbarton Castle Hotel</td>
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**Sands, p.84**

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**Sands, p.83**

1906

| 131  | William Baikie                            |
| 133  | Peter Jensen, boarding house              |
| 135  | Mrs Anne Williams, midwife                |
| 155  | William Watson, *Dumbarton Castle Hotel*  |
| 157  | James McMillan, grocer                    |
| 159  | No listing                                 |
| 161  | No listing                                 |
| 163  | Australian Gaslight Co.'s offices          |
| 169  | R.J. Lukey, secretary                      |
|      | John Monier, *Gas Hotel*                   |
|      | *Here Gas Lane*                            |

**Sands, p.84**

1907

<p>| 131  | William Baikie                            |
| 133  | No listing                                 |
| 135  | Mrs Anne Williams, midwife                |
| 155  | William Watson, <em>Dumbarton Castle Hotel</em>  |
| 157  | James McMillan, grocer                    |
| 159  | No listing                                 |
| 161  | No listing                                 |
| 163  | Australian Gaslight Co.'s offices          |
| 169  | R.J. Lukey, secretary                      |
|      | John Monier, <em>Gas Hotel</em>                   |
|      | <em>Here Gas Lane</em>                            |</p>
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<td>169</td>
<td>John Unitt, <em>Gas Hotel</em></td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Sands, p.90 1912
131  Robert Holman
133  Mrs A. Hurman, grocer
135  Mrs Anne Williams, midwife
      Gas Co.'s cokeyard
155-157  William Watson, Dumbarton Castle Hotel
      (159)  No listing
      (161)  No listing
163  Australian Gaslight Co.'s offices
      R.J. Lukey, Secretary
169  John Donnelly, Gas Hotel

Here Gas Lane

Sands, p.88 1913
131  Mrs S.J. Browne
133  D.G. Hall & Co., grocers
135  William Leckie
      Gas Co.'s cokeyard
155-157  William Watson, Dumbarton Castle Hotel
      (159)  No listing
      (161)  No listing
163  Australian Gaslight Co.'s offices
      R.J. Lukey, secretary
169  Patrick F. Dywer, Gas Hotel

Here Gas Lane

Sands, p.90 1914
131  M. Heeps, laundry
133  Gustave Kubeil, grocer
135  William Leckie
      Gas Co.'s cokeyard
155-157  William Watson, Dumbarton Castle Hotel
      (159)  No listing
      (161)  No listing
163  Australian Gaslight Co.'s offices
      R.J. Lukey, secretary
      (169)  No listing

Here Gas Lane

Sands, p.90 1914
131  M. Heeps, laundry
133  Gustave Kubeil
135  Patrick Cunningham
      Gas Co.'s cokeyard
155-157  William Watson, Dumbarton Castle Hotel
      (159)  No listing
      (161)  No listing
163  Australian Gaslight Co.'s offices
      R.J. Lukey, secretary
167  Frederick Mills, hairdresser
169  C.E. Haack & M. Ruscksky, restaurant

Here Gas Lane
1916
131 M. Heeps, laundry
133 Mrs Matilda Morris, grocer
135 William Leckie
Gas Co.'s cokeyard
155-157 William Watson, Dumbarton Castle Hotel
(159) No listing
(161) No listing
163 Australian Gaslight Co.'s offices
R.J. Lukey, secretary
167 Frederick Mills, hairdresser
169 J. Daniel, restaurant

Here Gas Lane

1917
131 Herbert Watson, laundry
133 Mrs Matilda Morris, grocer
135 William Leckie
Gas Co.'s cokeyard
155-157 William Watson, Dumbarton Castle Hotel
(159) No listing
(161) No listing
163 Australian Gaslight Co.'s offices
R. J. Lukey, secretary
(167) No listing
169 Mrs Jessie Daniel, restaurant

Here Gas Lane

1918
131 Harold Crutch, laundry
133 Mrs Matilda Morris, grocer
135 Mrs E. Saundberry
Gas Co.'s cokeyard
155-157 William Watson, Dumbarton Castle Hotel
(159-167) No listing
169 Mrs Jessie Daniel, restaurant

Here Gas Lane

1919
131 Harold Crutch, laundry
133 Mrs Matilda Morris, grocer
135 Mrs E. Saundberry
Gas Co.'s cokeyard
155-157 William Watson, Dumbarton Castle Hotel
(159-167) No listing
169 Mrs Mabel Lawson

