

Archaeological Assessment

Albion Hotel, corner George & Harris Streets Parramatta



Detail from Evans, 1804 Plan of the Township of Parramatta, ML, SLNSW.

Report to
Albion Hotel

March 2015

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EXECUTIVE SUMMARY

RESULTS

- The impacts from the c.1924 Albion Hotel and modern additions are considered to have caused considerable disturbance in the northern part of this site. While it once contained pre-1823 housing, this disturbance has reduced the research potential of this area. The northern half of the site has low potential.
- The nature of potential remains of the Soldiers' District are unknown. If they survive they are likely to be ephemeral and difficult to identify, and may be little more than isolated artefacts. This is made more so by the predicted disturbance of the northern half of the site.
- The c.1843-1943 terrace houses on Harris Street are considered to have moderate to high research potential but it is noted that this area was partially reduced around 2007.
- Due to the predicted disturbance of the site the Albion Hotel site is considered to contain remains of local significance.

RECOMMENDATIONS

1. An application for an excavation permit under S140 of the *NSW Heritage Act 1977* will need to be approved by the Heritage Council or its delegate prior to the commencement of site works, including demolition and bulk excavation. Once an application is lodged it will take between 3 to 4 weeks to be processed.
2. A S140 application requires the writing of an Archaeological Research Design outlining the proposed excavation methodology and research questions. The Research Design requires the nomination of an Excavation Director and key members of the archaeological team who will undertake the archaeological program.
3. No excavation or ground disturbance of the Albion Hotel site can be undertaken prior to the issuing of a S141 approval.
4. Following demolition of the current buildings archaeological testing should be undertaken in the areas identified as having low potential to confirm this assessment. This should then lead onto archaeological salvage excavation of the site.
5. The archaeological program will need to be undertaken in accordance with the S140 Conditions of Consent.
6. An excavation report presenting the results of the archaeological program should be prepared at the end of the archaeological program. The final report needs to comply with the S141 conditions of consent. A copy of this report needs to be supplied to the Heritage Division.
7. A repository, storage in perpetuity, for the artefacts recovered from the site will need to be provided by the proponents. A suitable storage solution may be the construction of a storage room within the new development.
8. No archaeological testing for post-1788 archaeology can be undertaken without an AHIP permit for Aboriginal archaeology from OEH.
9. Excavation or disturbance of the ground needs to be co-ordinated with the Aboriginal archaeology and their approval process. An AHIP under S90 of the *NPW Act* is likely to be required prior to undertaking any substantial works.

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Document Status

Name	Date	Purpose	Authors	Approved
Draft 1	10/3/2015	Draft review	Mary Casey , Rhian Jones & Terry Kass	Tony Lowe Mary Casey

1.0 Introduction

1.1 Background

Casey & Lowe have been engaged by Albion Hotel to prepare an Archaeological Assessment for the redevelopment of the Albion Hotel, Parramatta (Figure 1.1, Figure 1.2). The study area is located on the corner of George and Harris Streets, Parramatta and includes the main Albion Hotel building and redeveloped beer garden along George Street (Figure 1.4) and carpark to the south on Harris Street (Figure 1.5). Directly to the west of the study area is the former Cumberland Press buildings and carparks.

The proposed works will include a 35-storey building, with 34 levels of apartments, single level of food and beverage and five underground basement levels.

The study site can be seen outlined in red dashed lines on the following plan (Figure 1.2). The site outline can be compared to the CMA charting map from Land and Property Information, which provides the clearest relationship between the site boundaries and cadastre (Figure 1.3).

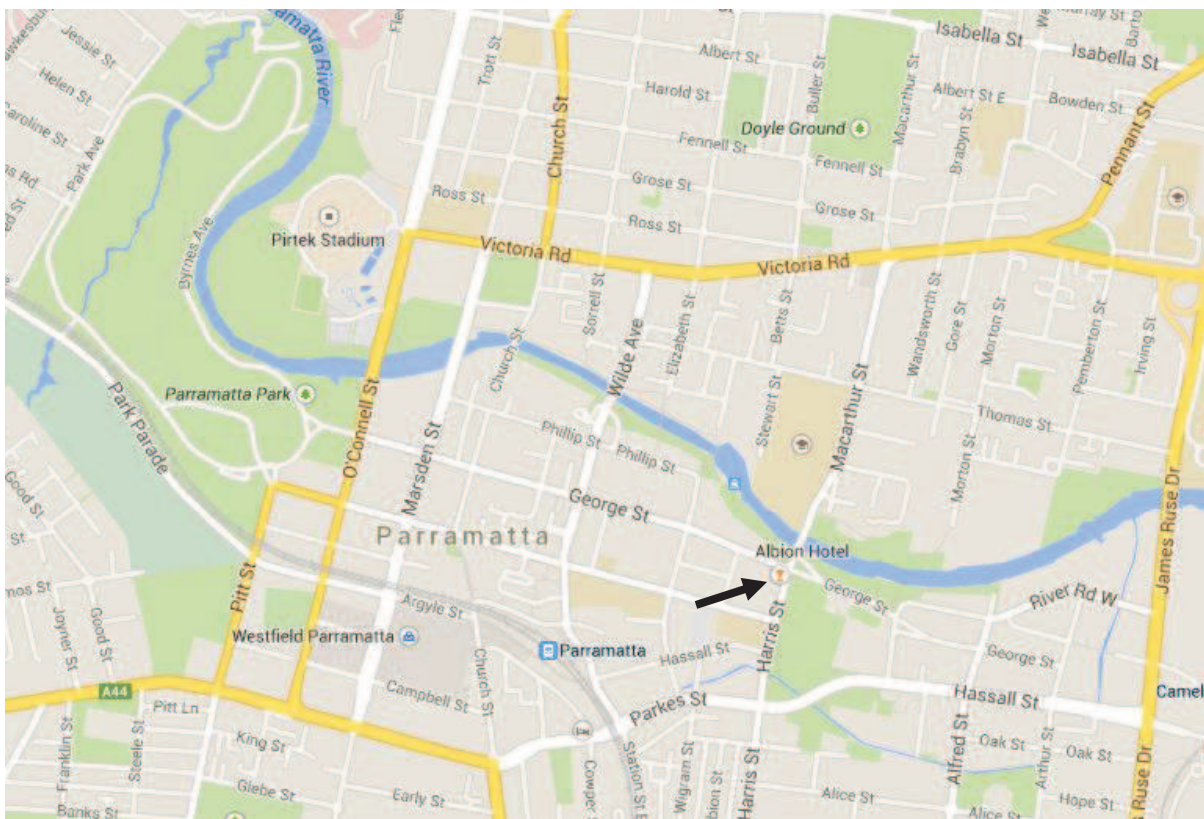


Figure 1.1: Location plan, the Albion Hotel is arrowed in black. Google Maps.

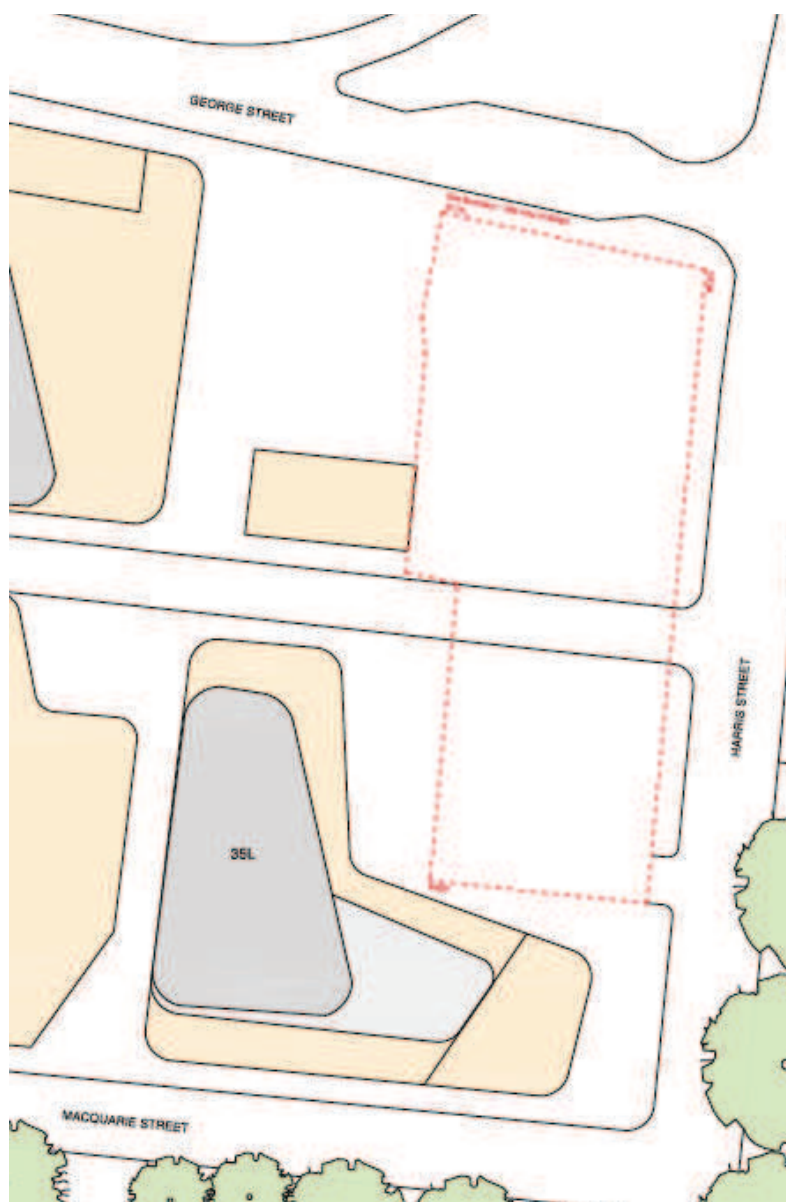


Figure 1.2: The study area is shown with red dashed lines. Plan by Bates Smart.

