

# ARCHAEOLOGICAL ASSESSMENT

20 WYUNA ROAD

POINT PIPER

April 1997

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Prepared by Wendy Thorp

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## **SECTION 1.0**

### **PRECIS OF THE REPORT**

#### **The Investigation**

This report presents an archaeological assessment for 20 Wyuna Road, Point Piper. The objective of the work has been to identify the probability of unearthing relics during the course of any excavation, the significance of those relics and the most appropriate means of managing them. This is in accordance with a requirement made by the Heritage Office of NSW.

#### **Historical Context**

The land encompassed by 20 Wyuna Road was first alienated in a grant made to John Piper in 1816. This became part of the estate of Henrietta Villa, built between 1816 and 1822, renowned as one of the largest and most spectacular mansions of the colony. There is no evidence that any buildings or significant works associated with this estate occupied the subject site. Piper only lived in the house for a few years before being bankrupted in 1826. The estate was purchased by the firm of Cooper and Levey and, in 1827, it became the property of Daniel Cooper. Cooper and his family occupied the house until 1834 possibly adding a wing to it in this time. Between 1834 and 1851 it was leased to two separate tenants. There is no evidence that any improvements or changes which might have been made to the property in this time encompassed the study area.

Henrietta Villa was demolished in 1856. A foundation stone was laid on its site for a new house but this was never completed; the Cooper's moved to England in 1861. A second foundation was laid in 1883 for William Cooper (son of Daniel) and his wife and the new house, Woollahra House, was completed within a year. The Coopers occupied it until 1888 when they moved to England. It was leased for many years and finally sold at auction in 1899. The new owners subdivided the property and sold the house and five acres to Thomas Longworth. The latter occupied it until his death in 1928. The house was sold and demolished in the following year.

#### **The Potential Archaeological Resource**

There is no evidence to indicate that the study area encompasses any significant archaeological relics of either Henrietta Villa or Woollahra House. The archaeological potential of the area has been assessed to be low.

### **Management**

There is no requirement to apply for an Excavation Permit from the Heritage Council nor to monitor the excavation due to the probable absence of any significant relics. Identification of any relics during the course of the work, however, will require notification to be made to the Heritage Office.



## **SECTION 2.0**

### **CONTEXT OF THE INVESTIGATION**

#### **2.1 Parameters of the Work**

The subject of this report is the property located at 20 Wyuna Road, Point Piper. The work has been undertaken on behalf of the owners and has been prompted by a requirement of the Heritage Council of NSW. The latter required "an archaeological investigation" of the site prior to any proposed development. Discussion with officers of the Heritage Office subsequently made clear that this request referred to an archaeological assessment. This report presents that assessment. Archaeological evidence is understood to mean, in this instance, sub-surface evidence that could encompass structures, deposits, features, soils and portable relics which could be used to assist in a more comprehensive description or explanation of the various periods of occupation of the land.

#### **2.2 Objectives and Tasks**

The principal objective of this work has been to determine the probability of uncovering significant relics, particularly in reference to the nineteenth century estates of Henrietta Villa and Woollahra House, during the course of any excavation. In the event of this circumstance recommendations are to be made as to the responsible management of this archaeological resource. To this end primary and secondary archival research was carried out sufficient to identify the likelihood of unearthing relics within 20 Wyuna Road.

#### **2.3 Authorship and Acknowledgements**

This report has been written and researched by Wendy Thorp. The author would like to thank Mr Robert Staas for allowing access to some supplementary research material as well as that provided by the owners.

## SECTION 3.0

### HISTORICAL FRAMEWORK

This is not a definitive history of Henrietta Villa, Woollahra House or the property at Wyuna Road. The intention of the research is to provide evidence sufficient to determine the likelihood of significant relics being found within the subject site. To this end the evidence is presented according to the principal periods of development. These are:

1818 - 1856: Henrietta Villa

1856 - 1929: Woollahra House

#### 3.1 Henrietta Villa: 1818 - 1856

20 Wyuna Road is encompassed within a grant of 190 acres promised in 1816 to Captain John Piper and formalised in 1820. It was at a place then described as Eliza Point, now Point Piper after its most famous resident. The grant made by Governor Macquarie encompassed,

*"190 acres of land lying and situate in the District of Sydney bounded on the south side by an East line of 47 chains (945 metres). Commencing at the small bridge over a salt water bank, on the East side by a north line to Rose Bay, and on all other sides by the water of Port Jackson Harbour and the before mentioned small creek".*

In addition to this grant Piper purchased several hundred acres in the district making him one of its largest land-owners. These purchases included two grants made during the 1790s being eighty acres made to Thomas Laycock in 1793 and five acres made in 1795 to Thomas Cardell (1). The property description for his grant, however, makes clear that the land was devoid of any earlier European development prior to Piper's acquisition of it. It was at Macquarie's instigation that the land was to be called "Point Piper".

Piper was, for a time, enormously successful and one of the best known and wealthiest of Sydney's social elite. In keeping with his status Piper made of his house at Eliza Point a show piece. The architect of the property is unknown; speculation centres on Henry Kitchen, Francis Greenway or even an unidentified English architect. Piper was allowed twenty-two convicts under the supervision of an overseer to clear his land (2). The foundation stone for the house was laid in

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1816 attended by a full Masonic ceremony (3). The villa was completed in 1822 at a cost of 10,000 pounds. It was described in 1824;

*"This elegant Villa is situated at the western extremity of a large Bay, called Rose Bay, upon a very rocky point of land called Eliza Point.... The interior of the Villa is fitted up in a style that combines elegance with comfort. The principal apartments are a spacious Dining-room, a Banqueting-room and Drawing-room, all furnished in the most tasteful manner. The domestic offices are at the back part of the building. This Naval Villa may be considered the most superb residence in the colony...." (4).*

The stables are known to have been located close to Rose Bay, their ruins still standing there in the 1880s and 1890s (5). The gardens were of particular note and beauty. They encompassed a large number of European trees such as ash, spruce and fir as well as plants, shrubs and grasses such as red and white clover. On a hill slightly to the west of the back of the villa were planted fruit trees including apricots, oranges, peaches and nectarines.

Many views were made of Henrietta Villa, the best known being that of Richard Read, as well as a few of the interiors. These images indicate that, apart from the landscaping around the immediate environs of the house, the remainder of the property generally was left in its pre-European form and appearance. The portrait of Captain John Piper painted by Augustus Earle in 1826 shows him with his home in the background. Apart from a relatively small cleared area it was surrounded by bush.

Piper did not have long to enjoy his enormously prestigious property. Through private and professional mismanagement John Piper lost Henrietta Villa in a bankruptcy sale during 1826. It was purchased by the firm of Cooper and Levey. Reports on the sale of a Piper's properties to this company stated that they had been purchased for 20,000 pounds (6). After this sale, in 1827, the company organised an auction at Point Piper of the numerous lands, furniture and other assets. Henrietta Villa was sold to Daniel Cooper for five thousand pounds.

When Cooper Levey took over the estate it appears that had not been fenced during Piper's occupancy. In April 1828 tenders for fencing the property were placed in the Sydney Gazette. In the same year it was reported that Mr Daniel Cooper had thrown open the estate of Point Piper to allow the citizens of Sydney an opportunity to take advantage of the scenery through drives and rides (7).

Daniel Cooper was nearly as prominent a figure in early nineteenth century Sydney as had been John Piper. Head of one of the largest mercantile companies in the colony, President of the Bank of NSW from 1855, a member of the Legislative Council and Agent General for NSW from 1897-1899, eventually he was knighted for his services.

After his purchase of the property Daniel Cooper retained Henrietta Villa for some time possibly even adding an extra wing on the western side (8). In 1834 Colonel J.G. Gibbes, Collector of Customs, leased the property and took up residence there. He was superseded, in 1851, by Randolph J. Want (9).

### **3.2 1856 - 1929: Woollahra House**

In 1856 the Coopers decided to build a new house, an even more elaborate mansion than that of John Piper, and to this end it was necessary to demolish Henrietta Villa or the old Point Piper Mansion as it came to be known in its later years. During the construction period the Coopers used Rose Bay Lodge as a temporary home. The new house was reported to be built "on the site where the old Point Piper House stood" (10). Plans were prepared by Hilley and Mansfield for a large house in the Italianate style. It was to be 212 feet long and 110 feet wide (11). The foundation stone was laid in December 1856. When Henrietta Villa was demolished a silver box containing coins was retrieved from its foundations and this, along with other coins, was placed in the foundations of the new house.

This house was not completed; Daniel Cooper's health declined and the family left for England in 1861. Prior to the construction of the house stables had been built and these were refurbished as a dwelling-place. After the Cooper's departure these were occupied by Mr Edward Hill, Curator of the Sydney Museum and Cooper's brother-in-law. He remained there for some considerable period (12).

In 1883 a new foundation stone was laid by the Phippard Brothers for Mr and Mrs William Cooper, the latter being the son of Daniel Cooper. The house appears to have been completed within the year. The drive gates to the house were placed on New South Head Road, the lodge now being Rose Bay Police Station. The gates later were moved up to Bellevue Hill. A long shady drive led from them to the "American Garden". This screened the back part of the house which had a stone pillared portico. The house was covered with a slate roof and featured a widows' walk. It was encircled by verandahs on three sides with French doors leading out to them. There were stables at the back of the house and paths led down to tennis courts which were close to the beach. In the area of Wyuna Road were stone walled terraces for orchards and rose gardens and a water reservoir (13).

A number of surveys of this estate were prepared during the later years of the nineteenth century. These show the house, out-buildings and grounds of Woollahra House and indicate that the study area was encompassed within a fenced garden apparently on or below a terrace. The nearest out-buildings were located either in the property now adjoining or even further east (14).

The Cooper family lived there until 1888. In that year they decided to move permanently to England after their sons had been at school there for some time.

The house was leased then by Lady Martin who remained there for a considerable period .

In 1898 Mr Cooper offered Woollahra House to the Government at a time when it was proposed to build a state government house. The mansion at that time included amongst other features a ballroom and art gallery. The offer was refused and the house put up for auction. The estate was purchased for 40,000 pounds in May 1899 by an English syndicate known as The British-Australian Assets Company (15).

The estate was subdivided almost immediately and several of the streets now in the area came into being at this time including Wyuna Road. It was the continuation of a process that had commenced in the 1870s. By the 1880s subdivision plans show that several streets already had been formed close to the house and many lots subdivided and put up for sale (16).

The first sale of the Woollahra Estate took place in May 1899 and Mr Thomas Longworth bought the house and five acres of land for 57,200 pounds (17). Some of the out-buildings from the mansion remained on adjoining lots but the study area is shown at this time to be vacant.

Longworth died in 1928 and his estate was put up for auction in that year; subdivision plans prepared for the auction show the large amount of building that had occurred on the former Piper estate lands in the nearly thirty years since the estate sale (18). At a second subdivision and sale in 1929 the house was sold to Messrs Abrahams, Richards, Harris and Diamond for 975 pounds. They demolished Woollahra House selling many of the interior fittings which became incorporated into other houses in the district. Final subdivision plans of 1929 show the house to have been demolished and the land subdivided into ten allotments (19).

B. 61. V3

Comm. letter 3/9/99  
 Saw for letter 8/9/06  
 Jo



N<sup>o</sup> 38,3470 App<sup>r</sup> for Car of Title incl<sup>d</sup> part of Howards 370ac of N<sup>o</sup> 14851

#### Explanation

The Dark Green tint shows the Reserve as marked on the original Map of the Parish of Alexandria.

The Light Green shows a subsequent reservation now marked for small settlers.

The Red dots show the boundaries as claimed in the Memorial and as alleged by Mason to have been measured by Medham.

The Yellow edging shows the boundaries of the 360 acres of land now set forth as the description for Deed in the Final Report.

The Farms left which are the locations marked prior to that at Point Piper.

The Black edging shows the recent appropriations to Humphries, Barton James & Co.

The Pink tinting shows the Point Piper Estate.

The Pink edging shows the Lands appropriated on different orders to the extent of 680 ac. as authorized by Governor Macquarie's order for 780 ac. exchange.

The lines show the fences erected at Vancluse as alluded to in the Survey General's memorandum.



# POINT PIPER

Cooper's App<sup>n</sup>

PORT

JACKSON

BAY

AREA

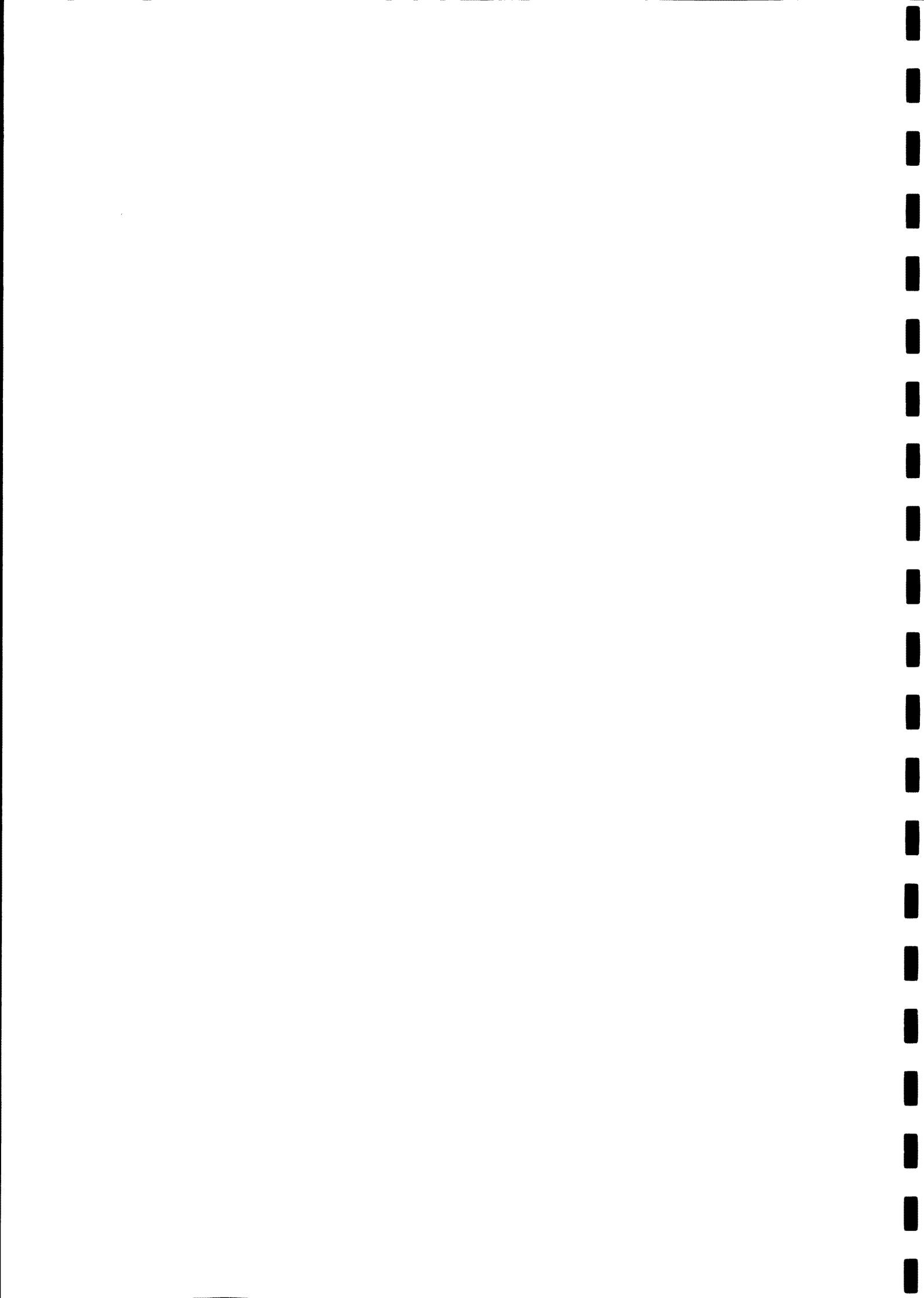
69.16 - 0.1

APPE

ROAD

NO.	BEARING	DISTANCE
1	N 87° E	1.66
2	N 87° E	4.31
3	N 87° E	2.66
4	N 87° E	2.66
5	N 87° E	1.66
6	N 87° E	1.66
7	N 87° E	1.66
8	N 87° E	1.66
9	N 87° E	1.66
10	N 87° E	1.66
11	N 87° E	1.66
12	N 87° E	1.66
13	N 87° E	1.66
14	N 87° E	1.66
15	N 87° E	1.66
16	N 87° E	1.66
17	N 87° E	1.66
18	N 87° E	1.66
19	N 87° E	1.66
20	N 87° E	1.66
21	N 87° E	1.66
22	N 87° E	1.66
23	N 87° E	1.66
24	N 87° E	1.66
25	N 87° E	1.66