Here Gas Lane
Sands, p.77

1920
131 Harold Crutch, laundry
133 Mrs Matilda Morris, grocer
135 Mrs E. Saundberry
Gas Co.'s cokeyard
155-157 William Watson, Dumbarton Castle Hotel
(159-165 No listing)
167 Sydney Coal Lumpers' Union
W. O'Connor, secretary
169 J. Tilley, dyer & cleaner

Here Gas Lane

Sands, p.78

1921
(131 No listing)
133 Mrs Matilda Morris, grocer
(135 No listing)
(137-153 No listing)
155-157 William Watson, Dumbarton Castle Hotel
(159-161 No listing)
163 Magrath Lockwood, manufacturing chemists
165 The Dazell Chemical Co. (Australia)
169 J. Tilley, dyer & cleaner

Here Gas Lane

Sands, p.81

1922
131 Mrs Matilda Morris, grocer
133 Mrs Mary Macinnes, dealer
135 Mrs Sarah Adams
(137-153 No listing)
155-157 William Watson, Dumbarton Castle Hotel
(159-161 No listing)
163 Magrath Lockwood, manufacturing chemists
165 The Dazell Chemical Co. (Australia)
169 J. Tilley, dyer & cleaner

Here Gas Lane

Sands, p.80

1923
131 Mrs Matilda Morris, grocer
133 Mrs Mary Macinnes, dealer
135 Mrs Sarah Adams
(137-153 No listing)
155-157 William Watson, Dumbarton Castle Hotel
(159-161 No listing)
163 Magrath Lockwood, manufacturing chemists
165 The Dazell Chemical Co. (Australia)
169 D. Chalmers, fish shop

Here Gas Lane
Mrs Matilda Morris, grocer
Mrs Mary Macinnes, dealer
Mrs Sarah Adams
No listing
William Watson, *Dumbarton Castle Hotel*
No listing
Magrath Lockwood, manufacturing chemists
The Dazell Chemical Co. (Australia)
Continental Radio Electric Co.
James Stewart & Sons, sanitary engineers
D. Chalmers, fish shop

Mrs E. Worrel
Mrs M. Ingham
No listing
William Watson, *Dumbarton Castle Hotel*
No listing
Magrath Lockwood, manufacturing chemists
Dazell Chemical Co. (Australia)
James Stewart & Sons, sanitary engineers
F. Corkhill, cabinet maker

Mrs M. Thompson, confectioner
Mrs E. Worrel
E. Redman, restaurant
No listing
William Watson, *Dumbarton Castle Hotel*
Harbour Trust gear yard
Magrath Lockwood Ltd, manufacturing chemists
No listing
A. Clark, engineer

Mrs M. Thompson, confectioner
Mrs E. Worrel
No listing
William Watson, *Dumbarton Castle Hotel*
No listing
Magrath Lockwood Ltd, manufacturing chemists
No listing
A. Clark, engineer

Mrs E. Worrel
Mrs M. Thompson, confectioner
No listing
William Watson, *Dumbarton Castle Hotel*
No listing
Magrath Lockwood Ltd, manufacturing chemists
No listing
A. Clark, engineer

Here Gas Lane
1928
131  Mrs M. Thompson, confectioner
133  Mrs E. Worril
135  Mrs R.C. Wilson, cafe
(137-153) No listing
155-157 Mrs Isabella Watson, *Dumbarton Castle Hotel*
(159-161) No listing
163  Magrath Lockwood Ltd, manufacturing chemists
(165) No listing
167  Jack Fitzgerald, hairdresser
169  A. Clark, engineer

Here Gas Lane

1929
131  Mrs M. Thompson, confectioner
133  Mrs Emma Davies, cafe
(135?-153) Harbour Trust yard
155-157 Charles Hogan, *Dumbarton Castle Hotel*
(159-161) No listing
163  Magrath Lockwood Ltd, manufacturing chemists
(165) No listing
167  Jack Fitzgerald, hairdresser
169  A. Clark, engineer

Here Gas Lane

1930
131  Mrs M. Thompson, confectioner
133  M. Knez
(135?-153) Harbour Trust gear yard
155-157 Charles Hogan, *Dumbarton Castle Hotel*
(159-161) No listing
163  Magrath Lockwood Ltd, manufacturing chemists
(165) No listing
167  Jack Fitzgerald, hairdresser
169  A. Clark, engineer

Here Gas Lane

1931
131  Mrs M. Thompson
(133) No listing
(135?-153) Harbour Trust gear yard
155-157 Mrs A. Hogan, *Dumbarton Castle Hotel*
(159-161) No listing
163  Magrath Lockwood Ltd, manufacturing chemists
(165) No listing
167  J. Pratt, hairdresser
169  T. & S. Cordial Co.