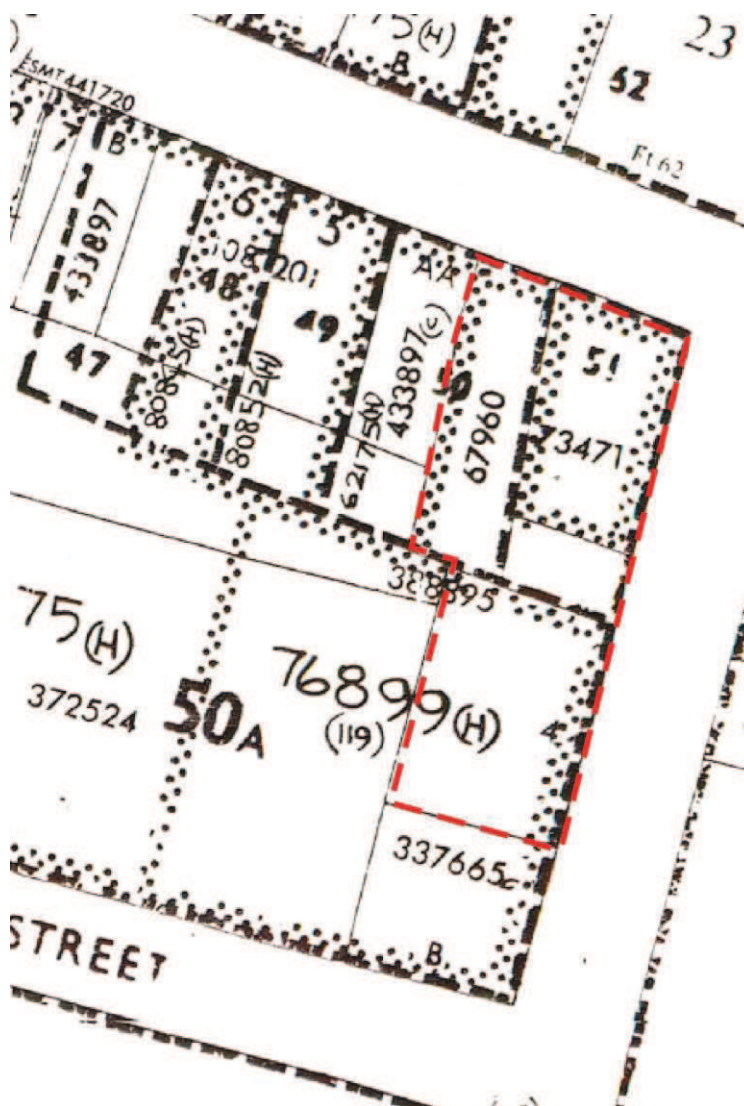


Figure 1.3: The cadastral boundaries (black) of the study area (dashed red) are best seen on the CMA plan. CMA U0052-41, LPI.

1.2 Study Area

The study area consists of the following parcels of land, all within the original Section 18 of the Town of Parramatta (Figure 1.3):

- Eastern half of the original lot 50 - DP 67960.
- All the original lot 51, consisting of DP 73471, in Torrens Title, plus a small part of that same lot facing Harris Street; shown on this plan is an Old System Title.
- Lot 4, DP 388895, the north eastern part of the original lot 50A.

Each parcel will be treated separately in the historical research and together in the archaeological analysis.



Figure 1.4: Photo showing the Albion Hotel and beer garden on the George Street frontage. Facing south. Google Street View.



Figure 1.5: Photo showing the Albion Hotel carpark on Harris Street. Facing northwest. Google Street View.

1.3 Statutory Context

1.3.1 Relics Provisions NSW *Heritage Act*, 1977

1.3.1.1 Division 9: Section 139, 140–146 - Relics Provisions - Excavation Permit

The main legislative constraints on archaeological remains are the relic provisions of the *Heritage Act* 1977. According to Section 139:

- (1) *A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.*
- (2) *A person must not disturb or excavate any land on which the person has discovered or exposed a relic except in accordance with an excavation permit.*
- (4) *The Heritage Council may by order published in the Gazette create exceptions to this section, either unconditionally or subject to conditions, in respect of any of the following:*
 - a. *any relic of a specified kind or description,*
 - b. *any disturbance or excavation of a specified kind or description,*
 - c. *any disturbance or excavation of land in a specified location or having specified features or attributes,*

- d. *any disturbance or excavation of land in respect of which an archaeological assessment approved by the Heritage Council indicates that there is little likelihood of there being any relics in the land.*

A 'relic' is an item of 'environmental heritage' defined by the *Heritage Act 1977* (amended) as:

those places, buildings, works, relics, moveable objects, and precincts of State or local heritage significance.

A relic as further defined by the Act is:

... any deposit, object or material evidence that:

- a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement; and*
- b) is of State or local heritage significance.*

Any item identified as an historical archaeological site or relic cannot be impacted upon without an **excavation permit**. An excavation permit forms an approval from the Heritage Council for permission to 'disturb' a relic.

An application for an excavation permit must be made to the Heritage Council of NSW (Section 140) (or its delegate) and it will take approximately six to eight weeks to be processed. The application for a permit must nominate a qualified archaeologist to manage the disturbance of the relics. There is a processing fee for each excavation permit application the details of which can be obtained from the Heritage Division, Office of Environment and Heritage website.

1.4 Authorship

This report was prepared by Rhian Jones, Senior Archaeologist, Casey & Lowe Pty Ltd. Sections 2.3 – 2.6 were researched and written by Dr Terry Kass, historian and heritage consultant, with summary tables by Rhian Jones. Overlay plans were produced by Rhian Jones. This report was reviewed by Dr Mary Casey, Director, Casey & Lowe Pty Ltd.

1.5 Acknowledgements

Jan Somasundaram, Bates Smart
 Rob Molino, Bates Smart
 Guy Lake, Bates Smart

1.6 Abbreviations

ADB	<i>Australian Dictionary of Biography</i>
AMU	Archaeological Management Unit
Bk	Book
C T	Certificate of Title
DP	Deposited Plan (LPI)
ML	Mitchell Library
LPI	Land and Property Information
No	Number
OSD	Old System Deed
PHALMS	Parramatta Historical Archaeology Landscape Management Study
SMH	<i>Sydney Morning Herald</i>
SRNSW	State Records, New South Wales
TNA	The National Archives (UK)

2.0 Historical Background

2.1 Aboriginal People

Parramatta was occupied by the Darug Aboriginal people prior to the arrival of the British in 1788. It is part of their traditional hunting and fishing grounds. The Burramattagal clan of the Darug lived at the head of the harbour. Areas near the Parramatta River were an important area for camping and fishing for 10,000 or more years. In the fresh water they caught mullet, crayfish, shellfish and turtles and in the salt water eels, fish, shellfish and molluscs. Fish were an important part of the diet of people living in the Sydney region in pre-colonial times. Trees, stringybark (*E agglomerates*) and bangalay (*E botryoides*) provided resources for making canoes for fishing. An extensive Aboriginal presence in the area of Parramatta was documented by the British who set out from Sydney Cove to explore the Parramatta River and locate fertile land to grow the crops needed to sustain the new arrivals.¹

2.2 Early Colonial Development (1789-1820s)

Parramatta was the second settlement established in Australia late in 1788. Initially an agricultural settlement, it soon became a small town and grew in importance. The town was laid out in 1790 and convicts were housed in huts along the main streets. An illustration survives of the main street, George Street, dating from 1798, which was published in David Collins' account of the colony (Figure 2.1). It shows rows of modest timber huts regularly spaced along the street leading towards Government House.



Figure 2.1: Fernando Brambila's 1793 view of George Street showing convict huts aligned with George Street (middle ground) and Government House (middle left). British Library, maps T.TOP.124 Supp F44.

In time, as convicts were freed and free settlers acquired houses in the town, a less rudimentary town emerged. Huts and, later, houses were bought and sold although the possessors had no title to them apart from the right of occupancy of a piece of land assigned to them by the magistrates or

¹ PHALMS 2000:94; Australian Museum website.

the Governor. In order to regularise the situation, the crown commenced to issue leases for town allotments, both in Sydney and Parramatta, for either 14 years or 21 years duration. There was a trickle of leases issued from the 1790s onwards, usually to people with business interests in the town who were seeking security of tenure.