## **SECTION 4.0**

### **THE ARCHAEOLOGICAL RESOURCE: MANAGEMENT**

#### **4.1 The Potential Archaeological Resource**

The determination of a potential archaeological resource is dependent on evidence provided by primary archival resources. In the case of both Henrietta Villa and Woollahra House, while both estates are known to have supported out-buildings and other works, there is no evidence to suggest that any of these or any feature of substance or significance was located within the study area. This land, while encompassed within those properties does not appear to have been developed in any substantial way until the twentieth century.

It may be stated that the likelihood of the study area containing any significant archaeological resource has been assessed to be low.

#### **4.2 Management**

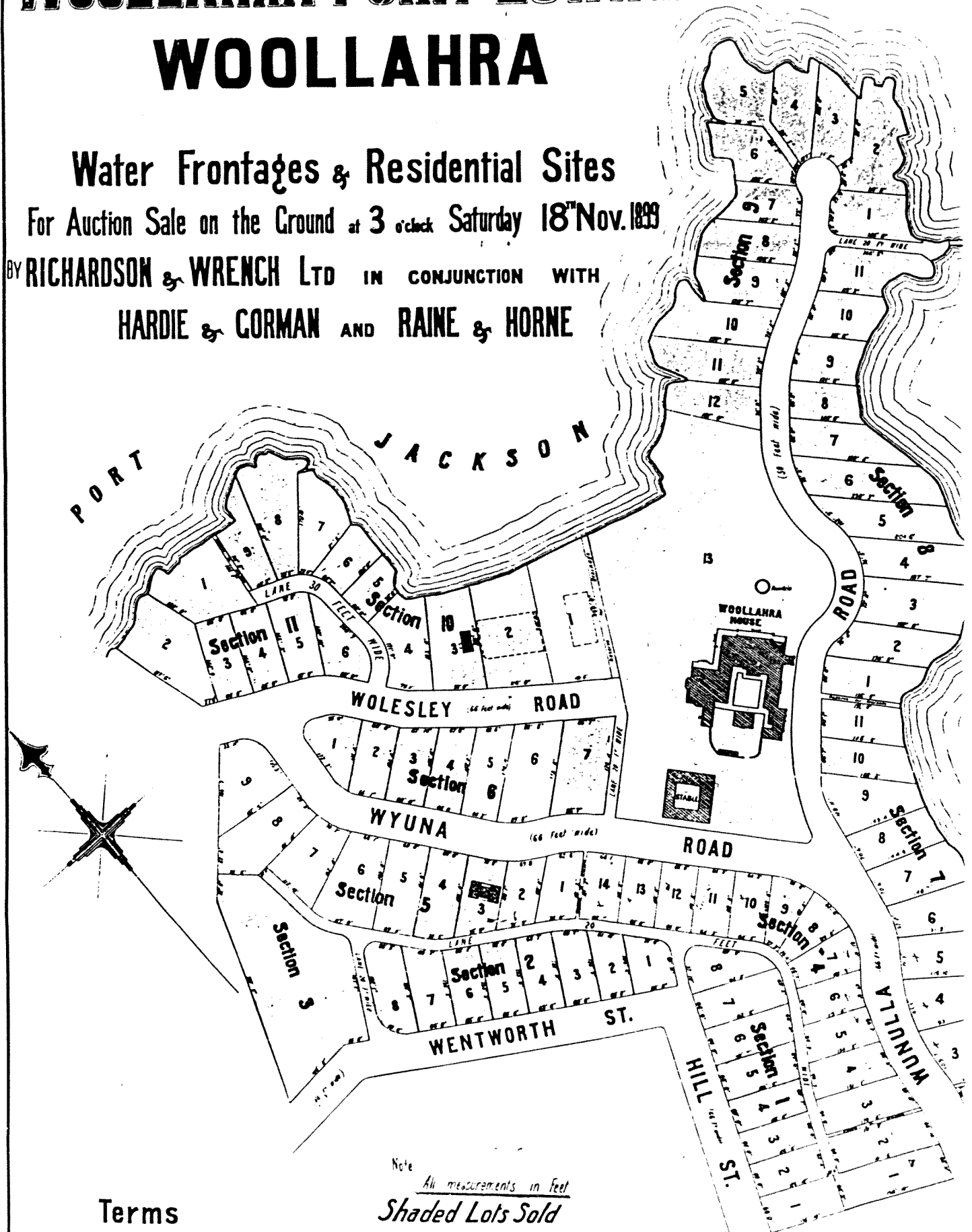
Part of the land within 20 Wyuna Road is to be disturbed as part of an extension for the house now occupying it. There is no evidence to suggest that this work will disturb any archaeological resource. For this reason it will be unnecessary to apply for an Excavation Permit from the Heritage Council or to monitor the excavation. The owners should be aware, however, that if any undocumented archaeological evidence is recovered during the course of the excavation it is their responsibility under the provisions of the Heritage Act of NSW to notify the Heritage Office. In this event advice will be provided on the appropriate management of that resource.

# WOOLLAHRA POINT ESTATE WOOLLAHRA

Water Frontages & Residential Sites

For Auction Sale on the Ground at 3 o'clock Saturday 18<sup>th</sup> Nov. 1899

BY RICHARDSON & WRENCH LTD IN CONJUNCTION WITH  
HARDIE & GORMAN AND RAINE & HORNE



Terms

1/5<sup>th</sup> Cash

Balance over 4 years

Note  
All measurements in feet  
*Shaded Lots Sold*

Subdivision of 1899 - Woollahra House and out-buildings  
(ML Subdivision Plans Point Piper: SP14/5)



# WOOLLAHRA POINT

In the Estate of the late THOMAS LONGWORTH

## WOOLLAHRA HOUSE AND GROUNDS

TORRENS  
TITLE

PORT

JACKSON

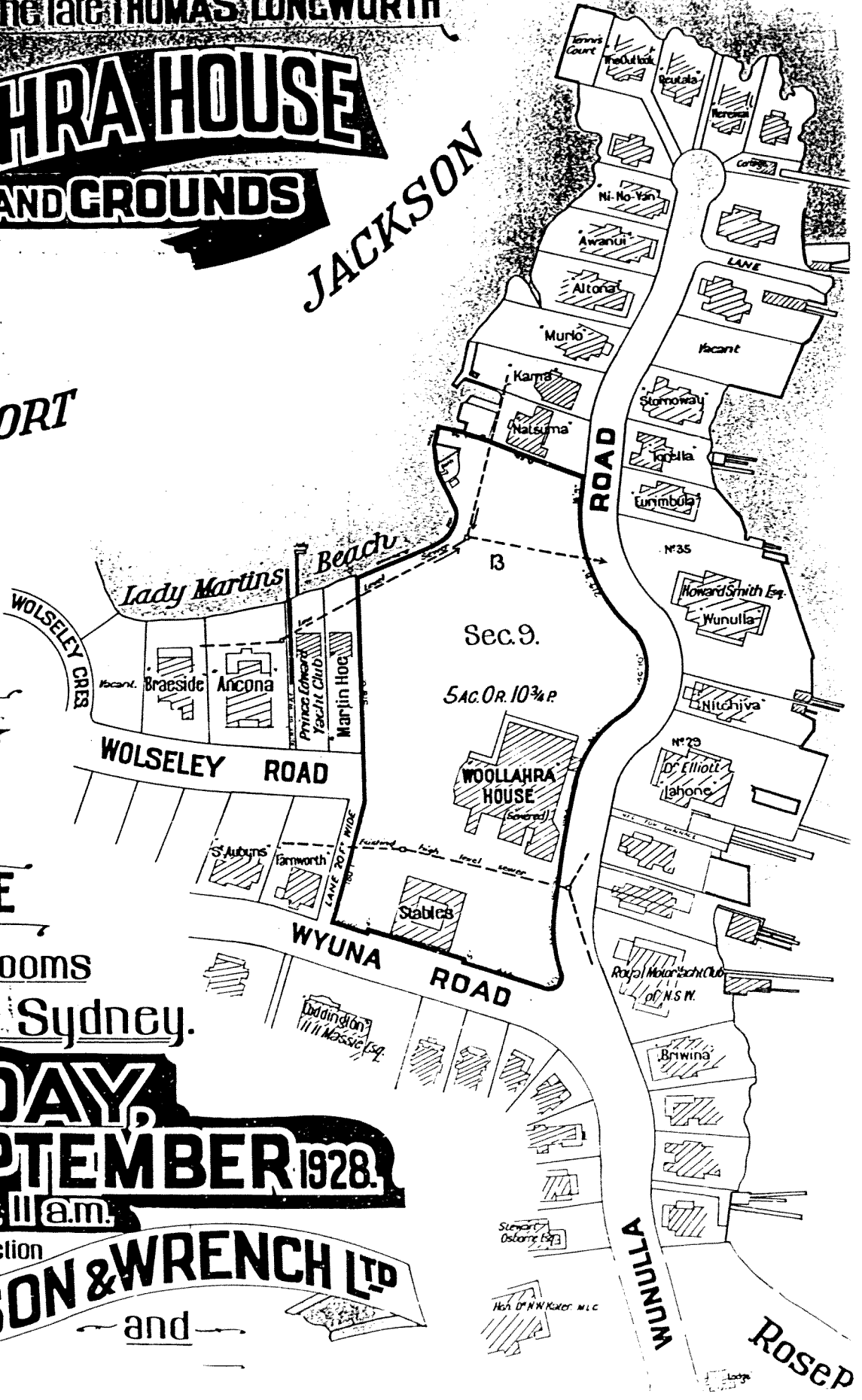
Woollahra Point

Solicitors  
to the Estate  
**McEvilly & McEvilly**  
17 Castlereagh St  
Sydney

**AUCTION SALE**  
in the Rooms  
92 Pitt St Sydney.

**FRIDAY,  
28<sup>TH</sup> SEPTEMBER 1928.**  
at 11 a.m.

Auctioneers in conjunction  
**RICHARDSON & WRENCH LTD**  
and





# WOOLLAHRA HOUSE

IN SUBDIVISION & GROUNDS

## POINT PIPER

P.R. NORMAN  
ENGINEER.  
350 George St. Sydney.

**TORRENS  
TITLE.**

10% Deposit  
equal quarterly  
payments with Interest at 6%.  
Right to Pay Off.

FOR AUCTION SALE  
ON THE GROUND AT 3 P.M.

**SAT. 16<sup>TH</sup> MARCH 1929.**

**RICHARDSON & WRENCH LTD**

Auctioneers 92 Pitt Street Sydney.

HARDY & BUSBY.  
Licensed Surveyors R.P.A.  
350 George St. Sydney.

NOTE  
Selling Frontages are shown  
in circles thus

KERSHAW, MATTHEWS,  
LANE & GLASGOW.  
Solicitors to the Estate.  
34 Martin Place, Sydney.

ALL DIMENSIONS & EASEMENTS ETC ARE SUBJECT TO DEPOSITED PLAN.