Here Gas Lane
1932-33 (last year of publication)

131 Mrs. M. Thompson

(133) No listing

(135? - 153) Harbour Trust gear yard

155-157 Mrs. A. Hogan, *Dumbarton Castle Hotel*

(159-161) No listing

163 Magrath Lockwood Ltd, manufacturing chemists

(165-169) No listing

Here Gas Lane
## APPENDIX D

Table of licensees of the Dumbarton Castle Hotel, Kent Street, Sydney

<table>
<thead>
<tr>
<th>Year(s)</th>
<th>Name of Licensee</th>
<th>Street No.</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>1843-47</td>
<td>William Nottingham Palmer</td>
<td>None</td>
<td>Archives Office</td>
</tr>
<tr>
<td>1848-50</td>
<td>?</td>
<td></td>
<td>Index of Hotels</td>
</tr>
<tr>
<td>1851</td>
<td>R. Benjamin</td>
<td>None</td>
<td><em>Ford's</em> (1851)</td>
</tr>
<tr>
<td>1852-54</td>
<td>?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1855</td>
<td>Mrs Harriet Palmer</td>
<td>30</td>
<td><em>Waugh &amp; Cox's</em> (1855)</td>
</tr>
<tr>
<td>1856</td>
<td>?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1857-69</td>
<td>Robert Drysdale</td>
<td>145</td>
<td><em>Sands, (1857-69)</em></td>
</tr>
<tr>
<td>1870</td>
<td>Edward Wehlow</td>
<td>145</td>
<td><em>Sands (1870)</em></td>
</tr>
<tr>
<td>1871-73</td>
<td>P.B. Lutge</td>
<td>145</td>
<td></td>
</tr>
<tr>
<td>1874</td>
<td>?</td>
<td>145</td>
<td></td>
</tr>
<tr>
<td>1875-76</td>
<td>Thomas Bramwell</td>
<td>145</td>
<td><em>Sands (1875-76)</em></td>
</tr>
<tr>
<td>1877</td>
<td>E. Lingworth</td>
<td>145</td>
<td><em>Sands (1877)</em></td>
</tr>
<tr>
<td>1879-80</td>
<td>Niel McMillan</td>
<td>145</td>
<td><em>Sands (1879-80)</em></td>
</tr>
<tr>
<td>1881</td>
<td>Niel McMillan (?)</td>
<td>?</td>
<td><em>no Sands</em></td>
</tr>
<tr>
<td>1882-86</td>
<td>Niel McMillan</td>
<td>155</td>
<td><em>Sands (1882-86)</em></td>
</tr>
<tr>
<td>1887-93</td>
<td>P. McManus</td>
<td>155</td>
<td><em>Sands (1887-93)</em></td>
</tr>
<tr>
<td>1894-95</td>
<td>James Beadman</td>
<td>155</td>
<td><em>Sands (1894-95)</em></td>
</tr>
<tr>
<td>1896</td>
<td>A.W. Siebert</td>
<td>155</td>
<td><em>Sands (1896)</em></td>
</tr>
<tr>
<td>1897-98</td>
<td>Mathew Ryan</td>
<td>155</td>
<td><em>Sands (1897-98)</em></td>
</tr>
<tr>
<td>1899-1907</td>
<td>William Watson</td>
<td>155</td>
<td><em>Sands (1899-1907)</em></td>
</tr>
<tr>
<td>1928</td>
<td>Mrs Isabella Watson</td>
<td>155-157</td>
<td><em>Sands (1928)</em></td>
</tr>
<tr>
<td>1929-30</td>
<td>Charles Hogan</td>
<td>155-157</td>
<td><em>Sands (1929-30)</em></td>
</tr>
<tr>
<td>1931-33</td>
<td>Mrs A. Hogan</td>
<td>155-157</td>
<td><em>Sands (1931-33)</em></td>
</tr>
</tbody>
</table>
CERTIFICATE OF TITLE.