After the replacement of Governor Lachlan Macquarie in 1821 by Sir Thomas Brisbane and in the wake of the Bigge commission into the colony, the Surveyor-General, John Oxley, was delegated to create order from the chaos of town tenures across the colony. After Parramatta was comprehensively mapped in 1823, in order to establish the identity of the holders of town lands, many occupiers were offered leases from the crown, which they accepted. All leases were dated as 30 June 1823. On the basis of these leases, householders in Parramatta could apply for a grant on the basis of having erected buildings worth over £1,000 or, alternately, they could obtain a grant by the payment of 21 years quit rent.

Since the crown took much greater interest in the nature of landholding in Parramatta after 1823, there is consequently far greater information about the nature of buildings, improvements and the identity of landholders in Parramatta after that date.

It is possible that the early use of the property within the study area was as part of the original Soldiers' District c. 1791. The exact use of the district is unknown, however, the area is likely to have been used as open land or possibly as a garden, in conjunction with the barracks structure to the east. On 3 August 1810, Lieutenant Robert Durie, 73rd Regiment, wrote to the Governor's Secretary apologising for carrying out alterations and repairs at the barracks without the approval of Governor Macquarie. He affirmed that he would seek approval for all future works. Additionally, Durie requested that the ground adjoining the barracks set aside as a garden for the soldiers be enclosed, in order to allow them to supply themselves with fresh vegetables. The fence was almost complete and it would soon be finished.² There are no structures shown within the study area on either the 1792 (Figure 2.2) or 1804 (Figure 2.3) plans.

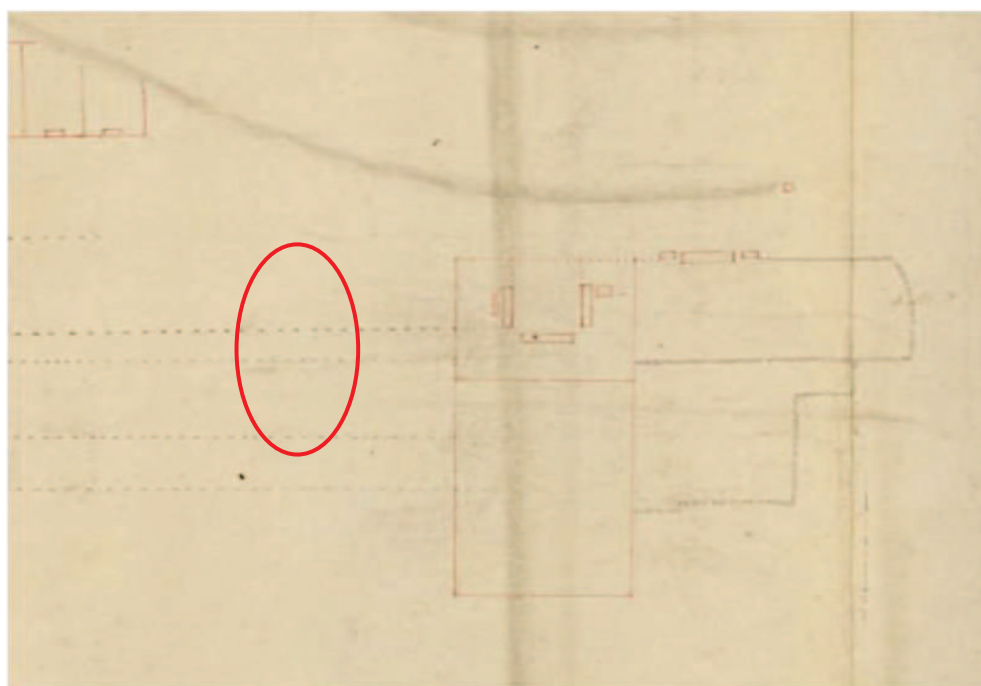


Figure 2.2: 1792 showing the U-shaped barracks buildings to the east of the study area. The general location of the study area is circled in red. UK Archives, CO700 NSW-2.

² Col Sec, Letters Received, 1810, SRNSW 4/1725, pp 322-3.

2.3 Early Development of the Study Area

The 1804 survey of Parramatta by G W Evans showed the northern part of the area that later became Section 18 as part of the Soldiers' District (Figure 2.3).³ By 1823, when the return of Parramatta allotments was compiled, lots 50, 51 and 50A were occupied (Figure 2.5, Figure 2.6).⁴



Figure 2.3: The northern part of the study site was within the Soldiers' District shown on Evans' 1804 survey. GW Evans, *Plan of the Township of Parramatta* [1804], TNA (UK) CO 700/NewSouthWales22.



Figure 2.4: Interpretation of the early occupants of the early grants in the study area (dashed red), as recorded in Meehan's 1804 fieldbook, including his later annotations from 1806/1809. The mapping of the Byrne (blue) and Crook (pink) leases is taken from Meehan's 1806/1809 annotations. The location of Crook's house (black) is also based on measurements from Meehan's fieldbook annotations.

³ G W Evans, *Plan of the Township of Parramatta*, [1804], ML Map M2 811.1301/1813/1.

⁴ Col Sec, Special Bundles, Parramatta – Return of Allotments, 5 April 1823, SRNSW 4/7576, p 2.



Figure 2.5: The 1823 survey of Parramatta showed buildings on lots 50 and 51 only within the study area. SR Map 4907.



Figure 2.6: Overlay showing the occupants of the lots in 1823.

2.4 Lot 50, Section 18

The eastern half of this lot is within the study area. The 1823 Return showed John Ellison as the holder of 56 perches as No 50.⁵ It was formally leased for 14 years on 30 June 1823 to John Ellison. The allotment 'Number 50' was 56 rods, and was bounded on the west 2 chains 55 links, on the south 1 chain 50 links, on the east, 2 chains 55 links, and on the north by George Street, 1 chain 32 links.⁶ The 1823 map showed a building on this Allotment (Figure 2.6). The census of November 1828 listed John Ellison, 65, free by servitude, having arrived on the ship *Albemarle* in 1791, with a sentence of 7 years, Protestant, as a publican at Parramatta. He held 50 acres, cleared and cultivated, and 7 horses. Along with him there was also Sarah, 29, free by servitude, who arrived on the *Canada* in 1810, 7 years, Protestant, plus numerous children.⁷ The servants were listed as Thomas Betty, 25, *Mangles*, 1828; Bridget Savage, 21, *Brothers*, 1827; Henry Snell, 50, came free, *Portland*, 1807; Richard Thackery, 30, *Prince Orange*, 1820; Ann Tollis, 17, born in the colony.⁸

On 28 April 1829, John Ellison of The Jolly Sailor, Parramatta, applied for a grant of land in George Street, 'joining applicant's premises at the lower end of George Street...it being the only part not built upon towards the Wharf'. He claimed in an accompanying letter that the lot is 'adjoining my range of Buildings at the lower end of George Street' and that he will begin 'a Substantial dwelling thereon immediately in conformity with my adjoining Premises'. It is uncertain whether this was on this side of George Street or on the north side.⁹ A codicil of 8 May 1832 to John Ellison's will bequeathed to his son Thomas, 'one Brick House in George Street now occupied by Mr Neal with one cart and one horse'. In his original will of 8 March 1832, Ellison had also referred to a house in George Street occupied by George Neal.¹⁰ John Ellison died in 1832. Johnstone's 1836 survey of Parramatta showed the outline of a building on the eastern part of Allotment 50 (Figure 2.7).¹¹



Figure 2.7: Johnstone's 1836 survey showed two buildings on lot 50 plus another on lot 51. SR Map 4799.

⁵ Col Sec, Special Bundles, Parramatta – Return of Allotments, 5 April 1823, SRNSW 4/7576, p 2.

⁶ Grants, 25, No 15, LPI.

⁷ M R Sainty & K A Johnson, *Census of New South Wales: November 1828*, Library of Australian History, Sydney, 1980, E0395-E0406.

⁸ M R Sainty & K A Johnson, *Census of New South Wales: November 1828*, Library of Australian History, Sydney, 1980, B1126; S166; S1963; T340; T924.

⁹ John Ellison file, Col Sec, Letters Received re Land Matters, 1825-56, SRNSW 2/7852.

¹⁰ Supreme Court, Probate Packet, John Ellison, Parramatta, Series 1 No 706, SRNSW 14/3192.

¹¹ Map of Parramatta compiled from Richards' Survey, Johnstone 1836, SR Map 4799.