Woollahra Point

JACKSON

BAY

ROSE

Rose Bay Park

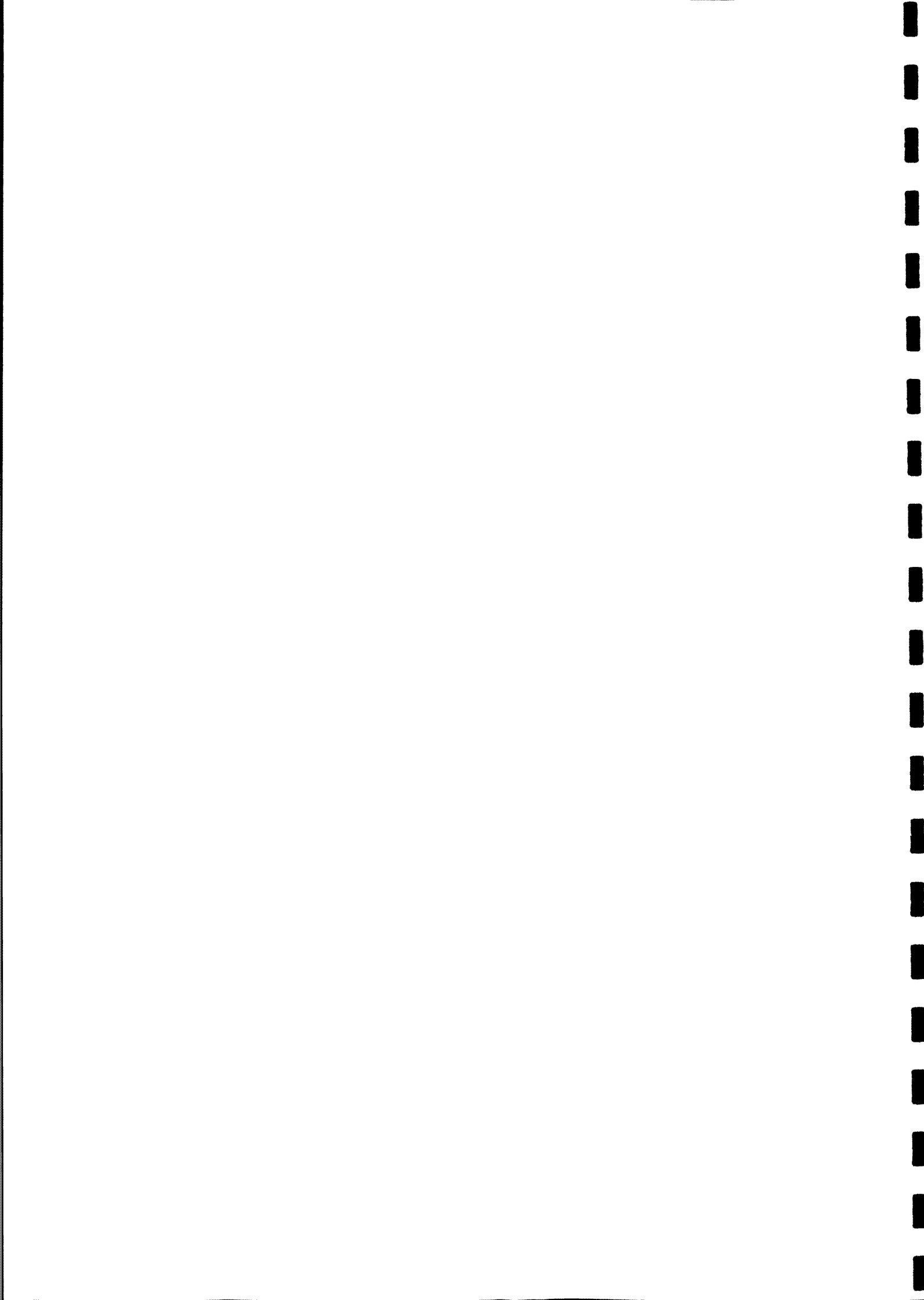
TRAM LINE

NEW SOUTH HEAD ROAD

Cranbrook School Sports Ground.

F. Cunningham & Co. Ltd., Litho, Sydney

Final subdivision in 1929  
(ML Subdivision Plans Point Piper: SP14/12)





## **SECTION 5.0**

### **SUPPLEMENTARY DOCUMENTATION**

#### **5.1 Endnotes**

1. Phillip H. Morton, "Vaucluse Estate from 1793 to 1829 and Those Connected With It". Journal of the Royal Australian Historical Society Volume 15, 326-29.
2. Col. Sec re Land Index for John Piper 1 July 1822, 11 July 1822, 17 July 1822, 24 March 1823.
3. Sydney Gazette 2 November 1816.
4. Joseph Lycett, Views of Australia.
5. G. Nesta-Griffiths, Point Piper Past and Present., 23.
6. The Australian 16 March 1826
7. The Story of Point Piper, 2.
8. G. Nesta-Griffiths, Op Cit., 27.
9. The Story of Point Piper, 2.
10. Ibid., 3.
11. G. Nesta-Griffiths, Op Cit., 28.
12. Ibid., 27.
13. Ibid., 29-30.
14. Reuss and Halloran, Point Piper Coopers Appn. 1882., ML Subdivision Plans Point Piper: SP 14/9
15. N. Nesta-Griffiths, Op Cit., 27.
16. Point Piper Magnificent Water Frontages December 1882, ML Subdivision Plans Point Piper: SP 14/16.
17. Sydney Morning Herald 29 September 1928.

18. Woollahra Point Estate of the Late Thomas Longworth 1928, ML Subdivision  
Plans Point Piper: Sp 14/2.

19. Woollahra House and Grounds In Subdivision March 1929, ML Subdivision  
Plans Point Piper : SP 14/3

## **5.2 Bibliography**

### **5.2.1 Books and Reports**

M. Barnard Eldershaw  
*The Life and Times of Captain John Piper*  
Ure Smith. 1939.

G. Nesta-Griffiths  
*Point Piper Past and Present*  
Ure Smith. 1947.

Mrs L. Houlton  
*The Halcyon Days of Henrietta Villa*  
Unpublished Mss.

J. Jervis and V. Kelly  
*The History of Woollahra*  
Municipal Council of Woollahra. 1960.

Woollahra Municipal Council  
*The Story of Point Piper*  
Mss. ND.

### **5.2.2 Journal and News Articles**

Phillip H. Morton  
*"Vaucluse Estate from 1793 to 1829 and Those Connected With It"*  
Journal of the Royal Australian Historical Society Volume 15, 324-284.

Helen Proudfoot  
*"Captain Piper and Henrietta Villa"*  
Journal of the Royal Australian Historical Society Volume 59, 162-182

### **5.2.3 Maps and Plans**

Land Grants Point Piper ND  
*Surveyor General Sketch Books Volume 3 Folio 62*

Reuss and Halloran  
Point Piper Coopers Appn. 1882  
*ML Subdivision Plans Point Piper: SP 14/9*

Point Piper Magnificent Water Frontages December 1882

*ML Subdivision Plans Point Piper: SP 14/16*

Woollahra Point Estate Woollahra November 1899

*ML Subdivision Plans Point Piper: SP 14/5*

Woollahra Point Estate of the Late Thomas Longworth 1928

*ML Subdivision Plans Point Piper: Sp 14/2*

Woollahra House and Grounds In Subdivision March 1929

*ML Subdivision Plans Point Piper : SP 14/3*

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*please do not capitalise*

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The National Trust of Australia (N.S.W.) 1939

G. NESTA GRIFFITHS

POINT PIPER, PAST AND PRESENT  
Ure Smith Pty. Limited, Sydney. 1947

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Angus & Robertson Publishers, North Ryde. 1956

HELEN PROUDFOOT

'CAPTAIN PIPER AND HENRIETTA VILLA'  
JOURNAL OF THE ROYAL AUSTRALIAN HISTORICAL  
SOCIETY VOL. 59 PT. 3. SEPTEMBER, 1973

BERNARD SMITH

EUROPEAN VISION AND THE SOUTH PACIFIC  
Harper & Row, Publishers, Sydney. 1916

HISTORIC HOUSES TRUST  
OF N.S.W.

DEMOLISHED FOR THE PUBLIC GOOD  
Published by Historic Houses Trust of N.S.W.,  
in conjunction with an exhibition of  
Demolished Houses at Elizabeth Bay House,  
August - November, 1988

MUNICIPAL COUNCIL  
OF WOOLLAHRA

THE HISTORY OF WOOLLAHRA  
A record of events from 1788 to 1960.  
Halstead Press, Sydney 1960

COMPILED & EDITED BY  
ELAINE CASSIDY, DINAH GODDARD,  
FAYE LAWRENCE, JUDY MAY  
AND JUNE POLAND

IMPRESSIONS OF WOOLLAHRA  
PAST AND PRESENT  
Allen and Unwin, Sydney 1988

*See Department's  
Guide to Writing  
an Essay.*

Showing the subdivision in 1899

# WOOLLAHRA POINT ESTATE

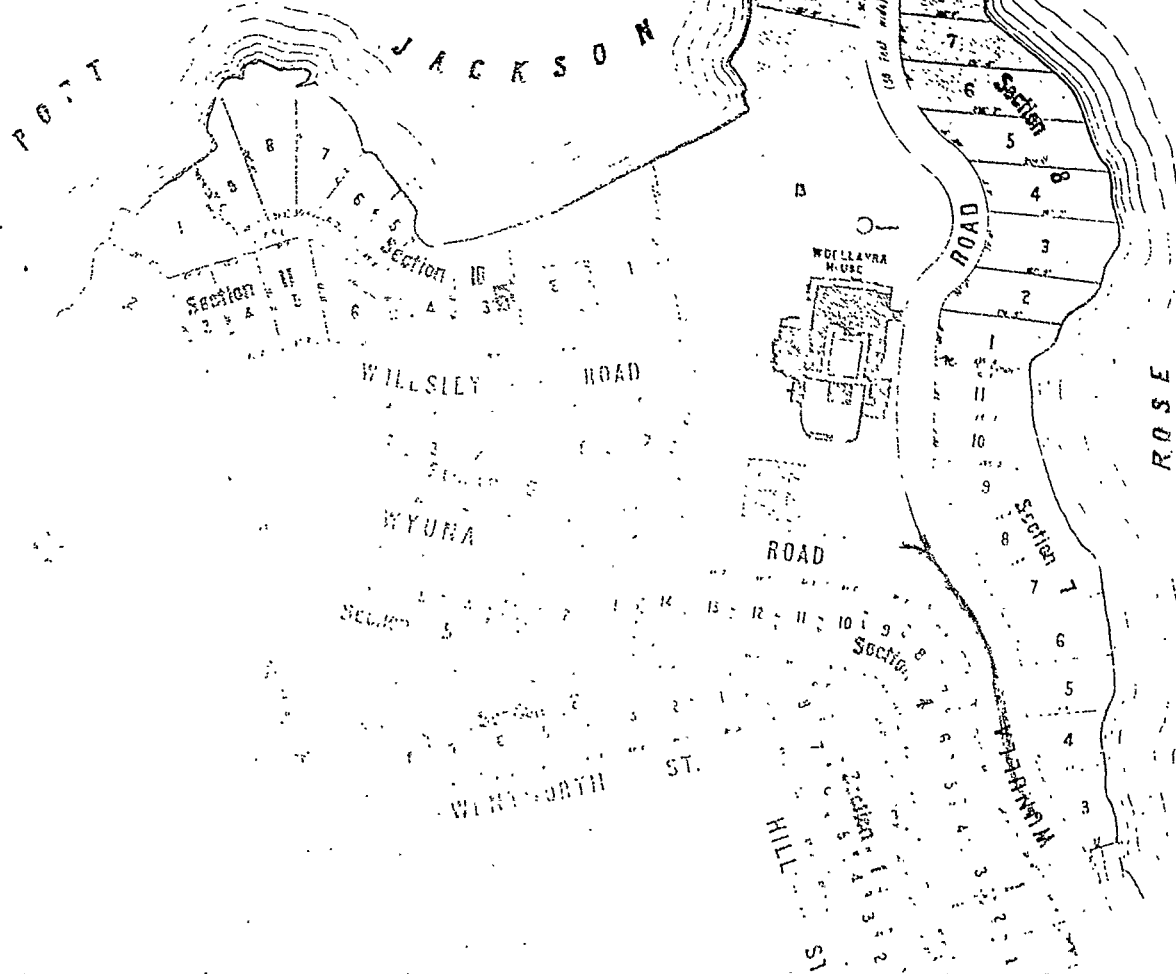
before the demolition  
of Woollahra House

## WOOLLAHRA

### Water Frontages & Residential Sites

For Auction Sale on the Ground at 3 o'clock Saturday 18<sup>th</sup> Nov. 1899

BY RICHARDSON & WRENCH LTD IN CONJUNCTION WITH  
HARDIE & GORMAN AND RAINE & HORNE



Shaded Ind. Sold

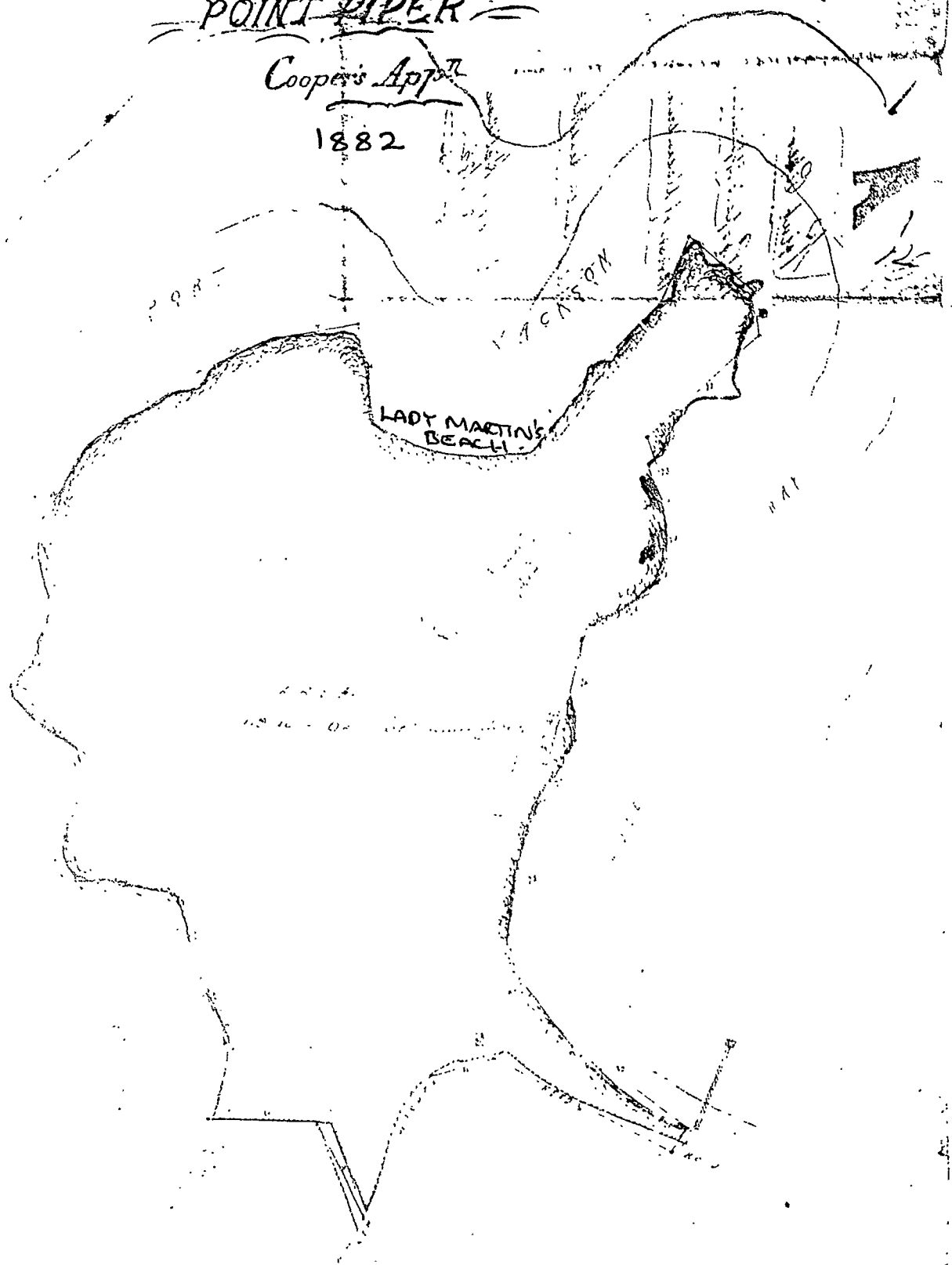
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Woolly St. Sydney  
McBarnes

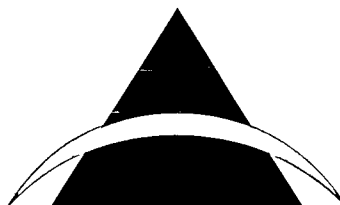
POINT PIPER

Cooper's App<sup>n</sup>

1882



Showing the layout of  
Henrietta Villa  
when the application for  
" " " " " " was made



PAN CONTINENTAL REALTY

6th November, 1996

Ms Wendy Thorpe  
12 Campbell Street  
EASTWOOD NSW 2122

Dear Wendy

RE: 20 WYUNA ROAD, POINT PIPER

We are pleased to enclose some background on Henrietta Villa, authored by my wife Judy. We also enclose the following:

1. Plan of the lower ground floor showing area of proposed excavations
2. Cross section through site dated 17th May, 1952
3. Cross section through site dated 4th September, 1959 (house under construction)
4. Plan of existing house dated 3rd October, 1958.