New South Wales.

Registered in Cessnock.

Transmission to W. M. BOOM.

REGISTER BOOK.

Vol. 312 Folio 171

CANCELLED

Thomas Witty, of Narrabeen, Gentleman, do, by subscription, make or severally make or each, to the proprietor by subscription, of an estate in fee simple in any unoccupied or waste house the insolvency being held by John James Kelly, deceased, as tenant in common; interest in the estate is in the réservataire and renunciants of any estate in the Grant, and surrender to her, of a sufficient sum of money sufficient to meet any engagements to the estate of any kind, to the use of the tenant, or such other person as the tenant may direct or as may be directed by the tenant, or to any other person or persons as the tenant may direct or as may be directed by the tenant, or to any other person or persons as the tenant may direct or as may be directed by the tenant.

In witness whereof, I have hereunto subscribed my name and affixed my seal, this 1st day of August, one thousand eight hundred and eighty-five.

Signed the 1st day of August, 1885, in the presence of

Registrar General.
CERTIFICATE OF TITLE

New South Wales.

Reference to last certificate

1834

Vol. 21 Folio 39

Thomas Holroyd, Messrs. Holroyd and Holroyd, His Grace the Prince of Wales is the proprietor by

The present of an estate or fee simple in farms by Holroyd as an undivided moiety in one hundred acres of

land in the county of Glamorgan in the district of Glamorgan, viz., acres twenty-five and one fourth, situate

in the parish of Glamorgan, in the county of Glamorgan, and adjacent thereto.

It is understood and agreed that the said land shall be

From the 1st day of January 1855

The said land shall be leased to the said Holroyd for a term of

one thousand eight hundred and eighty

Signed 11th day of July, 1855

One thousand eight hundred and eighty

by the Registrar-General.

NTIFICATION REFERRED TO.

No. 98169 Canoe, U.S. 1st July, 1855

The said land shall be

1st July 1855.

By the Registrar-General.

NOTE 2. TRANSFER DATED

1855.

From the land NAMED, Thomas Holroyd and Holroyd, to the

1st July, 1855.

By the Registrar-General.

O'Clock in the morning.

1st July, 1855.

By the Registrar-General.
New South Wales.

[CERTIFICATE OF TITLE]

Order No. 15716

Registered Book

Vol. 1762, Page 249

[Stamp]

CANCELLD

South & Co. Limited

by virtue of certificate of 16th April 1710, 245 acres

as near the premises of and that one...]

in the hands of Mr. A. Thompson, and that such...

notified to all, in the hands of the said...

[Stamp]

[Stamp]

[Stamp]

[Stamp]

[Stamp]
CERTIFICATE OF TITLE.

New South Wales.

Tooth & Co Limited

Applicant for primary application number 19345 is the proprietor of a body of land
in the vicinity of the city of Sydney, namely, to the north and south thereof, containing
twenty acres, more or less, as shown on the map attached hereto.

In witness whereof, I have hereunto set my hand and seal this day of January, one thousand nine hundred and eighty

Signed the 16th day of January, 1905,

In the presence of

Sherwood

Deputy Register General.

NOTIFICATION REFERRED TO.

Jenkins St.

Kent St.
No. A.5.24 NOTICE OF RESUMPTION: The land within
the area described (including Mews and Deposits as provided by section 41
of the Public Works Act, 1940) has become vested in the Minister
for Public Works as Contrasting Authority for the purposes of the
Public Works Act. 8th, by operation of the said Act, and in pursuance
of the Gazette Notice in connection therewith.
Produced and signed 9th March 1870
at 12 o'clock in the
noon.

Registrar General

On 4th August, the land within described is now in
possession of the Sydney Harbour Trust, 1926, under
the Sydney Harbour Trust Commission for the
purposes of the said Act. Produced 9th
December 1921 and entered 15th December 1921 at 12
noon in the
noon.

Registrar General

This is a copy and certified copy of this parcel
Vol. 1415 Lot. 65

J. Watson
Registrar-General.