In its report of 9 April 1842, the Court of Claims noted that John Ellison had died and left his property to his eldest son Henry Ellison and Richard Hunt, settler of Prospect, but Ellison declined to act since he was a beneficiary of the will. Hence, the grant of this Allotment would be issued to Hunt. The quit rent etc had already been paid.¹² It was granted on 9 May 1842 to Richard Hunt of Prospect, as trustee for John Ellison's will. It comprised Allotment 50, Section 18, measuring 1 rood 16 perches, bounded on the west 2 chains 55 links, on the south 1 chain 50 links, on the east, 2 chains 55 links, and on the north by George Street, 1 chain 32 links. It was granted on the Report of Case 1069 and for the payment of £29/8/0, as redemption of quit rent.¹³

Thomas Ellison of Parramatta, carrier, mortgaged land in George Street to Henry Ellison of Parramatta, gentleman, on 13 June 1845 for £50 for one year at 10%. The land was bounded on the north by George Street, on the south by John Solomon, formerly Broughton, on the east by George Neale and on the west by Mrs Howell. This description matches Allotment 50.¹⁴ It was discharged on 10 May 1847.¹⁵

Under the terms of John Ellison's will, this land and house would become the property of Thomas Ellison. Thus, on 4 June 1847, Richard Hunt of Gundagai, tanner and currier (executor of John Ellison's will) conveyed it to Thomas Ellison of Parramatta, gent. The deed recited that by John Ellison's codicil to his will, he had left 'one brick Built House situate in George Street in the Town of Parramatta aforesaid and then in the occupation of one Mr Neil' to Thomas Ellison. Thomas was now 21 years old. The land contained 1 rood 16 perches. The deed did not follow the grant description. The land was described as bounded on the north by George Street 183 feet, on the south by John Solomon, formerly Broughton, 183 feet, on the east by John Ellison's estate, 48 feet and on the west by property originally Mrs Mortimer and now owned by Richard Rouse senior, 48 feet. It also specifically mentioned the dwelling house thereon 'and also the use of the well sunk upon part of the said premises together with a right of road to that well'.¹⁶ On 19 June 1847, Thomas Ellison of Parramatta, householder, released the land to Henry Ellison of Parramatta, gent, for £160.¹⁷ This was the western house on Lot 50 and was immediately west of the study area (Figure 2.7

The eastern half of lot 50, within the study area, was conveyed to William Liversidge on 22 July 1857.¹⁸ Liversidge mortgaged it to James Slade on 30 August 1869.¹⁹ A later mortgage to James Williams was made on 15 August 1870.²⁰ The same day, James Slade assigned his mortgage to James Williams.²¹ James Williams died on 22 March 1873.²² Years later, when the land was being converted to Torrens Title, evidence was needed that the mortgages had been discharged. On 17 December 1912, Frederick Henry Ludwig, of Church Street, Parramatta, gentleman, stated that he and been employed by James Williams, wine and spirit merchant of Parramatta as his cellar man. Williams had told him that the mortgages by Liversidge had been discharged.²³

¹² Court of Claims, Case 1069, SRNSW 2/1770.

¹³ Grants, 52, No 218, LPI.

¹⁴ OSD, No 19 Bk 9.

¹⁵ OSD, No 951 Bk 12.

¹⁶ OSD, No 904 Bk 12.

¹⁷ OSD, No 954 Bk 12.

¹⁸ OSD, No 681 Bk 51, recited in RPA 17960.

¹⁹ OSD, No 870 Bk 115, recited in RPA 17960.

²⁰ OSD, No 830 Bk 120, recited in RPA 17960.

²¹ OSD, No 829 Bk 120, recited in RPA 17960.

²² Letter, Alfred Mitchell, solicitor, Sydney to Registrar General, 18 December 1912, RPA 17960, packet, NRS 17513, SRNSW.

²³ RPA 17960, packet, NRS 17513, SRNSW.

William Liversidge died aged 66 in the Macquarie Street asylum from general debility on 13 December 1880. Letters of administration of his estate were granted to his daughter Mary Cranney. The value of his goods was less than £10.²⁴ No deceased estate file for William Liversidge has been located. William Liversidge's only daughter Mary had married John Cranney in Parramatta in 1867. She occupied the cottage with her family briefly. Her daughter, Mary Ann Cranney (later Brown) was born in the house on 11 February 1870. After leaving the house for a short time, the family returned in 1880.²⁵ Years later, when the property was being converted to Torrens Title, John McNamara, of Smith Street, Parramatta, wharf labourer, remembered that, as a child, he had been friendly with Jack, Bill and Tom Cranney. They used to play in the back yard of the cottage. McNamara lived in the terrace behind that house for 14 years.²⁶

John Cranney died aged 45 years on 8 March 1890 from injuries received when he was unloading girders at the government stores siding, Auburn.²⁷ No deceased estate file has been located for him. His widow, Mary Cranney, remained in the house until she went to live with her daughter Mary Ann Brown at Ryde in the hope of recovering her health.²⁸ Mary Cranney died on 15 March 1902. A valuation dated 2 May 1902 of her property by JWW Doyle, of Ryde described part of lot 50 as being occupied by a weatherboard cottage, 'very much out of repair', with a rental value of six shillings per week. It was occupied by a member of the family and had the joint use of a laneway to the west. The estimated value was £150.²⁹ Mary Cranney's son Tom occupied the house briefly after her death, then her son John lived there from 1905 to 1912.³⁰

Mary Ann Brown, wife of William Brown, of the Railway Hotel, Ryde, hotelkeeper, and devisee of the estate of Mary Cranney, submitted a Real Property Application on 25 June 1912 for 30 perches, part of Allotment 50 Section 18 (Figure 2.8). John Cranney currently occupied it.³¹ As part of the supporting documentation for the application, a number of old time residents of Parramatta confirmed that William Liversidge and then the Cranney family had occupied the house for many years, and that the cottage and fences had been in position during that period. Theresa Stapleton, wife of John Stapleton, Parramatta, draper's assistant, submitted a caveat on 11 February 1913 claiming right of way over the laneway in the centre of lot 50.³² That right of way was later granted for the title that issued for two parts of the former lot 50.

A Certificate of Title was issued to Mary Ann Brown, wife of William Brown, Ryde, hotelkeeper, for 30 perches, the eastern half of lot 50 on 3 May 1913.³³ She transferred it to Colin John Whitney, of Parramatta, mill hand, on 13 August 1913.³⁴ It remained in his hands for many years often mortgaged to ensure that it remained his property. On 25 September 1928, he transferred it to his wife Ethel May Whitney.³⁵

²⁴ RPA 17960, packet, NRS 17513, SRNSW.

²⁵ Statutory Declaration by Mary Ann Brown, wife of William Brown, of the Railway Hotel, Ryde, hotelkeeper, RPA 17960, packet, NRS 17513, SRNSW.

²⁶ Statutory Declaration by John McNamara, Smith Street, Parramatta, wharf labourer, RPA 17960, packet, NRS 17513, SRNSW.

²⁷ Death certificate, RPA 17960, packet, NRS 17513, SRNSW.

²⁸ Statutory Declaration by Susannah Wall, wife of John Wall, Elizabeth Farm, George Street, Parramatta, carpenter, RPA 17960, packet, NRS 17513, SRNSW.

²⁹ Stamp Duties Office, Deceased Estate File, Mary Cranney, Parramatta, duty paid 2/6/02, SRNSW 20/159.

³⁰ Statutory Declaration by Susannah Wall, wife of John Wall, Elizabeth Farm, George Street, Parramatta, carpenter, RPA 17960, packet, NRS 17513, SRNSW.

³¹ RPA 17960.

³² RPA 17960.

³³ C T 2362 f 97.

³⁴ C T 2362 f 97.

³⁵ C T 2362 f 97.

After her death, it passed to the Public Trustee on 8 December 1939.³⁶ Beryl Jenkins, wife of Carl Gilbert Jenkins, Parramatta, mental hospital attendant, became the new proprietor on 9 September 1949.³⁷ She transferred it to Woodville Pty Ltd on 1 October 1971, which transferred it to Rion Pty Ltd on 9 June 1972.³⁸ These companies also owned the Albion Hotel adjacent (discussed in Section 2.5.3). This parcel was not researched after 1979. A summary of the history of this lot is given in Table 2.1 below, with a full list of the Rates and Valuations as Appendix 1 and the Fuller's and Sands Directories are in Appendix 2.

Table 2.1: Summary of main buildings and occupants for the eastern half of Lot 50 (now Albion Hotel beer-garden fronting George Street).

Date	Owner/Use	Associated Buildings	Plan/Figure Reference
c.1790-1806	Soldiers' District	Unknown. Possibly used as parade ground or gardens .	1804 Evans plan (Figure 2.3)
1823-1829	In 1829 John Ellison applied for additional grant joining his premises, wanting to build a substantial dwelling.	Unsure if this on southern side of George St in study area, or northern side near river. ³⁹	1823 Stewart's Survey (Figure 2.5, Figure 2.6)
1832-c.1842	John Ellison died and left property to his son Thomas Ellison .	'One brick house , occupied by Mr Neal with one cart and one horse'.	1836 Johnstone's survey (Figure 2.7)
c.1842-1847	Thomas Ellison mortgaged land to Henry Ellison (older brother).	One brick house on George St and 'the use of the well sunk upon part of the premises .	1844 Brownrigg plan (Figure 2.9)
1902	A valuation of the property in 1902 listed the occupants as the Cranney family and had the joint use of a laneway to the west.	Described as a weatherboard cottage , very much out of repair. This is only reference to the building being weatherboard. 1910 plan annotation is 'B' for brick.	1910 Takeover sheet (Figure 2.15).
1912	Mary Cranney submitted Real Property Application. In 1913 dispute over the right of way over the laneway.	Brick cottage and laneway.	Real Property Application plan (Figure 2.8).

³⁶ C T 2362 f 97.

³⁷ C T 2362 f 97.