Please let me know if you need any further information and when you would care to make an inspection of the property.

Yours sincerely

Les Houlton



Col. Sec. Re Land

- 1 Jul 1822 . apphe for clearing party Reel 6022  
4/7014.177
- 11 July 1822 . Richard Knott appointed overseer  
of clearing party (6022)
- 17 July 1822 . authority to receive 22 men  
for clearing at Vanduse 6009
- 27 March 1823 - request to withdraw  
clearing party 6022

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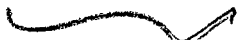
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## THE HALCYON DAYS OF HENRIETTA VILLA

I have decided to do my project on Henrietta Villa because I am intrigued by the very existence of such an extravagant and romantic home at a time when the colony would have been struggling for its very existence. It was quite difficult to find information on Henrietta Villa as the house was demolished in the 19th century and therefore many hours were spent researching in Woollahra Library's Stack.

In 1816 Captain John Piper, one of colonial Sydney's most colourful characters, obtained a grant of 190 acres of land from Governor Macquarie at what was then called Eliza Point but is now known as Point Piper.

It is difficult to write about Henrietta Villa without including its owner, Captain John Piper, as the two are synonymous with each other. Captain Piper was such an identity in Sydney he was even dubbed 'Prince of New South Wales'. Captain Piper was appointed Naval Office of New South Wales.

'He thus became chief customs officer and as such had the authority to collect harbour dues, duties on imports, and taxes on spirits and tobacco. Amongst his varied responsibilities was the sale of coal.

In place of a salary, Piper received 5 per cent of all monies collected. Trade was increasing rapidly as the population swelled. Further consignments of convicts and the first waves of free settlers eager to take advantage of the new life offered in New South Wales meant that merchant ships of all nations called regularly at the port. Although the job of personally visiting each new arrival fell to Piper, the rewards were more than adequate. Within the first three months, Piper's commission amounted to over one hundred pounds; at the peak of his service he was receiving thousands of pounds a year.' 1

Henrietta Villa took four years to build and according to various readings cost in the vicinity of ten thousand pounds. The Pipers took up residence in 1822 and from that time Captain Piper entertained lavishly. There are many accounts in letters and newspaper articles which describe dinners and special occasions held there.

"Piper reigned in the city. Entertaining was the main business of his life; dinner parties, balls - quadrilles were the dance of the moment - water parties, picnics. His friend, J. Hart Bent, wrote to him "Your name is known aboon the world as the first fashionable in the colony, The Prince Dandy," and "I hear you are going on as usual, as gay, as debonair and a evergreen as ever; giving Parties in your new house and setting a good example to the other which they do not follow."2

- 1.. David Latta - Lost Glories 'Henrietta Villa' p.33
2. M.Barnard Eldershaw - The Life and Times of Captain John Piper, p.126-7

2.

Captain Piper was a Mason and went to great efforts to obtain permission to found the Australian Lodge. An historic event was to take place at Eliza Point before the house was built and that was a stone-laying ceremony for Henrietta Villa which was attended by the newly established society of military masons. This ceremony being noted in the Sydney Gazette. 'Into the foundations was placed a copper box containing coins of the realm.' 3

It is interesting to note David Latta's comments in his book Lost Glories.

'Given the official disapproval of Masons that existed at the time, despite Macquarie's own involvement, it is unlikely that meetings would have been held at Piper's home. But according to current belief, a small structure built near the entrance to the estate had a hidden entrance to a large underground chamber, which was used as a meeting place. It was to form the nucleus of the gatehouse of the later Woollahra House and exists today as part of the Rose Bay Police Station.'4

As the house no longer exists one has to rely on descriptions of the time and the following description of Henrietta Villa from a book entitled 'Views in Australia for New South Wales and Van Diemen's Land' by published by J. Souter, of St. Paul's Churchyard in 1824 gives us some idea of what an unusual house this was for colonial Sydney.

The view of Captain Piper's naval villa at Eliza Point near Sydney shows a long one-storey building with high French windows opening upon a verandah supported by narrow pillars. At either end are symmetrical half domes in typical regency style. The roof appears to be slate, the whole effect being cream and blue-grey. It stands almost at the extreme point, with lawns leading down to the rocky shore of what is known as Woollahra Point.

3. David Latta - Lost Glories 'Henrietta' Villa p.34

4. Ibid p.36

3.

This elegant Villa is situated at the western extremity of a large Bay, called Rose Bay, upon a very rocky point of land called Eliza Point. A more suitable spot could not have been chosen for the residence of the Naval Officer on this station, as every vessel arriving in the River, or sailing out of it, must pass within sight from Captain Piper's Villa. Being situated about halfway down the River it commands delightful views both ways; and its short distance by water from Sydney renders it a most convenient as well as delightful retreat from the fatigues of business during the summer months. In winter, however, it is too much exposed for a residence, as it is almost surrounded by water, and the atmosphere is extremely cold and bleak.

The interior of the Villa is fitted up in a style that combines elegance with comfort. The principal apartments are a spacious Diningroom, a Banquet-ing room and Drawing-room; all furnished in the most tasteful manner. The domestic offices are at the back part of the building. This Naval Villa may be considered the most superb residence in the colony . . . '5

The only internal picture we have of Henrietta Villa is a drawing by a member of Captain Piper's staff of the ballroom.

The house was also described as a Naval Pavilion or Marine Villa with the most remarkable feature being a domed ballroom in the shape of a St. Andrew's Cross. However the world he created at Point Piper was definitely that of a romantic, totally out of context with what was happening in the colony at the same time.

One wonders why Captain Piper would have been inspired to build such an impressive house, for Sydney had only been settled for about thirty years and most of the buildings in and around Sydney were practical and simple structures. Early Australian 'colonial' architecture generally relates to the Georgian style - *18th century* however Henrietta Villa was built in the neo-classical style.

In fact, the colony was often viewed by the rich 'as a source of wealth without obligation' 6, having every right to exploit the spoils of the colony purely by virtue of their race, heritage and social standing. Most decided to send their wealth back to England where they would go after their time in the colony was over.

Perhaps Captain Piper, being a personal friend of Mrs. Macquarie, may have been inspired by her 'vision of New South Wales as a permanent settlement rather than a penal colony.' 7

5. G.Nesta Griffiths - Point Piper, Past and Present p.20
6. M.Barnard Eldershaw - The Life and Times of Captain John Piper p.97
7. Elaine Cassidy - Impressions of Woollahra Past & Present p.24

4.

However, it is obvious that he was wanting to recreate the life of a British gentleman.

'There were great tree plantings, and in spite of climatic differences this home-loving Scot planted groves of ash, larch, spruce and Scotch fir.'<sup>8</sup>

Certainly, these new estates sought to give an air of English discipline on the wild landscape into which these Englishmen were carving their existence. Henrietta Villa had park-like lawns sweeping down to the harbour which made the grounds both useful and, more importantly, civilised. ✓

Life in Sydney among the well placed, had all the elegance, manners and comforts of a life imported from England. Obviously Captain Piper saw that he could make more money and have a higher social standing than he could have ever dreamt of in England. His desire to emerge as 'authentic' through mimicry gave Capt. Piper a truly leading edge and that was power. *for the rest of his life* *his view*

Augustus Earle, who painted Captain Piper and his family, expressed that the house could 'rank high as a chaste specimen of architecture in any part of the world'.<sup>9</sup> Even Earle's portrait of Captain Piper seemed to have a style that reflected Henrietta Villa's neo-classicism. Captain Piper is standing in the hills behind Henrietta Villa, his right arm across his chest, rather like Napoleon and his left hand holding his sword. Behind him in the background can be seen Henrietta Villa. The feeling one gets from the painting is that of, all I survey I own. One can only presume that the painting was commissioned in order to prove just that.

Augustus Earle, was 'a pupil and exhibitor at the Royal Academy, Earle mingled among the best Sydney colonial society with ease . . . '10, and opened the Art Gallery of New South Wales. Therefore, Earle would have been viewed by Piper as the most fitting artist to paint his portrait.

Surprisingly, the architect of Henrietta Villa is unknown. An article in the Journal of the Royal Australian Historical Society by Helen Proudfoot suggests that there is the possibility that because there is no evidence of architectural involvement in Sydney that 'Piper may have returned from London with the plans of his Naval Villa in his pocket.'<sup>11</sup> ✓

- name of article*
8. G. Nesta Griffiths, Point Piper Past & Present, p.19
  9. Helen Proudfoot, Journal of the Royal Australian Historical Society, p.174
  10. Bernard Smith, European Vision & the South Pacific, p.254
  11. Helen Proudfoot, Journal of the Royal Australian Historical Society, p.178
- ✓

Captain John Piper's halcyon days at Henrietta Villa were to last only a few years. He was proven to be lax in his roles both as Naval Officer as well as Chairman of the Bank of New South Wales and was forced into a mortgagee sale. Piper had mortgaged his property holdings to the tune of twenty thousand pounds to Cooper and Levey in March 1826.

In the year 1827 Henrietta Villa was sold in a bankruptcy sale for five thousand pounds. The house was bought by Daniel Cooper of Cooper and Levey who was a emancipist merchant.

A letter written to Captain Piper from a friend expresses what a social impact Henrietta Villa had on Sydney 'What Point Piper sold, all the Hospitality of Sydney completely destroyed!' 12

Helen Proudfoot sums up the effect of Henrietta Villa on Sydney.

'The importance of this building lies in the fact that it successfully expressed the influences of both Romantic Classicism and Romantic Naturalism, with certain modifications in recognition of the changed climatic conditions, and that it appeared, perhaps improbably, on the shores of Sydney Harbour at such an early date thirteen thousand miles away from the mainstream of English and European architecture, to which, nevertheless, it belongs.' 13

It seems a crime that the Coopers, having decided to build a more elaborate Victorian Mansion, namely Woollahra House, decided to demolish Henrietta Villa. As the house was surrounded by 190 acres one can only regret that the Coopers didn't see fit to choose another site adjacent to Henrietta Villa so that this wonderful building may have survived.



Point Piper seen from Shark Island in the 1850s. Henrietta Villa is on the left, and at right in the distance is Carthona, on the waterfront of Darling Point. *From a lithograph by Frederick Charles Terry in a copy of his New South Wales Illustrated in the Mitchell Library, Sydney.*





# Woollahra

*- a history in pictures*

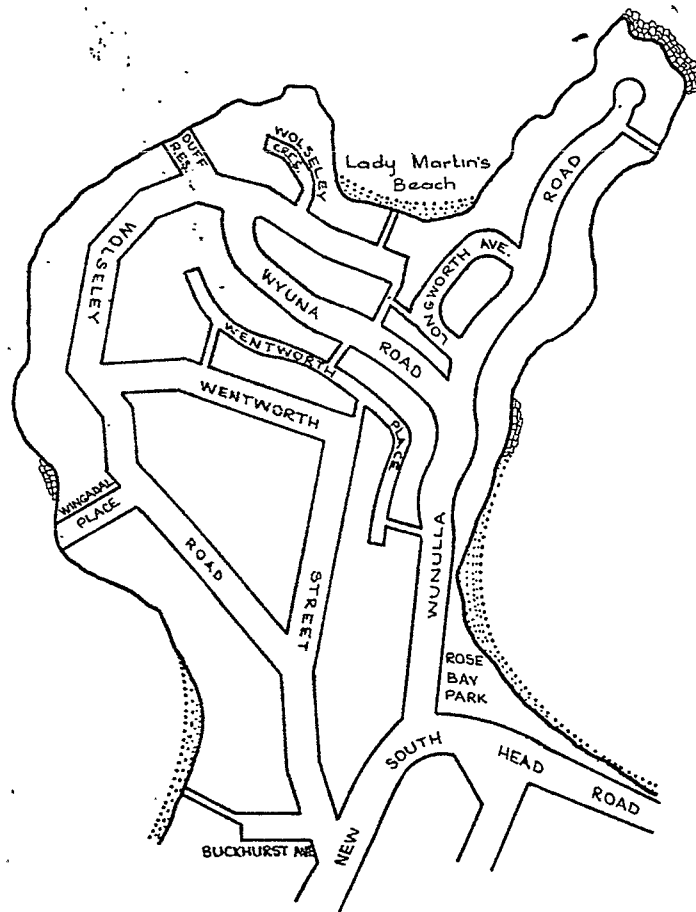


*Eric Russell*





# THE STORY OF POINT PIPER



WOOLLAHRA MUNICIPAL COUNCIL  
536 New South Head Road  
DOUBLE BAY.

June 1970

## THE STORY OF POINT PIPER

### Point Piper and Captain Piper

One of the most romantic spots near the great city of Sydney is the rocky projection known as Point Piper and certainly one of the most colourful figures in our early history was Captain John Piper, the first white man to own and occupy it. Piper was not a great man, but none was more popular in his time. He was the prince of hosts and entertainers and the world of fashion revolved around him. Who was Captain Piper and how does he come into the Woollahra picture? John Piper was born in Ayrshire in 1773 and entered the Army as an ensign in 1791. After carrying despatches to China and being the first Englishman to penetrate beyond the Great Wall of China he joined the 102nd Regiment, the notorious "Rum Corps" and arrived here in 1792. In 1793 Piper went to Norfolk Island and returned to the mainland in 1795. Two years later he went to England on leave, returning to Sydney again in 1799. Piper again went to Norfolk Island in 1804 where he acted as commandant from 1805 to 1810. Piper married, probably in 1811, Mary Ann Shears, who, although of humble birth, was to prove herself in later years a woman of charm and character and well able to fill her new place in society and to hold it.