³⁸ C T 6150 f 107.

³⁹ Ellison also owned land within the archaeological site on the northeast corner of George & Charles Streets.

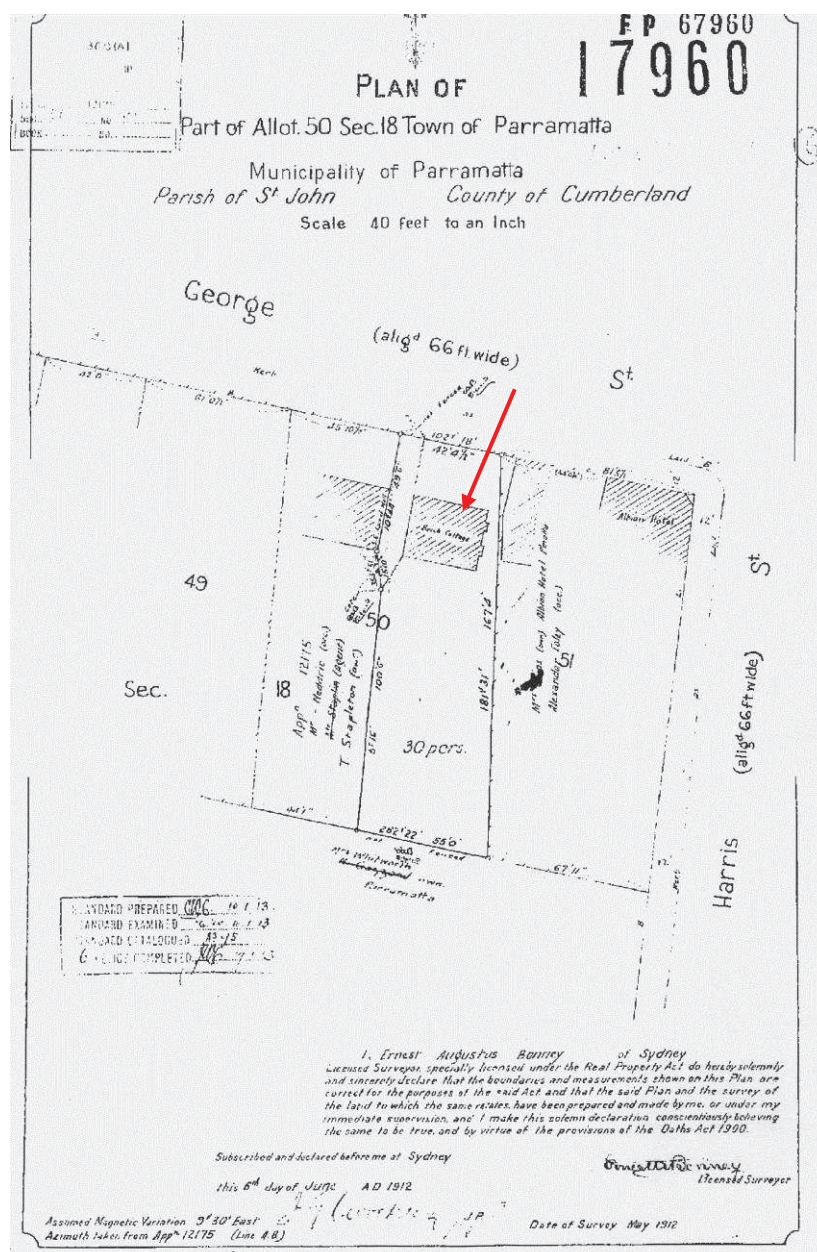


Figure 2.8: Real Property Application plan for the eastern part of Allotment 50 showed a 'Brick cottage' on that lot. Note the right of way leading to the well. 1912, DP 67960.

2.5 Lot 51, Section 18 – corner property

GW Evans' 1804 survey of Parramatta showed this area as part of the Soldiers' District (Figure 2.3).⁴⁰ On 3 January 1814, a man named Patrick Chester of Parramatta, transferred a house and premises in George Street Parramatta to Samuel Larkin [sic] for £30.⁴¹ The precise location of this land is not known. Since Samuel Larken was the owner of this lot in 1823, it is possible that the 1814 transfer relates to this allotment. As shown in the 1823 plan this is on the corner of George and Harris Streets (Figure 2.5, Figure 2.6). The identity of Patrick Chester cannot be found. He does not appear in any Muster or the *Sydney Gazette*, and no reference to him can be found in the Colonial Secretary's indexes.

⁴⁰ G W Evans, Plan of the Township of Parramatta, [1804], ML Map M2 811.1301/1813/1.

⁴¹ Old Register, Book 6, page 20, no 1327. LPI.

Stewart's 1823 map of Parramatta showed a building on Allotment 51 (Figure 2.5).⁴² The Return of Allotments listed Samuel Larken as the holder of the lot (Figure 2.6).⁴³ On 29 December 1829, Samuel Larken, of Parramatta transferred the property to Andrew Nash of Parramatta for £56. The land was described as being in George Street, Parramatta, bounded on the north by George Street, 82 feet, on the south 68 feet, and on the east by the Old Military Barracks, 175 feet.⁴⁴ Andrew Nash was the licensee of the Woolpack Hotel, which was located on the corner of George and Marsden Streets and not on this site.

A government notice of 19 September 1831 announced that Andrew Nash would be granted a lot measuring 1 rood 5 ½ perches in Section 18 George Street Parramatta unless anyone else had a prior claim.⁴⁵ The grant of 1 rood 1 ½ perches is duly made to Andrew Nash as Allotment 51, Section 18. It was bounded on the north by George Street one chain 28 links, on the west by John Ellison's lot, 2 chains 55 links, on the south by Broughton 1 chain 4 links, and on the east by Harris Street 2 chains 56 links.

Andrew Nash assigned the land to Benjamin Lee on 6 January 1832 for £50.⁴⁶ On 23 and 24 May 1834, by a deed of Lease and Release, Benjamin Lee, gentleman of Parramatta and his wife conveyed the land for £150 to George Neale, yeoman. Neale already occupied the property.⁴⁷ Johnstone's 1836 survey of Parramatta showed the outline of a building on Allotment 51 (Figure 2.7).⁴⁸ George Neale and his wife Bridget mortgaged the land to Benjamin Lee on 22 September 1840 for £300 at 15% for 2 years.⁴⁹ It is notable that Brownrigg's 1844 map of Parramatta showed two buildings on the George Street frontage of Allotment 51, possibly the result of this mortgage.⁵⁰

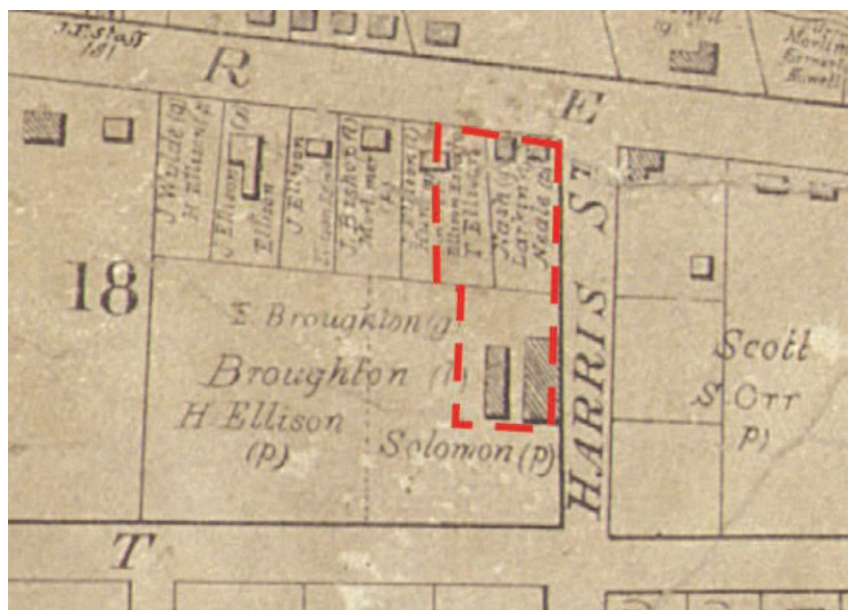


Figure 2.9: Brownrigg's plan of Parramatta in 1844 showed one building on lot 50, two on lot 51 plus a long building along Harris Street in lot 50A. W.M Brownrigg, *Plan of Parramatta*, ML Map M3/811/1301/1844/1.

⁴² Parramatta Township, Stewart, 1823, SR Map 4907.

⁴³ Return of Allotments, Parramatta, 1823, SRNSW 4/7576, p 2.

⁴⁴ Not registered. Copy on Packet, RPA 23471, NRS 17513, SRNSW.

⁴⁵ Sydney Gazette, 19 Sept 1831, p 1.

⁴⁶ Old System Deed (hereafter OSD), No 391 Bk J.

⁴⁷ OSD, No 54 Bk G.

⁴⁸ Map of Parramatta compiled from Richards' Survey, Johnstone 1836, SR Map 4799.

⁴⁹ OSD, No 407 Bk T.

⁵⁰ W M Brownrigg, Plan of Parramatta, ML Map M3/811.1301/1844/1.