In 1811 Piper and his family left for England where he was attached to the 100th Regiment at Winchester. He had, while at Norfolk Island between 1793 and 1795 been promoted to the rank of Lieutenant. Piper resigned from the Army in 1813 and obtained the position of Naval Officer at Sydney. This post combined the duties of Customs Officer, Harbour Trust and Water Police. When appointed he was told he might expect about \$800 a year while acting as Naval Officer. Piper was paid a five per cent commission on all moneys collected and before long he was receiving not \$800 but \$8,000 a year or more. At this time he and his

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family lived in a residence provided for them on the west side of Circular Quay. Later he lived for a time at Burwood in a house earlier owned by Alexander Riley. He used as a week-ender a house at Vaucluse called "The Retreat".

### Henrietta Villa.

Piper obtained the promise of a grant of 190 acres of land at what was known as "Eliza Point" in 1816 and the grant did not issue until February 10, 1820. There, on the 2nd November, 1816 the foundation stone of a mansion was laid by Edward Sanderson, of the 46th Regiment of Foot, Worshipful Master of the Masonic Lodge S.M.V. (Social and Military Virtues). This was the first big Masonic function in Australia. Piper gave an "elegant fete champetre" to mark the occasion. The company "took the water" at the Governor's wharf about 12 o'clock in barges and other boats handsomely decorated; the full band of the 46th Regiment leading with "agreeable and appropriate airs".

Piper continued to live at Burwood until 1822 when "Henrietta Villa" as the Point Piper house was called was finished. It was reputed to have cost \$20,000 probably the most expensive house built in the colony up to that time. The banqueting room was in the form of St. Andrew's Cross with a domed ceiling.

Lycett, an early artist made a drawing of the building and has described it and the property thus:-

"This elegant villa is situated at the western extremity of a large Bay called ELIZA POINT. According to report it cost at least twenty thousand dollars. On a very high hill a little to the right at the back of the Villa, a most excellent garden has been formed, which supplies abundance of the choicest fruits, consisting of oranges, peaches, apricots and nectarines and every other species of fruits which the climate produces.

The grounds in front of the building are planted mostly with orange trees and laid out in a very tasteful manner.

Fish of every kind natural to this country are to be caught in great abundance. Wild fowl, particularly wild ducks, teal and pidgeon are found in Rose Bay and quail are bred in the bush close to the "Villa". To complete the comforts and convenience of this Australian Palace, a carriage road has been made at a very considerable expense through the bush direct to Sydney."

Here then, in almost vice-regal state Piper lived until 1827. From time to time we read of dazzling social functions being held there attended by all the great in the land. Usually the visitors came by water and, not infrequently, they were saluted by a salvo from a row of small brass cannon which stood on the lawn.

In 1826 distant rumblings of the storm were heard the full fury of which was to break in 1827 and to wreck Piper's little world and blast him into oblivion. Governor Darling ordered an inquiry into the conduct of the office held by Piper and the board reported that a large sum of money owed by merchants had not been collected. Piper was held responsible for this laxity and required to pay the amount due. To meet this demand he had to sell all his Sydney properties. In a document dated March 8, 1826 Piper agreed to hand over to the firm of Cooper and Levey his various farms :-

one at South Head called Watson's Vaucluse farm, and the estate at Point Piper containing 1,400 acres together with his furniture, carriages and other vehicles in consideration of which he was to receive one hundred thousand dollars, one half at once the other half when he left Point Piper. Captain Piper was removed from office early in 1827.

The news of Piper's crash came as a bombshell to the colony. Newspapers and friends rallied to his support but nothing could avert his fall.

Piper owned a property near Bathurst called Alloway Bank and a second property called Westbourne which had been made over to him by W.C. Wentworth in part payment for the house at Vaucluse. To Alloway Bank went Piper and his family. But his troubles were not yet over. In the depression of the 1840's he was compelled to sell Alloway Bank and retire to Westbourne where he died on June 8, 1851. By then he was almost forgotten.

#### Later History of Henrietta Villa and Point Piper.

When Cooper and Levey took over Piper's property it does not appear to have been enclosed and in April, 1828 we find them calling tenders for fencing the estate. The "Sydney Gazette" informed its readers that :- "We rejoice to tell the good folk of Sydney, from the snug owner of a 'one horse shay' to the dashing driver of a 'four in hand' that a charming addition is about to be made to their morning and evening jaunts. MR. DANIEL COOPER is throwing open the estate of Point Piper through which there is a capital road, whose windings and turnings over hill and dale and purling streams, are picturesque in the extreme, while the scenery which, at almost every turn opens upon the view, is such as a CLAUDE would love to paint, a BYRON to sing, or a SCOTT to describe....."

In 1834 Colonel J.G. Gibbes, then Collector of Customs took up his residence at Point Piper and in 1851 Randolph J. Want lived there.

#### Woollahra House.

"Henrietta Villa" or old "Point Piper House" by which name it was later known was demolished to make way for another projected and even greater mansion. On the afternoon of December 13, 1856 the social lions of Sydney made their way by road or water to Point Piper to witness the ceremony of laying the foundation stone of a new residence to be called Woollahra House. Shortly before two o'clock Sir William Denison, accompanied by Lady Denison and his

family, and some of his staff arrived by water in the boats of H.M.S. June. Two gun boats accompanied them and fired a salute of eighteen guns when the party landed. The Governor's party and the Cooper family with their immediate relatives proceeded to the north east corner of the excavation for the foundation of the new building. The visitors assembled and the Bishop of Sydney offered prayers for the satisfactory completion of the work.

Master Daniel Cooper, then aged eight years, placed in the cavity of the foundation stone a metal box containing a variety of coins and also the case and coins taken from the foundation of the old house. The boy then handed His Excellency a silver trowel with which he spread the mortar and directed the stone to be lowered into place. The stone being adjusted the Governor said :- "I lay this the first stone of the house of "Woollahra", the property of Mr. Daniel Cooper, the Speaker of the Legislative Assembly of the colony and I lay it with my best wishes that the house may prove as solid as the foundation upon which it rests."

This concluded the ceremony and the Coopers and their guests proceeded to Rose Bay Lodge where the rest of the day was spent. An arbor of 136 feet long by 20 feet wide had been erected in which the party assembled for dinner.

Plans for the intended mansion had been prepared by Hilly and Mansfield, prominent architects of the time and the reports stated it was to be built "on the site where old Point Piper House stood". The house as planned was to have been about 212 feet long and 110 feet wide and about 30 feet high.

Despite this imposing foundation stone laying ceremony the house was not erected. The Coopers continued to live at Rose Bay Lodge until 1861 when they went to England. Edward Hill, brother-in-law of Daniel Cooper went to live at Woollahra House stables which had been previously erected. They were made habitable and Hill occupied the building for a considerable period.

Woollahra House was not built until 1883 when Mrs. William Cooper, whose husband had the house erected, laid the foundation stone on January 10. The entrance gates of the property were on New South Head Road facing what are now Cranbrook playing fields and the lodge is the Rose Bay Police Station. The old gates were moved up to "Trahlee" on Bellevue Hill where they are now standing. A long shady drive, now Wunulla Road led to what was called the American garden. A shrubbery here screened the rear portion of the house which had a stone pillared portico protecting the entrance. Long verandahs encircled the mansion on three sides and the rooms on the second storey opened onto balconies. On the Rose Bay side of Woollahra Point a garden and shrubbery had been planted through which a path led to a bathing pool in the rocks at the eastern point. William Cooper and his family occupied Woollahra House until 1888 when Mrs. Cooper went to England to send her boys to school. By 1898 it was decided they would all live in England, although Mr. Cooper returned occasionally to Sydney.

When Sir George Reid was in office there was some talk of building a State Government House in Centennial Park. Woollahra House was offered to the government as it stood with an area of 40 acres and the collection of pictures in the building for \$50,000; this offer was refused. The estate was sold on May 1, 1899 for \$80,000 to an English syndicate which is said to have made a profit of \$40,000 at its first sale.

The big stables which stood at the back of Woollahra House were built round a stone flagged courtyard which is still there. The building was converted into flats by the late Mr. Sidney Gilchrist and is known to-day as Wyuna Court.

#### Point Piper Subdivision.

Subdivision of the land on the Point began in the late 1870's or early 1880's and the purchasers began to build on the land they bought.

Woollahra House and five acres of land around it were purchased by Mr. Thomas Longworth for \$114,400 and he and his family lived there for years. In 1929 the house was sold to Messrs. Abrahams, Richards, Harris and Desmond for demolition for \$1,950. Subsequently many of the fittings were bought by Mr. C.H. Kloster to be used in his home which was the house built by Professor Haswell.

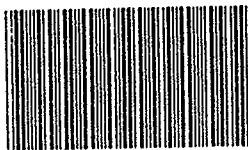
One of the Longworth daughters married Mr. J.W. Crane and she it was, who after her father's death had the stone from the wall of Woollahra House taken to All Saints Church where it was re-erected to the memory of their parents by the Longworth family.

When the Coopers went to England in 1888, Lady Martin leased Woollahra House and lived there for years which explains how the beach was named in her honour.

To-day the site of Woollahra House is occupied by what has been described as a "forest of flats".

There is an air of charm and peace about Point Piper and a feeling of remoteness from the busy life of the great city of Sydney. The rushing tide of traffic along the nearby New South Head Road leaves it untouched and disturbs not even the tenor of its way. Its tree lined roads wind upward and every turn reveals new beauties. Probably no spot around Sydney has housed so many distinguished men. Here have lived the leaders of the business world, the outstanding legal and medical men of their day and many University professors. The students of architecture and the garden lovers will find much to please him as he walks along the leafy lanes of Point Piper.

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# Henrietta Villa

POINT PIPER  
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The first pleasing object which breaks suddenly on the sight after having entered the Port, is Point Piper, so called from a worthy Gentleman of that name, chusing this spot for his residence." So wrote English artist Augustus Earle, who portrayed the young colony in *Views of New South Wales and Van Diemen's Land*, published in Great Britain in 1830. The "worthy Gentleman" referred to was Captain John Piper, who amassed a fortune as naval officer for the Port Jackson settlement between 1813 and 1826. The "residence" was Henrietta Villa, variously described as a naval villa and a marine pavilion. It was a gracious building in a country singularly devoid of original architecture. At Henrietta Villa, Piper hosted opulent parties for the leading members of Sydney society, dispensing an unrestrained hospitality unrivalled in Australia for decades afterwards.

John Piper was born in April 1773 at Maybole in Ayrshire, Scotland. With the assistance of his uncle, after whom he was named, the eighteen-year-old Piper obtained an ensigncy in the British Army. Gazetted into the New South Wales Corps, Piper arrived in Sydney in 1792; the colony was just four years old. His stay was brief, for the following year he requested, and received, a posting to Norfolk Island. By the time he returned to Sydney in 1795, he had been promoted to lieutenant. He was on leave in England in 1797-99 and returned to service as Captain John Piper.

From 1804 to 1810, Piper served on Norfolk Island as commandant. It was there he met Mary Ann Shears, the fifteen-year-old daughter of a convict. They married, and by the time Piper took leave in England in 1811, his family was well established. Piper carried with him to England Governor

Macquarie's despatches for the Home Secretary, Lord Bathurst. Included was a recommendation that Piper receive additional compensation for his exemplary performance on Norfolk Island. Bathurst's response was to appoint Piper to the post of naval officer of New South Wales. He thus became chief customs officer and as such had the authority to collect harbour dues, duties on imports, and taxes on spirits and tobacco. Amongst his varied responsibilities was the sale of coal. Upon his return in February 1814 he took up his new position.

In place of a salary, Piper received 5 per cent of all monies collected. Trade was increasing rapidly as the population swelled. Further consignments of convicts and the first waves of free settlers eager to take advantage of the new life offered in New South Wales meant that merchant ships of all nations called regularly at the port. Although the job of personally visiting each new arrival fell to Piper, the rewards were more than adequate. Within the first three months, Piper's commission amounted to over £100; at the peak of his service he was receiving thousands of pounds a year.

Piper carved for himself a position as one of the wealthiest individuals in Sydney. He could indulge in the level of living he had always wished for and before long he was seeking a home worthy of his newly acquired eminence.

In 1818 Governor Macquarie granted Piper:

190 acres [77 hectares] of land lying and situate in the District of Sydney bounded on the South side by an East line of 47 chains [945 metres] Commencing at the small bridge over a salt water bank, on the East side by a north

line to Rose Bay, and on all other sides by the water of Port Jackson Harbour and the before mentioned small Creek.

It was, Macquarie added, "to be called Point Piper".

The grant, registered in the Secretary's Office and dated 30 March 1820, made certain conditions that anticipated future development. It reserved to the colonial administration the right "of making a Public Road through the same and also reserving for the use of the Crown such timber as may be deemed fit for Naval purposes".

The location was idyllic and the headland, jutting majestically into Sydney Harbour, has retained the name Macquarie intended. On 2 November 1816 building officially commenced. The *Sydney Gazette* reported:

On Saturday last a large party of Officers and other Gentlemen, accompanied by a number of Ladies, proceeded by water to Elizabeth Point, near to South Head, at the invitation of Captain Piper, who gave an elegant *fête champêtre* on the occasion of laying the foundation stone of his intended building on that beautiful and commanding point; to which the Gentlemen proceeded in Masonic order. The company took water at the Governor's Wharf, about 12 o'clock, in barges and other boats handsomely decorated: — the full band of the 46th Regiment leading, with agreeable and appropriate airs. At half past one they landed on Elizabeth Point, when the procession commenced, and the ceremony of laying the foundation stone being performed, an elegant cold collation was presented to the company; which separated at a late hour in the evening.

The *Gazette* provided only minor coverage of what was to be an historic event. For further information it is necessary to consult the communication of Lodge No. 227 to the Grand Lodge of Ireland, dated 14 February 1817. From this the full colour of

the day is apparent, the boats bearing Piper's guests and Masonic brethren making their way up the harbour, passing the merchant ship *Willerly*, commanded by a fellow Mason who fired seven guns as a salute, and the members retiring to a secluded spot upon landing and opening the lodge. The Masonic procession was led by Brother Hetherington as Junior Tyler and closed by Brother Drummond as Senior Tyler. Each of the thirty-two Masons present carried a symbol of Masonry, including the corn, oil and wine that were ceremoniously poured over the foundation stone. The band played Pleyel's "German Hymn", "The Hallelujah Hymn" and "God Save The King". The Bible used at the ceremony is reputed to have been the West Bible on which George Washington was obligated. The charity box was passed around and £6 14s was raised. The Reverend Samuel Marsden, a guest at the ceremony, made a speech congratulating the Masons for their efforts in assisting the poor of the colony. He reported they had raised in excess of £30, suggesting that Lodge No. 227 was active before Piper's ceremony.