When the loan was repaid and the land re-conveyed, on 28 October 1848 Benjamin Lee was recorded as a gentleman of Parramatta whilst George Neale was a millwright of Parramatta.⁵¹ Before then, Neale had sold the southern part of lot 51 facing Harris Street on 31 August 1844 (see Section 2.5.4). The western part of lot 51 had been sold on 11 December 1846 (See Section 2.5.2).

2.5.1 Eastern half of lot 51, Section 18

The corner part of allotment 51 was the most valuable part of this land and will be dealt with before the other parts of lot 51.

George Neale, of Parramatta, millwright, and his wife Bridget conveyed the corner part of lot 51 to William Neale, of Parramatta, yeoman, and Eliza James, of Parramatta, householder, on 8 September 1854 for £1,000. The land was described as bounded on the north by George Street 41 feet, on the south by Bergin 48 feet 6 inches, on the east by Harris Street 127 feet 6 inches, and on the west by land originally owned by Gregg now held by Lloyd.⁵² Eliza James, of Parramatta, widow, conveyed her half share to William Neale, of Parramatta, grocer, on 16 January 1855 for £750.⁵³ The 1854 fieldbook of surveyor EJH Knapp, who completed the street alignment survey of Parramatta, showed the building at the corner (Figure 2.10).⁵⁴ The street alignment survey plan of 1855 showed buildings along George Street including the one at the corner (Figure 2.11).⁵⁵

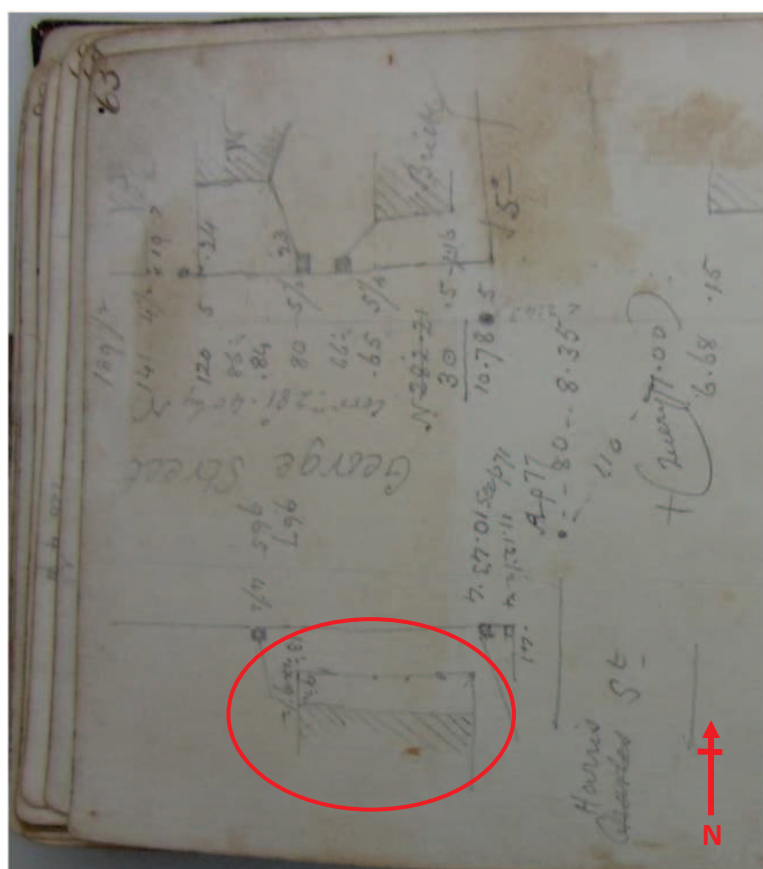


Figure 2.10: Knapp's 1854 fieldbook showed a building on lot 51 at the corner with Harris Street (circled red). SRNSW 2/8079.10.

⁵¹ OSD, No 345 Bk 15.

⁵² OSD, No 186 Bk 34.

⁵³ OSD, No 51 Bk 36.

⁵⁴ Surveyor-General, Field Books, No 745, Knapp, 1854, p 65, SRNSW 2/8079.10.

⁵⁵ Survey of all the Streets in the Town of Parramatta South for the purpose of aligning the same, 1855, Parramatta Local Studies collection.



Figure 2.11: The alignment plan of 1855 showed the buildings on the site. ‘Survey of all the Streets in the Town of Parramatta South for the purpose of aligning the same’, EH Knapp Surveyor, 1855, Parramatta City Council Archives.

William Neale, of Parramatta, farmer, later conveyed this land to Eliza James, of Parramatta, widow, on 29 December 1855 for £540.⁵⁶ An attempt was made in 1858 to sell the land in three lots. On 25 May 1858, John Taylor auctioned three lots at the corner of George and Harris Streets, Parramatta. Lot 1 at the corner had a brick cottage with five rooms and a hall, a detached kitchen and a store room, plus a yard with sheds and outhouses. Lots 2 and 3 faced Harris Street, each with a cottage of four rooms plus a ‘spacious yard’, and access to a well.⁵⁷ Despite these measurements, when the land was conveyed for £470 on 19 June 1858 to George Neale, of Parramatta, millwright, it was sold as the single parcel as conveyed by Neale in 1854.⁵⁸ The two dwellings facing Harris Street were wooden cottages that appear to have been attached. They were shown on plans as late as 1910 (Figure 2.13, Figure 2.14, Figure 2.15).

George Neale, of Parramatta, landowner, conveyed the land on 30 August 1867 to his son, George William Neale, of South Grafton, Clarence River storekeeper for £500.⁵⁹ This was a family arrangement so that George William Neale held the property for the benefit of his father George Neale and mother Bridget, plus his sisters, Sarah Ann Neale, Ellen Neale, Catherine Jane Neale and Emily Penelope Neale, all spinsters. This was confirmed by a settlement dated 30 December 1870.⁶⁰

The Rates and Valuation books list a Chinese occupant for one of Neale’s properties in the years 1874, 1875 and 1876. He is named as Wah Ong, ‘Chinaman’ and William ‘Chinese’ for these years respectively (see Appendix 1 for full listing).

⁵⁶ Old System Deed, No 600 Bk 41.

⁵⁷ *Empire*, 24 May 1858 p 3.

⁵⁸ OSD, No 785 Bk 55.

⁵⁹ OSD, No 21 Bk 105.

⁶⁰ OSD, No 841 Bk 122.

George William Neale, South Grafton, storekeeper conveyed the land to Charles Abel, of Parramatta, dairyman on 11 April 1876 for £430.⁶¹ An aerial view of Parramatta published in November 1877 showed the buildings on the site, facing George and Harris Streets.⁶²

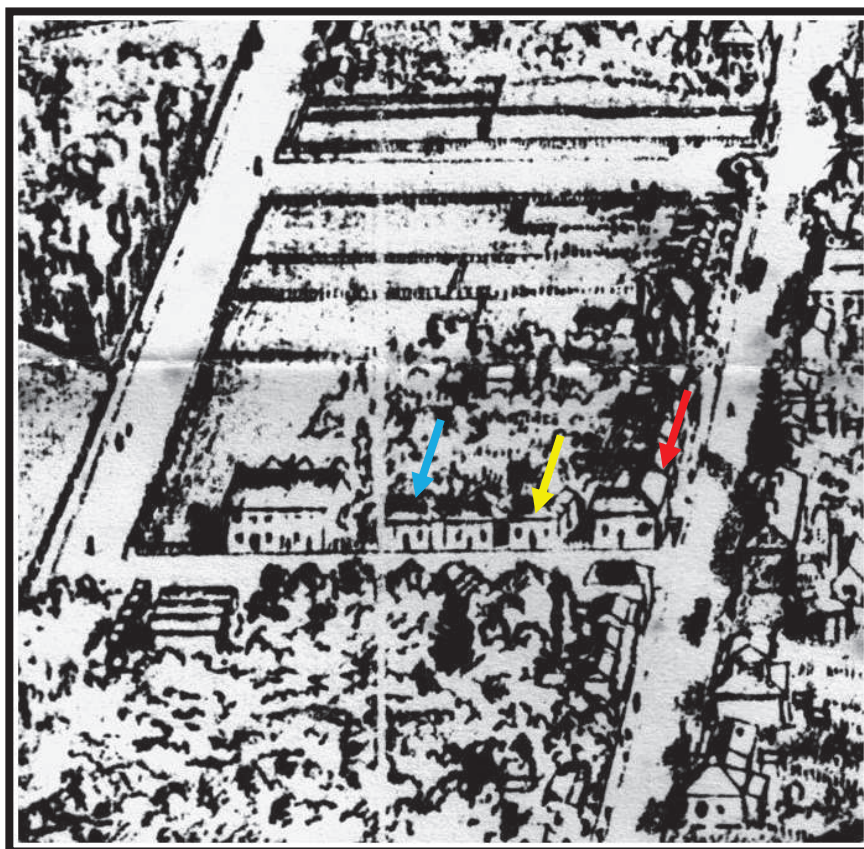


Figure 2.12: The 1877 aerial view of Parramatta showed the corner building on lot 51 (arrowed red) with the timber building behind apparently shown as a single building, whilst the dwelling on the southern part owned by Charles Abel is shown as two buildings (arrowed yellow). The terrace row along Harris Street in lot 50A within the study area is also shown (arrowed blue). *Illustrated Sydney News*, 10 November 1877.

Charles Abel, of Parramatta, dairyman, conveyed the land to James Cains, innkeeper of Parramatta, for £1,000 on 4 May 1882.⁶³ Cains developed this site as the Albion Hotel. His father had previously kept the Jolly Sailors Inn, opposite the Albion Hotel.⁶⁴ A series of mortgages financed the development commencing with a mortgage for £700 to the Cumberland Permanent Building, Land and Investment Society on 5 May 1882.⁶⁵

Once that loan was paid off on 25 March 1886, James Cains, of George and Harris Streets, Parramatta, innkeeper, borrowed £850 from the Commercial Banking Company of Sydney.⁶⁶ Following that, on 21 July 1893, he took out a General Security to the Commercial Banking Company of Sydney for £850/17/0.⁶⁷ A series of loans ensured that the Albion Hotel would continue to trade.

A survey dated 22 December 1891 for the Detail Survey of Parramatta by F Watkins, showed the Albion Hotel at the corner and another building adjacent and two buildings facing Harris Street at the rear, plus a terrace on part of lot 50A (Figure 2.13).⁶⁸

⁶¹ OSD, No 537 Bk 159.

⁶² *Illustrated Sydney News*, 10 November 1877.

⁶³ OSD, No 76 Bk 244.

⁶⁴ *Cumberland Argus*, 6 May 1908 p 2; *NSWGG*, 17 Sept 1880, p 4842.

⁶⁵ OSD, No 178 Bk 244.

⁶⁶ OSD, No 142 Bk 561.

⁶⁷ OSD, No 542 Bk 846.

⁶⁸ PWD.1173.1544, Sydney Water Plans Room.

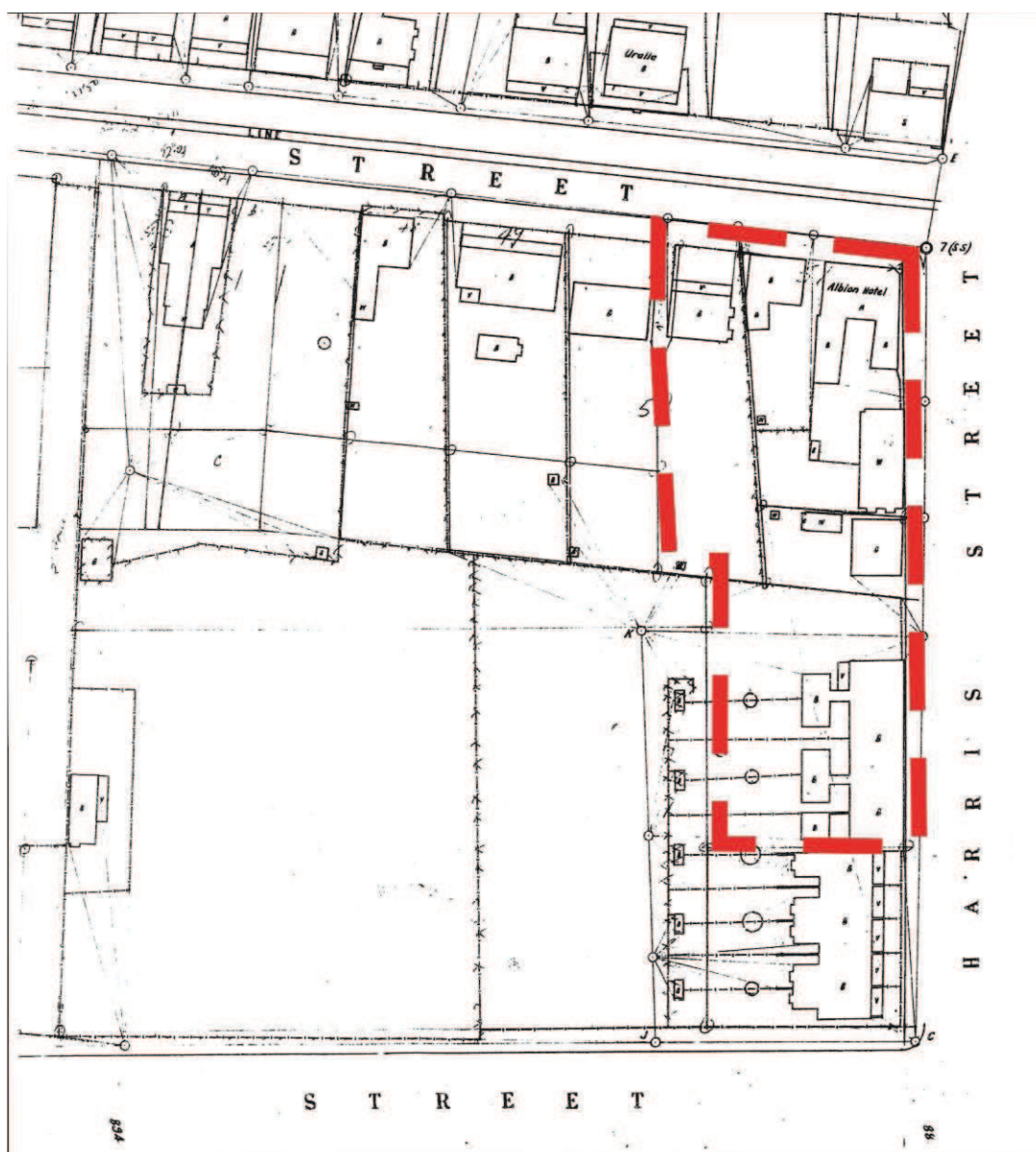


Figure 2.13: The manuscript survey for the Detail Survey showed all the buildings in the study area. PWD.1173.1544, Sydney Water Plans Room.

The 1895 published version of the Detail Survey showed the same buildings on the site (Figure 2.14).⁶⁹

⁶⁹ Lands, Detail Survey of Parramatta, 1895, Sheet 10.



Figure 2.14: The published version of the Parramatta Detail Survey. Lands, 'Detail Survey of Parramatta', 1895, Sheet 10, SLNSW.

James Cains died in Parramatta Hospital on 3 May 1908 aged 50. In his youth, he had been a notable marksman. He left a widow and seven daughters.⁷⁰ A valuation of his real estate on 25 May 1908 for death duties only valued the eastern lot, though Cains also owned the western part of lot 51 (See Section 1.3.2.2). On the eastern part was a 'Brick Building, known as "THE ALBION HOTEL" consisting of Barroom, 2 parlors, dining-room, 6 bedrooms, bathroom, kitchen, laundry, together with Stables and Coachhouse'. Value £600.⁷¹

Further complicating the issue of ownership, on 18 September 1908, the Commercial Banking Company of Sydney conveyed the same parcel of land to Ann Marie Cains, of Parramatta, widow, for £500. A new description of that parcel stated it was part of lot 51 and measured 20 $\frac{1}{4}$ perches. It was bounded on the east by Harris Street, 124 feet, 8 $\frac{3}{4}$ inches, on the south 48 feet 6 inches, on the west 125 feet 4 inches, and on the north by George Street 40 feet 2 inches.⁷² The same day, she

⁷⁰ *Cumberland Argus*, 6 May 1908 p 2.

⁷¹ Stamp Duties Office, Deceased Estate File, James Cains, duty paid 18/6/08, SRNSW 20/330.

⁷² OSD, No 408 Bk 866.

mortgaged it to John Meier, Castlereagh Street, Sydney, gentleman, for £350.⁷³ After the loan was paid off, the land was re-conveyed to her on 16 June 1911.⁷⁴

The Sydney Water Take Over Sheet dated 21 December 1910 for the Parramatta sewerage show the buildings extant at that date, with detail of ownerships (Figure 2.15). It showed the Albion Hotel plus a long building at the rear running alongside Harris Street.⁷⁵