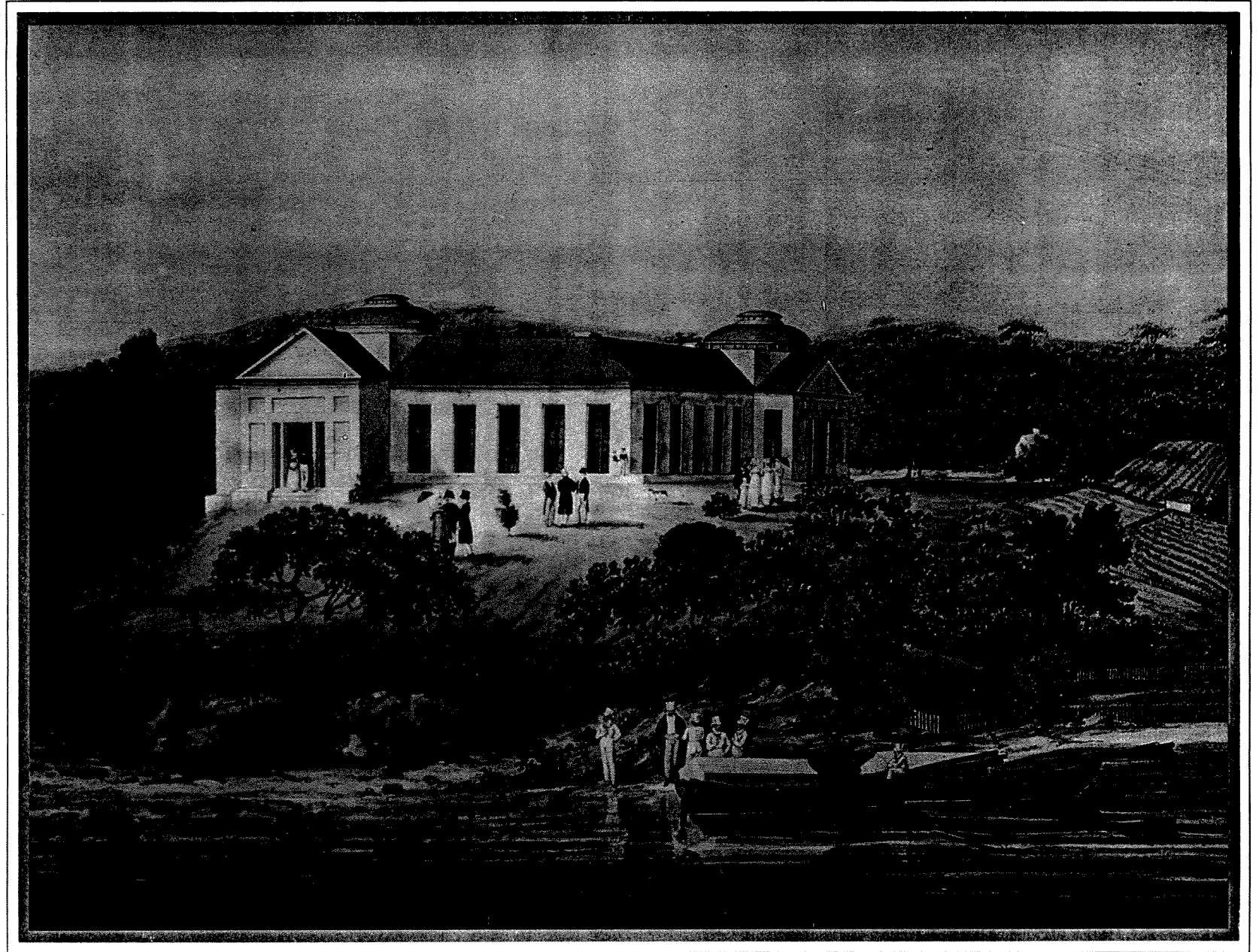
Into the foundations was placed a copper box containing coins of the realm. On the lid was an inscription in Latin. Translated, it read: "By the Blessing of ☆ In the Reign of George the 3rd and during the Government of L. Macquarie Esq. The Foundation Stone of this Mansion Erected by John Piper was laid by Edward Sanderson M. of the LODGE of S. M. V. N.227 in 46th Reg. of Foot & in the Assembly of BRETHREN on 2nd Nov. A. D. 1816 of Masonry 5820".

The existence of Lodge No. 227 was in fact due to Piper's efforts. The history of Freemasonry in Australia is sketchy, but since regiments on active duty overseas traditionally had Masonic lodges attached to them, it is probable that members of the marines accompanying the First Fleet were practising Freemasons. Nothing eventuated from the earliest recorded request — made in 1797 — to establish a permanent lodge in the colony, and for many years a gentleman convict, Sir Henry Browne Hayes, was erroneously identified as the founder of Freemasonry here.

Browne Hayes, who had been transported to Australia







*An 1820 watercolour of Henrietta Villa by Richard Read*



in 1801 for kidnapping a Quaker woman, applied to Governor King in 1803 for permission to hold a lodge meeting. The application was refused, but Browne Hayes went ahead with the meeting, which was raided under orders from King, who feared sedition as a result of the secret meetings.

Piper had gone to great lengths to obtain permission to found the Australian lodge. While on leave in England, he approached the United Grand Lodge of England. Circumstances were not favourable; the reign of George III who, unlike most of the English monarchs, was not a Mason and openly distrusted the order, engendered a certain atmosphere of hesitancy. Next Piper travelled to Scotland where he received a similar response, but in Ireland, a travelling military warrant, for Lodge Social and Military Virtues No. 227, was issued.

On Piper's return in 1814, the lodge was established, with Captain Edward Sanderson of the 46th Regiment as Right Worshipful Master. An indication of the regard in which Australia's first constituted lodge was held can be gleaned from the list of brethren attending the stone-laying ceremony for Henrietta Villa. The commanding officer of the 46th, Lieutenant-Colonel George Molle, donned the masonic regalia, as did John Oxley, the surveyor-general; Judge Jeffrey Hart Bent, the first justice of the New South Wales Supreme Court; John Horsley; John Harris, formerly surgeon of the New South Wales Corps; and David Allen, the deputy commissary general.

While the ceremony was a significant Masonic event, certainly worthy of note in the *Sydney Gazette*, more important would have been the dedication of the first Masonic lodge-house. Given the official disapproval of Masons that existed at the time, despite Macquarie's own involvement, it is unlikely that meetings would have been held at Piper's home. But according to current belief, a small structure built near the entrance to the estate had a hidden entrance to a large underground chamber, which was used as a meeting place. It was to form the nucleus of the gatehouse of the later Woollahra House and exists today as part of the Rose Bay Police Station.

Piper's villa was completed in 1822 at a cost of

£10,000. It was a marvellous example of Romantic Classicism, which graced the lush bushland setting east of the Sydney settlement and evoked Arcadian qualities of pastoral innocence. It was a single-storey residence that differed from the strictly proscribed Georgian dictates then in fashion in Sydney. The veranda that fronted the villa terminated in two pavilions, each surmounted by a saucer-shaped cupola inset with clerestory windows that lit the rooms beneath. One pavilion housed a ballroom or banqueting hall, designed in the shape of St Andrew's Cross.

A number of contemporary accounts give clear impressions of Henrietta Villa, including that of Augustus Earle, who commented in *Views of New South Wales*:

The interior of the building corresponds with the taste displayed in the gardens, and the grand saloon is not only unrivalled in this Colony but would rank high as a chaste specimen of architecture in any part of the world . . . At every turn you see comfort and splendour, and one is much in doubt which most to admire—the elegance of the building as a work of art or the comfort of the house as a residence.

Earlier, Joseph Lycett, who published *Views of Australia* in London in 1824, had described the villa thus:

The interior of the Villa is filled up in a style that combines elegance and comfort. The principal apartments are a spacious Dining Room, a Banqueting Room and a Drawing Room; all furnished in the most tasteful manner. The Domestic offices are at the back of the building.

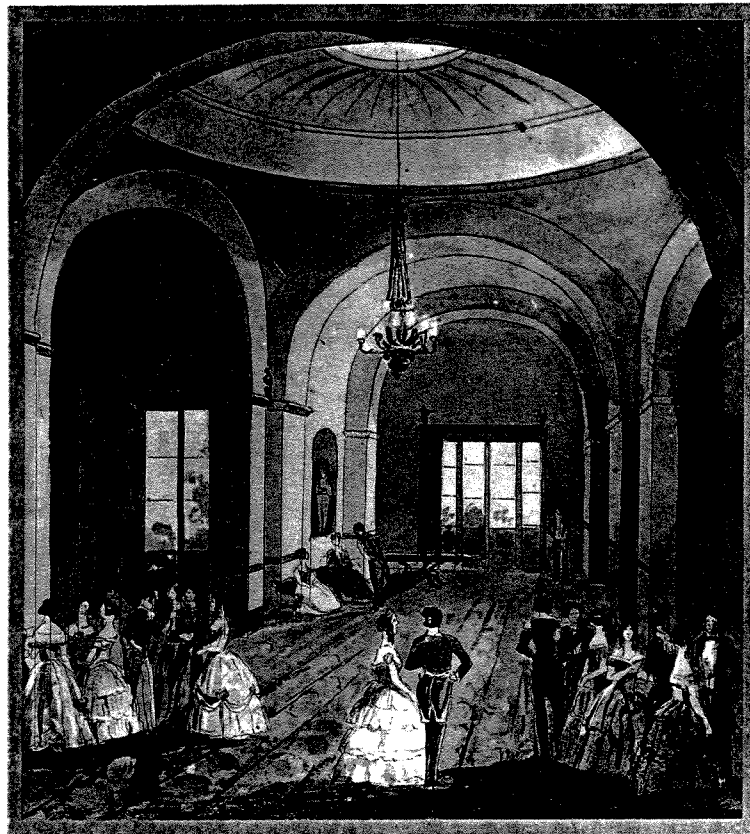
Although there are numerous pictures of the exterior of Henrietta Villa, the only extant of the interior are two that were executed by Frederick Garling, who joined Piper's staff in the mid-1820s.

The gardens were laid out with trees imported from England: ash, spruce and scotch fir being the most numerous. Piper obtained plantings of red and white clover from Sir John

Jamison's Regentville estate. On a hill slightly to the west of the rear of the villa were planted fruit trees that yielded, amongst many other varieties, apricots, nectarines, oranges and peaches. Lycett mentioned that "Fish of every kind, natural to this country, are to be caught in great abundance. Wild Fowl, particularly Wild Ducks, Teal and Widgeon are found in Rose Bay, and Quails are bred in the Bush close to the villa".

A row of small brass cannon was positioned in front of the villa. These were fired by Piper to salute his friends as they sailed up the harbour. The festivities held at Henrietta Villa

*The ballroom sketched by Frederick Garling in 1827*



were legendary and it was little wonder that Piper came to be known as the "Prince of New South Wales". He did, however, have his share of detractors. One was George Thomas William Blamey Boyes, who arrived from England in January 1824 and spent two years in Sydney as deputy-assistant commissary-general. Boyes was unimpressed with the colony in general but the leading figures of the time were selected for special vilification in the letters he composed to his wife. "Captain Piper," he wrote to his wife in 1824,

is the naval officer here, a situation that has given him 4 or £5000 a year—and I suspect he spends every farthing of it. He lives in a beautiful house just after you enter Port Jackson, it is certainly a sweet situation, but it stands alone, for there is nothing like it in the colony—he has laid out immense sums upon it and in making roads to it and no expense has been spared I am told to ornament this fairy palace; they say that he has upwards of 100 men employed abt him—he does the thing properly, for he sends carriages and four, and boats for those who like the water, and returns his guests to their houses in the same manner. He keeps a band of music, and they have quadrilles every evening under the spacious verandahs. At the table there is a vast profusion of every luxury that the 4 quarters of the globe can supply, for you must know that this fifth or pick-pocket quarter contributes nothing for itself. I was invited but declined, for there is no honour in dining with Piper, he invites everybody who comes here indiscriminately.

Boyes's view was an unnecessarily harsh one, that of a middle ranking public servant who wished nothing more than to be back in England, in the civilised world to which he considered he belonged. His letters are full of inaccuracies and exaggerations and it was he who ventured that "there will be everything in this colony in time except plenty of water and honest men".

Construction of Henrietta Villa had commenced soon after Piper received his grant (although one report puts it closer



to 1819), but the estate was not fully occupied until 1822. Initially Piper and his family lived in a government cottage on the western side of Sydney Cove, immediately north of the government dockyard. While Henrietta Villa was under construction they lived at Burwood Cottage, which had been leased from Alexander Riley in 1817.

The architect of Henrietta Villa is unknown, although it is possible to make a few speculations. The best known architect of the period was Francis Greenway. He arrived as a convict in 1814 and had proved so helpful in Macquarie's master plan to rebuild the penal settlement that he was appointed civil architect just two years later. Greenway had been requested to make the aprons for the Masons taking part in Piper's stone-laying ceremony, but an argument had developed between Greenway and Sanderson. The architect's abrasive personality was a match for the Grand Master's whip and the prolonged animosity that would have developed with other members of the Masonic fraternity would have made a working relationship rather strained.

The only other architect of note in the colony was Henry Kitchen. A pupil of English architect James Wyatt, Kitchen arrived as a free settler in the same year as Greenway. Kitchen was responsible for a number of the finer houses in the colony, notably Sir John Jamison's residence, Regentville, near Penrith. Piper went surety for Kitchen when the architect tendered for the construction of St Matthew's Church, Windsor, in 1817, so the two men would have been well acquainted.

Henrietta Villa, unlike many of the other buildings in New South Wales, was the work of a master architect. If it was designed in Sydney then it was the work of Greenway or Kitchen, although it must be said that it would have represented a major change in direction for both men. Another line of thought is that Piper brought the design with him from England when he returned from leave in 1814. It is a fascinating mystery and one that may well remain unanswered.

Piper entertained lavishly at Point Piper even before the family took up permanent residence. On 2 December 1819,

yet another *fête champêtre* was held, which was duly reported by the *Sydney Gazette*. Among the guests was Commissioner Bigge, in Australia to investigate the administration of Governor Macquarie; officers of the 48th Regiment, the Royal Anglican, which had replaced the 46th Regiment in 1817; Lieutenant-Governor James Erskine; officers of the French ship *L'Uranie*; and many of the more important members of the colony. "About 100 Ladies and Gentlemen sat down to dinner; after which the 'merry dance' commenced, which was kept up with great spirit; and on the party leaving Henrietta Villa, they were saluted by a discharge of fifteen guns."

On 9 November 1820 another party was held. Bigge and the lieutenant-governor were again in attendance, as were "Commodore Billingshausen of the Russian discovery-ship, and as many of the Russian Officers as could be spared from duty". Although a storm raged outside, "the Company escaped the weather favorably, by the *Prince Regent* schooner assisting in conveying the Party down and up the harbour". The band of the 48th Regiment provided the music.

In May 1822 the *Sydney Gazette* had the unfortunate duty to inform Sydney society of a regrettable occurrence, "which will be experienced in many classes of our colonial community, and by none more sensibly than our poorer orders. Captain PIPER, with his family, has withdrawn to the sweet and enviable retirement of Point Piper, where this universally respected Gentleman intends residing for the future".

Retirement notwithstanding, the *Sydney Gazette* was able to inform its readers in October 1824 that Piper had presided over a lavishly organised celebration to launch a barge. Christened *The Lady of The Lake*, it was over twelve metres long and was pulled by ten oars. Up to thirty people could be carried aboard and the *Gazette* contended that it should have been called *The Australian Yacht*.

On 5 July 1825 Piper gave

a most sumptuous and splendid Dinner to his  
EXCELLENCY, the GOVERNOR, and the COMMANDER

and OFFICERS of the French National Ship, at which were present nearly the whole of the principal Civil, Military and Naval officers of the Colony—at least those that happened to be in Town. The illustrious *Partie* did not retire from Point Piper till rather a late hour, so highly delighted were they at the almost unparalleled munificence of the liberal Host and Hostess.

Piper's parties were renowned. Journals kept by many of the leading figures in New South Wales contain references to the festivities conducted with almost monotonous regularity at Henrietta Villa. Mrs Jane Cox, wife of Edward Cox of Fernhill, Mulgoa, told of the villa and the diners she remembered. On one occasion she was surprised when the wife of a judge expressed the view that the estate was too good for New South Wales. Henrietta Villa, Mrs Cox considered, "was setting a good example to others". Despite this slur on the colony, she joined the assembled party, which included Commander Count Bougainville, in enjoying "an excellent Well Cooked Dinner" accompanied by "good French wines".

Jane Piper, who was born in 1832 at Alloway Bank, Piper's later property near Bathurst, provided a few insights into the life of her extrovert father in reminiscences published in *Old Times* in July 1903. She remembered being told a story of a dinner Piper attended at Government House, at a time when there was a scarcity of flour in the colony. Guests were requested to bring their own bread. Piper, it seemed, entered the dining hall holding aloft a bread roll skewered on the point of his sword. In common with many of the published accounts of the man, it attests to John Piper's flamboyant personality and ready sense of the absurd.

At the height of his influence, Piper owned a town allotment on George Street, 192 hectares at Vacluse, 457 hectares around Woollahra and Rose Bay, 119 hectares at Petersham, 283 hectares at Neutral Bay, 32 hectares at Botany Bay, 2.5 hectares at Parramatta, a town allotment at Liverpool, 259 hectares at Story Creek, 121 hectares in Van Diemen's Land

and numerous smaller holdings. When the first land grants were made west of the Great Dividing Range, 809 hectares at Alloway Bank near Bathurst became Piper's. The Vacluse holdings included The Retreat, sub-leased from Henry Browne Hayes in 1814, which was later sold to William Charles Wentworth.

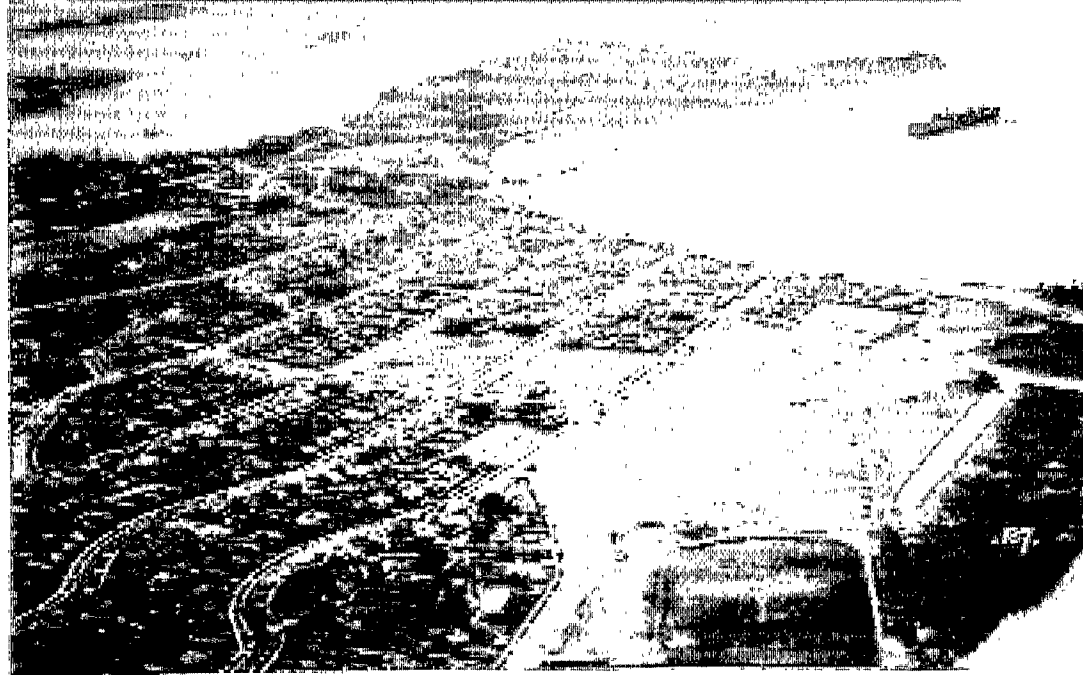
Piper's star was in the ascendancy for only a few short years and his fall has been well documented. He had proved lax in his duties as naval officer, and as the chairman of the Bank of New South Wales had influenced a number of ill-advised loans. Piper's honesty was beyond question but the newly installed administration of Governor Darling, most probably advised by W. C. Wentworth, held him responsible for every penny.

He was suspended from his position as naval officer and retired from the board of the bank. Before the scandal became public, a rumour circulated that Piper was considering a return to England and that he had sold all his property to the merchants Cooper and Levey for £100,000. The *Sydney Gazette* carried this item on 15 March 1826, but the reality was much worse. Piper had obtained a mortgage from Cooper and Levey for £20,000 and as Darling demanded the customs deficiency be made good, Piper followed the only possible course. His property and belongings were brought to auction. The *Gazette* carried a report of the auction, held at the Sydney Hotel in May 1826. The auctioneer was John Paul and a large number of the colony's gentlemen attended. John Piper was reported to have taken a great interest. And so he should have. Depressed property values resulted in an unusually low return and it was only through his many influential friends that Piper's debts were paid and he was able to re-establish himself at Alloway Bank. Piper and his family suffered further in the recession of the late 1830s and by the time he died in 1851, the Prince of New South Wales was a forgotten man. The colony had changed radically in thirty years and the memory of his eminence had greatly dimmed.

Henrietta Villa remained, but it would never again be the focus of the colony's social life. It passed to Daniel Cooper and the lush harbourside setting eventually became the location of Woollahra House, built by Cooper's descendants.



STILL OVER



193 — Looking N/E over  
Wardham  
Golf Course

STILL 07354



add  
ms 28 (b)  
- (b)

STILL 16080



Capt Rye's House  
182—

STILL 16079



bill down  
get + eyes nose



from O'Connell, and purchased, in 1822, the freehold from Captain Robert Lethbridge, R.N., who had the previous year purchased them from Thomas Dennett the younger.

Lethbridge, who was born in England, was a cousin of General Lethbridge, and married to a daughter of the Bishop of St. Asaph. When in command of H.M.S. ship *Grace*, which was destroyed on its way to England off the coast of Africa, he, at great personal risk, saved despatches which had been committed to his charge by Governor Macquarie. For so doing, he was given a grant of one thousand acres, which he chose at Fall Brook, in the County of Durham, and named Bridgman. This he added to by acquiring further areas totalling eight thousand two hundred and forty-five acres.

In 1823, he received from Governor Brisbane a grant of two thousand acres near Prospect, which he named Flushcombe.

In 1826, on his Hunter River property, he had trouble with the natives. In 1840, his house stood on the heights of the South Head promontory, near Hill's Mill, and between the Lighthouse and The Gap. In May, 1856, when Responsible Government came into existence, he was appointed a member of the Legislative Council, which position he held until November, 1857.

His descendants are William Lethbridge, in Queensland, and several sons and daughters of Frederick King, a grandson of Governor King, in Sydney.

#### CAPTAIN JOHN PIPER.

And now we come to the owner, in 1822, of the Laycock and Cardell grants, Captain John Piper.

John Piper, of a very old and distinguished Cornish family, was born in Maybole, Ayrshire, Scotland, in 1773. He entered the Army in 1791 as an ensign. After carrying despatches to China, and being the first Englishman to penetrate beyond the Great Wall of Tartary, he joined the 102nd Regiment—the New South Wales Corps—and came to the colony by the ship *Pitt*, which brought out Major Francis Grose, in 1792. In the following year he was sent on duty to Norfolk Island, then under the

Lieutenant-Governorship of Philip Gidley King, where he remained until 1797, when, having risen to be a lieutenant, he went home on leave. In 1799 he returned to the colony, and was allotted land in many parts of the colony.

In 1801, he, then a captain, acted as second to John McArthur in the duel with Captain William Paterson, for which he was put under arrest by Governor King, court-martialled, and acquitted of any breach of discipline. After putting in two years' service at Parramatta, he was sent to Norfolk Island in 1804, where he was Commandant from 1805 to 1810, and received a salary of five shillings per day. He carried on his duties "with great credit to himself and to the satisfaction of the Governors-in-Chief of the Territory," said Macquarie, whom he pleased by his wise and just advice with reference to the claims which arose out of the removal, in 1803, of the Norfolk Island free settlers to Tasmania.

In 1811 he left for England, taking with him his wife, Mary Ann, and their two sons, John and Hugh, and their daughter, Sarah. The voyage took eleven months, as the ship called at China and the Cape of Good Hope. Piper was for about a year in charge of the 100th Regiment, then stationed at Winchester.

Being anxious to return to the colony, he resigned from the Army in 1813, and obtained from the Secretary of State for the Colonies, Earl Bathurst, the position of Naval Officer at Sydney. Settling down, he lived first on the western side of Sydney Cove, near where the Mariners' Church was afterwards built.

The *Sydney Gazette* reported that, in May, 1814, Piper's daughter, Sarah, married Alfred Thrupp, who had been three months previously appointed Assistant Naval Officer, and they went by water to their residence at Vaucluse. Later on, in 1817, they went to live in Hobart Town.

From the Sydney Cove house Piper removed out to Burwood, which was looked upon as the country at that time. He used the Vaucluse cottage, which he called "The Retreat," as a week-end place, and it became the rendezvous of the early Sydney good-fellows and sportsmen. To get from Sydney to it the road was used,

which was made in 1811 in ten weeks by twenty-one soldiers of his Majesty's 73rd Regiment, and paid for by subscription. This road is now known as Old South Head Road.

On November 2, 1816, the foundation stone of Piper's house at Elizabeth Point was laid by Edward Sanderson, of the 46th Regiment of Foot, Worshipful Master of the Lodge S.M.V. (Social and Military Virtues), No. 227, under charter from the Grand Lodge of Ireland. This was the first known occasion on which the Masonic fraternity took part in a ceremony which was semi-public. The inscription on the copper receptacle which was placed under the foundation stone was as follows:—

Sub Auspice.  
 Regnante Georgio Tertio  
 Priefecto L. McQuarrie, Arm-  
 Hugus Domicillii  
 Johannis Piper  
 Sumptu  
 Sociorum Corona Comitanto  
 Ex Fratribus  
 Solaliti Architectionici  
 No. 227  
 Apud XLVI Cohortam Ped:  
 Nov. 2nd. A.D. 1816  
 JE A 5820  
 Primum Lapidem  
 posuit  
 Edwardies Sanderson  
 Curio.

In May, 1822, Piper removed to his new house at Point Piper. Mrs. Jane Maris Cox, wife of Edward Cox, of Fernhill, Mulgoa, and daughter of Captain Richard Brooks, of Denham Court, Liverpool, in her *Reminiscences*, says that the building which Piper erected was a "handsome stone cottage, or rather pavilion, and that there was a banqueting room in the shape of a Saint Andrew's Cross, which was lighted by one of the two beautiful domes which Piper had built to give light." The cost of the residence was about £10,000, which was a very large sum in those days. Mrs. Cox records that the house was noted for its hospitality, the dinner parties "being most agreeable" and the company the best.

In September, 1817, a large party of one hundred and twenty officers, including Lieutenant-Governor Erskine, Captain Freycinet (French), Commissioner John Thomas Bigge, Secretary Thomas Hobbes Scott, and other gentlemen, accompanied by a number of ladies, were "wafted" from Farm Cove on the brig *Alert*, barges, and other boats, handsomely decorated, with a full band of the 46th Regiment, to the festive spot at Elizabeth Point, where Captain Piper, who was an "easy, graceful, and polite man," gave an elegant *fête champêtre*.

Piper was an all-round sportsman, his hobby being the breeding and racing of horses. He imported a very fine thoroughbred named "Wellington" from England, and raced a horse named "Hawkesbury" on the Hyde Park racecourse in 1811. He also indulged in trotting (horse) and gig (boat) racing. He was a steward of the Sydney Jockey Club until 1821. On New Year Day of that year, on the course at Rose Bay, which he made after racing on Hyde Park was prohibited, he won the flat race with a horse named "Waterloo," which was ridden by Tommy Norris, who, later on, went into business and prospered.

Piper was a member of the Committee of the Agricultural Society of New South Wales, and a magistrate, but never a politician. In 1822, he was Chairman of Directors of the Bank of New South Wales, which had been established by Governor Macquarie in 1817.

In 1822, he and his family removed from Burwood Villa, Burwood, to Point Piper, where they resided until 1827.

During Governors Macquarie and Brisbane's terms of office, he held his office undisturbed. He was an extremely popular man, inclined to be lax in the collections of money due to the Government by importing merchants. A change, however, came when Brisbane's successor, Darling, arrived in 1826. Governor Darling fell foul of Piper, both in his capacity of Naval Officer and in that of President of the Bank of New South Wales.

In March, 1826, Darling abolished the office of Naval Officer, and Piper was appointed Comptroller of Customs. In April, 1827, Piper was suspended for "not having the

accounts made up and the balances handed over to the Colonial Treasurer, according to a new and complete form of accounts, which Governor Darling had adopted." Enquiries made showed that the Naval Officer's staff, which was quite inadequate to its multifarious duties, had failed to collect a considerable amount of revenue. The total receipts for 1825 amounted to £237,627.

The trouble with the Bank of New South Wales was that there had been granted to the friends of the directors "great and improvident accommodation." On investigation, it was found that there was owing by Robert Cooper, distiller, 56,040 Spanish dollars (£11,208); Raine and Ramsay, merchants, 107,243 dollars (£21,445); Robert Campbell, merchant, 87,157 dollars (£17,431); and John Paul, auctioneer and merchant, 36,366 dollars (£7,273), the total of these men's indebtedness being more than half the assets of the bank. So serious was the Bank's position that the Bank of Australia, which crashed a few years later, and the Government had to come to the rescue, the Bank providing a large sum and the Government £20,000.

Piper had become possessed of much landed property. The grants he received and the purchases he made between 1792 and 1826 were:—One acre twenty-four perches, town allotment in George Street, Sydney; Dunny Tom's farm at Rushcutters Bay, Sydney; seven hundred acres known as Thrupp's farm at the North Shore; two acres one rood three perches, town allotment in Liverpool; eighty acres at Botany Bay; two hundred and ninety-five acres at Petersham Hill (purchased at a "bargant" sale), which had been granted—sixty acres and forty acres called Glendarwell to Captain Neil McKellar, fifty acres to James Bloodworth, twenty acres to Sarah Bellamy, twenty-five acres to Thomas Bolton, twenty-five acres to William Adams, twenty-five acres to Michael Griffin, twenty-five acres to John Hammon, and twenty-five acres to John Brown; one hundred and forty acres at Petersham Hill; another grant called Moore Farm; six acres at Parramatta; one thousand five hundred acres at Brinelly, known as Bathurst Farm, as well as Smith, Johnston, Hazard, Reynolds, and Tindale's farms, also all those farms formerly the property of Bill Nash, all being

at South Creek; and, in the Bathurst district, one thousand two hundred acres at Jedburgh, which was called Alloway Bank; seven hundred and eighty-four acres at Jedburgh; one hundred acres at Mount Ovens; eight hundred and seventy-three acres at the confluence of the Winbourne Dale Rivulet and the Macquarie River; and six hundred and forty acres at Marawim, on Stoney Creek; also three hundred acres in Van Diemen's Land, known as Guest's Farm.

Piper's chief acquisitions—the ones in which we are most interested—were near Sydney, namely, a grant of one hundred and ninety acres, now known as Point Piper and Bellevue Hill, and the Vaocluse lands of four hundred and seventy-five acres, one hundred and five acres of which he had purchased from Lethbridge and three hundred and seventy acres of which he had obtained by a consolidated grant from the Governor.

One of the usual ways to obtain land was, in those days, by acquiring orders or "chits" which had been issued by the Governor. Piper, by buying such orders, secured three hundred acres which adjoined, on the north, Breakwell's Tivoli grant, and lay between Rose Bay waters and the Old South Head Road. These he got—eighty acres, known as Rose Bay Lodge, from Thomas Benson, forty acres from Thomas Galvin, eighty acres from John Foster, eighty acres from William Piper; and fifty acres from William Jenkins, sixty acres from John Brine, eighty acres from William Hall, eighty acres from Robert Partridge, and eighty acres from William Bradley, a grant of five hundred acres promised by the Governor, and purchases of eighty acres from Praddock, eighty acres from Doyle, eighty acres from Hughes, fifty acres from Fitzpatrick, and eighty acres from —; thus making two consolidated extensive estates—one of three hundred and seventy acres at Vaocluse, and one of one thousand one hundred and thirty acres at Woollahra and Rose Bay—which are now of enormous value.

Piper had also purchased the right to Pilot Thomas Watson's promised grant of fifty acres on the east of Cardell's grant for £80, which money he paid to the children of Watson after his death in 1839. Piper, however, did not get the grant, as the land had been sold to

Thomas Horton James, who, in 1831, claimed the same, and got thirty-nine acres of it.

In addition to the above purchased orders, Piper acquired others for a further one thousand four hundred and twenty acres of land, which he took up—eight hundred and forty acres on the banks of Cosgrave's Creek and four hundred acres, known as Blackford Farm, on Badgery's Creek, both tributaries of South Creek, which runs into the Nepean River. He also acquired Smith, Johnston, Hazard, Reynolds, and Tindale's farms on South Creek, and purchased, from Solomon Levey several farms, formerly the property of Bill Nash, which were also on South Creek.

Piper had not paid over to the Government all the money that he had received. He was also held responsible for the sums which he had not collected from importers.

In 1827, when an "extent in chief" was issued against him, his friends interceded. To prevent the sacrifice of his entire fortune, which would have resulted from a sheriff's sale, Governor Darling consented that an auctioneer should be employed to dispose of lands owned by Piper, and that the sale should be effected at certain credits (time for payment), upon receiving a guarantee that the proceeds should be paid to the Colonial Treasury.

The debt of Piper to the Crown, £13,575, after it had received in May, 1826, £4,000, which was got from the sale of some of his properties, including "genuine elegant furniture and other valuable effects" which were in Point Piper House, was fixed at £12,000, and a guarantee for that amount was signed by "the most respectable and substantial gentlemen in the colony, who gave adequate and satisfactory security for the whole debt due" by Piper, namely:—William Cox, R. Brooks, W. Horton James, Edward Cox, J. Blaxland, Archibald Bell, John Jamison, Samuel Marsden, G. Cox, George Druitt, George Thomas Palmer, A. B. Spark, R. Smith, R. W. Moore, Richard Jones, William Cox, junr., Charles P. N. Wilton. These securities were indemnified by Piper to the full extent of their obligations by placing in their hands, for private sale, part of his effects.

In a memorial to the Secretary of State for the Colonies, Piper stated that the public money was in no jeopardy, "owing to the then usage of giving temporary credit to the merchants for sundry amounts of duty."

The amount which the Governor agreed should be paid by Piper was got from money collected from merchants and others, who had not paid Piper when he was Naval Officer, and from the sale of his properties.

In March, 1826, Piper borrowed from Cooper and Levey the sum of 100,000 dollars, £20,000, of which half was to be paid down and half on delivery of Point Piper Estate, with furniture, etc., and bound himself to transfer his following various farms and other properties:—The Point Piper Estate, house and furniture; Smith, Johnston, Hazard, Reynolds, and Tindale's farms on South Creek, also all those farms which he (Piper) had bought from Levey and all such other farms at South Creek as have been measured or purchased by him; Best's farm of four hundred and seventy acres at now Penrith, which joined Sir John Jamison's estate at the Nepean; the farm called Petersham, of three hundred and fifty acres; the right of Moore Farm; farms occupied by Dent and by Byrnes at Botany Bay; Dunney Tom's farm at Rushcutters Bay; Thrupp's farm at the North Shore, of seven hundred acres; the farm [a few acres] at the South Head called Watson's [Thomas Watson]; the residence of Captain Siddins at South Head; farm called Vauchuse; piece of ground joining Mr. Garling's; in George Street, Sydney; lot with house in Liverpool; allotment of ground in Parramatta; farm at Hobart Town, containing three hundred acres, known as Guest's Farm, with everything and articles thereon; the estates at Vauchuse, Rose Bay, and Woollahra, containing one thousand five hundred acres, with the house, out-houses, and all the buildings thereon; the whole of his various furniture, plate, etc., of every kind at Point Piper House (excluding fowling pieces, swords or pistols); all furniture and farming implements at his different estates, carts, trucks, drays, etc.; likewise all his carriages, curricles, phaetons, landaus, chaises, etc., harness, saddles and bridles; as well as five hundred head of horned cattle from off his Bathurst farm and other farms at South Creek; two thousand sheep;

one hundred and nineteen horses, mares and foals, from Point Piper and Bathurst and other South Creek farms.

In the agreement of sale, it was stated that it was to be understood that if Piper felt inclined to purchase Vacluse, he was to have the house and land for the sum of £600, and also plate or furniture at a fair valuation.

The *Australian* of March 16, 1826, when reporting the "extraordinary sale" to Cooper and Levey of Captain Piper's property, said the properties were "calculated to be worth, on a moderate computation, not less than sixty to seventy thousand pounds—all which had been sold, or rather sacrificed, for the small sum of one hundred thousand dollars (£20,000)." The paper said Cooper and Levey made "a fine bargain, as usual."

On June 4, 1827, a sale was held at Point Piper House by Mr. John Paul, on account of Cooper and Levey, of furniture, wine, carriages, horses, boats, guns, shares in Australian Agricultural Company and Bank of New South Wales, and landed property. The first lot, one hundred acres farm, fenced in, sixty acres cleared, brought £280. The second lot, eight hundred acres farm near the Cowpastures, was bought by a Mr. Chisholm for £720. Vacluse Estate, described in the advertisement as "a most desirable property, of one hundred acres of land, with a genteel dwelling-house thereon, containing eight rooms, stables and out-buildings, consisting of a detached kitchen and dairy, and two large gardens," was sold to William Charles Wentworth for £1,500. Four allotments in different parts of George Street, Sydney, were sold for £2,025; and twenty shares in the Australian Agricultural Company for £20 each. The total amount received from the sale was £5,170/11/-.

The Point Piper Estate, of one hundred and ninety acres, on which stood the house erected by Piper, was after the auction sale sold to Daniel Cooper for £5,000, and the Petersham Hill Estate, of two hundred and ninety-five acres, was sold in 1826 to William Charles Wentworth for £1,500.

Even when Cooper and Levey got the sixty to seventy thousand pounds worth of property for twenty thousand pounds, they were not satisfied. The Woollahra and

Rose Bay Estate of one thousand one hundred and thirty acres, passed into their hands. The records state that they, having paid large sums of money to make up Piper's deficiencies, "were adjudged as entitled to the grant, especially as the payment of the money was at the time very acceptable on account of the financial stress of the treasury" of the colony. This very valuable consolidated grant, acquired at a low or no price, was bounded on the north by Rose Bay waters as far west as Piper's one hundred and ninety-acre grant; thence by its eastern and southern boundaries round to William Street, Double Bay; thence by Hay Street to the New South Head Road; thence by Lower and Upper Ocean Streets and Jersey (formerly Point Piper) Road to Oxford Street; thence by Oxford Street and the Old South Head Road, generally north-easterly to Breakwell's sixty-acre "Tivoli" grant; and by the south boundary of that grant to Rose Bay waters. It included the thickly populated districts now known as Woollahra (native name, Woo-la-ra, meaning "The Look Out"), Bellevue Hill, Rose Bay, and Dover Road.

A grant of three hundred and seventy acres, which was part of the two thousand nine hundred and twenty acres acquired by purchase of land orders, grant or purchase direct, and was situated south of the Laycock, McGlinn, and Cardell grants, Piper sold to William Charles Wentworth, the consideration stated being ten shillings; but Wentworth transferred to Piper and his wife the Westbourne Estate, in the Bathurst district, the area of which was five hundred acres; worth at the time, according to John Street, of Bathurst, from one shilling and sixpence and two shillings and sixpence per acre—say, two shillings per acre. This property still belongs to the Piper family.

Piper's financial smash enriched the Coopers and the Wentworths.

In 1827, this big-hearted, generous-to-extravagance, hospitable, sporting gentleman, who had endeared himself to everyone with whom he came in contact or with whom he had dealings, with his wife and family, set out for the West. Travelling over the Blue Mountains, they went on and on until they reached the plains of Bathurst.



and there they settled on Piper's Alloway Bank Estate, the mansion on which was completed in August, 1829. Here he, in 1829, entertained Governor Darling, which is clear proof that the mistakes, which he had made when Naval Officer were not regarded as affecting his personal honour. Old friends, high up in public life, also visited him from time to time.

In 1831, Piper was re-appointed a magistrate. Now and again he visited Sydney. In 1836 he joined the exclusive social New Club, and attended a levee at Government House.

Piper, as the whole of his indebtedness to the Crown had been paid, did not surrender all his properties to the trustees, for we find transactions from 1832 to 1842—mortgages to various persons and institutions over Sydney town, Bankstown and Petersham lands, and over Stoney Creek, Jedburgh (Alloway Bank and another grant), and Wimbourne Dale Estates, in the Bathurst district.

On July 24, 1845, William Charles Wentworth and Robert Campbell, tertius, signed a Deed of Gift and Settlement in favour of John Piper (the elder), Mary Ann (his wife), Eliza, Ann Christiana Frances, and Jane Adelaide (their daughters), and Henry James and John (their sons), of five hundred acres of land in the County of Roxburgh and Parish of Jedburgh, which had been acquired by Wentworth and Campbell from Charles William Elizabeth Hall in 1839, and which Wentworth had agreed to settle on the Piper family. William Henry Suttor, M.L.C., of Brucevale, Bathurst, and John Savery Rodd, of Blacktown, in the County of Roxburgh, were the trustees. The property was known as Westbourne, and to it Piper and his family removed from Alloway Bank in 1845.

As time went on, Piper lost all his Bathurst properties except Westbourne. The Alloway Bank property was purchased by William Henry Suttor, who, having struck gold at the Turon diggings, had disposed of one lot to a Mr. MacHattie in 1851 for £4,169.

Piper died at Westbourne in 1851, aged seventy-eight years. His wife, Mary Ann, whom he met in Norfolk Island, was a daughter, born in 1790, of James

Sheers, a First Fleeter (1788), who died at Alloway Bank, Bathurst, in December, 1838, aged one hundred and three years and five months.

Mrs. Piper died in Bathurst in 1872. Their family consisted of seven sons—John, born 1805, Hugh (died from an accident when a lad), a boy born and died in England in 1812, Alexander, William, Thomas, and Henry James (1833-1912); and five daughters, Sarah (who died young), Eliza (who married Samuel Wadeson, of Bathurst), Mary Andrewina (who married Edgar, son of Lieutenant William Cox), Ann Christiana Frances (1822-1891) and Jane Adelaide (1831-1905), neither of whom married.

#### WILLIAM CHARLES WENTWORTH.

Wentworth was now (1827) in possession of Laycock's grant of eighty acres, of Cardell's grant of twenty-five acres, and of Piper's consolidated grant of three hundred and seventy acres, a total of four hundred and seventy-five acres, which had in their centre an area of forty acres belonging to another man named Francis McGlinn, who, after getting his freedom, obtained in 1826 from Governor Macquarie the promise of a grant of forty acres, called Tower Hill, which adjoined on the south-east Laycock's grant at Vaucluse.

On this land McGlinn resided. Of it he cleared thirty acres, and fenced in three acres for an orchard. On it he built a small house. From off it he disposed of stock from time to time. Struck by lightning and made unable to work, he asked Governor Darling in 1828 that the land be surveyed, ostensibly so that he could make further improvements, but really to sell it, which, after survey by Surveyor John Abbott, he did to William Charles Wentworth, in 1829, for £150, the deed being taken up in 1831.

This purchase brought the area of Wentworth's estate up to five hundred and fifteen acres. Having by the year 1833 fenced in an area in excess of three hundred and seventy acres by taking in McGlinn's forty acres and twenty-seven acres of land on the north of the three hundred and seventy acres, Wentworth, in 1836, applied for a title for four hundred and thirty-seven acres of