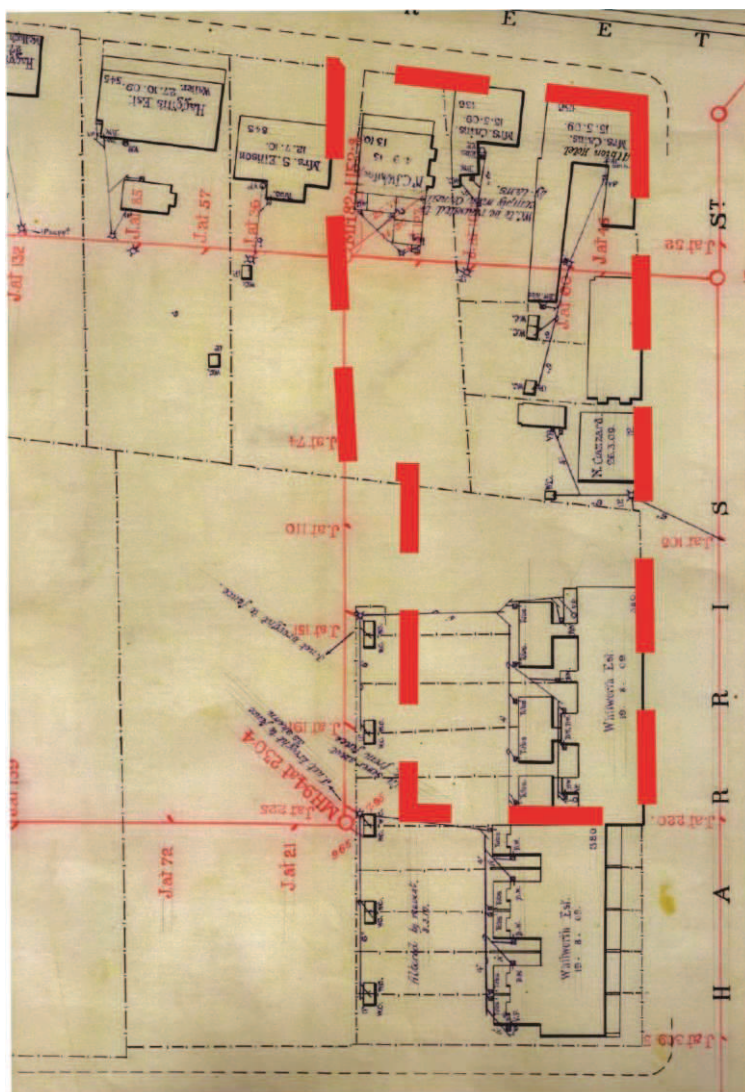


Figure 2.15: The Take Over Plan for the Parramatta sewerage scheme dated 21 December, 1910, showed all the buildings in precise detail, as well as identifying the owners. PTO 10, Sydney Water Plans Room.

Ann Marie Cains owned both the northern parts of lot 51 facing George Street. Until this time, they were largely separate in their use before being joined in 1921. The history of the western half of lot 51 is outlined in the following section before the history of the property when the two parts were combined is analysed.

⁷³ OSD, No 415 Bk 866.

⁷⁴ OSD, No 601 Bk 937.

⁷⁵ PTO 10, Sydney Water Plans Room.

2.5.2 Western half, lot 51, Section 18

As noted earlier, George Neale sold the western half of lot 51 in 1846. The conveyance of 11 December 1846 included the following parties, 1st George Neale, Parramatta, millwright and his wife Bridget, 2nd Benjamin Lee, Parramatta, gentleman (mortgagee), 3rd James Gregg, Parramatta, householder. For a sum of £90, Neale sold two parcels of land. The first parcel was described as 24 rods and 179 feet, bounded on the north by George Street 60 feet, on the east by part of Neale's lot, one chain 93 links, on the south by part of Neale's lot (now Gregg's) 39 feet, and on the west by Ellison, one chain 96 links. The second parcel faced Harris Street and is dealt with in Section 1.3.2.⁷⁶

On 31 May 1853, James Gregg, of Parramatta, grocer, conveyed the western parcel of land plus a messuage or building to George Alfred Lloyd, of Sydney, merchant, for £400.⁷⁷ In turn, on 17 July 1855, he conveyed it to Michael Wallace, of Sydney, dealer, for £550.⁷⁸ Though Knapp's Fieldbook of 1854 has no clear image showing the building on this site, it is shown on the 1855 street alignment plan (Figure 2.11).

A shop operated on this site for some years. Many years later, William Sheather remembered that a grocer's shop conducted by Mr Lang was on this site about 1875.⁷⁹ On 11 December 1888, Parramatta auctioneer John Taylor offered a brick shop and dwelling in George Street, adjoining James Cains Hotel for sale. The house had four rooms and a shop.⁸⁰ James Cains was the purchaser, paying £300 with the land was conveyed to him on 14 January 1889.⁸¹ The buildings on the site were shown on the 1891 survey (Figure 2.13) and the 1895 detail survey (Figure 2.13Figure 2.14).

James Cains died on 3 May 1908.⁸² It is notable that the valuation of his real estate on 25 May 1908 for death duties did not value the western part of lot 51.⁸³ Yet, he was still recognised as the owner. On 30 November 1908, Parramatta Council moved a motion that a brick house in George Street owned by the deceased estate of James Cains was unfit for human habitation and ordered that the building be made habitable.⁸⁴ It was shown on the Take Over Sheets for Parramatta sewerage of 21 December 1910s (See Figure 13).⁸⁵ A Real Property Application plan of June 1912 of adjacent land showed the Albion Hotel and adjacent building (Figure 2.8).⁸⁶

2.5.3 Northern part of lot 51, Section 18, with frontage to George Street

Ann Marie Cains, of Parramatta, widow, signed a Real Property Application on 30 May 1921 to convert the two parcels of land, the northern parts of lot 51, to Torrens Title. The land was occupied by herself and by Alexander Foley, George Street as a weekly tenant.⁸⁷ This action brought the two northern parts of the land into the same title. A Certificate of Title was issued to Ann Marie Cains, of Parramatta, widow, on 9 January 1923 for 35 ¼ perches, part of lot 51.⁸⁸ A mortgage to Theodore John Marks and George Herbert Goodsell, both of Sydney, architects, was made by her on 15 May 1924.⁸⁹ They were almost certainly the designers of the new Albion Hotel. On 19 July 1924, the local newspaper reported that the historic Albion Hotel had recently been

⁷⁶ OSD, No 969 Bk 11.

⁷⁷ OSD, No 645 Bk 26.

⁷⁸ OSD, No 765 Bk 38.

⁷⁹ *Cumberland Argus*, 17 April 1925 p 6.

⁸⁰ *SMH*, 10 Dec 1888, p 12.

⁸¹ OSD, No 187 Bk 405.

⁸² *Cumberland Argus*, 6 May 1908 p 2.

⁸³ Stamp Duties Office, Deceased Estate File, James Cains, duty paid 18/6/08, SRNSW 20/330.

⁸⁴ *Cumberland Argus*, 2 Dec 1908 p 2.

⁸⁵ PTO 10, Sydney Water Plans Room.

⁸⁶ DP 67960.

⁸⁷ RPA 23471.

⁸⁸ CT 3407 f 115.

⁸⁹ CT 3407 f 115.

demolished to build a new hotel. The cottage next door was used as a temporary bar. The contractor constructing the new hotel was Mr Howie.⁹⁰

When the mortgage was discharged on 30 July 1925, it was replaced by a mortgage to the Australian Bank of Commerce Ltd. After its discharge on 12 September 1930, a new mortgage to J Fielding and Company Ltd was made on 4 September 1930.⁹¹ The Water Board survey of November 1958 showed the hotel.⁹² A new Certificate of Title was issued on 29 September 1972.⁹³ No further research was undertaken after this date.

2.5.4 South part of lot 51, Section 18, with frontage of 40 feet to Harris Street

The southern part of lot 51 facing Harris Street was initially sold by Neale in 1844 before coming back into his ownership after which it was transferred again in a round robin of conveyances. On 31 August 1844, a conveyance with the following parties sold the Harris Street lot, 1st George Neale, Parramatta, wheelwright, 2nd Benjamin Lee, Parramatta, gentleman (mortgagee), 3rd James Cranny, Elizabeth Farm, coachman. The land was described as a 'Messuage or Dwelling House', bounded on the north by George Neale 73 feet, on the south by John Solomon (originally part of Broughton) one chain four links, on the east by Harris Street 40 feet, and on the west by Ellison, 40 feet. The purchase price of £30 was paid to Lee and five shillings was paid to Neale.⁹⁴

A little under two years later, it returned to the ownership of Neale on 5 June 1846. The parties to the conveyance were 1st James Cranny, Parramatta, coachman, 2nd George Neale, Parramatta, millwright and his wife Bridget, 3rd James Gregg, Parramatta, householder. That deed also registered the release from any dower owed to Neale's wife Bridget.⁹⁵

On 11 December 1846, George Neale, of Parramatta, millwright and his wife Bridget plus his mortgagee Benjamin Lee, of Parramatta, gentleman, conveyed two parcels of land to James Gregg, Parramatta, householder, for £90. One was the western half of a lot facing George Street (covered in Section 2.5.2). The second parcel was the part facing Harris Street described as 'All that Messuage or Dwelling House and Premises situate in Harris Street' bounded on the north by George Neale 73 feet, on the south by John Solomon (originally part of Broughton) one chain four links, on the east by Harris Street 40 feet, and on the west by Ellison, 40 feet.⁹⁶ On 11 December 1846, James Gregg conveyed it back to George Neale, Parramatta, millwright, for 5 shillings.⁹⁷

The southern part of lot 51 facing Harris Street was conveyed by George Neale, Parramatta, millwright to James Bergan, Parramatta, gentleman on 29 September 1848 for £70.⁹⁸ Surveyor E J H Knapp's fieldbook of 1854 showed a building possibly on this site.⁹⁹

⁹⁰ *Cumberland Argus*, 19 July 1924 p 14.

⁹¹ CT 3407 f 115.

⁹² SRS2703, Sydney Water Plans Room.

⁹³ CT 3407 f 115.

⁹⁴ OSD, No 365 Bk 7.

⁹⁵ OSD, No 948 Bk 10.

⁹⁶ OSD, No 969 Bk 11.

⁹⁷ OSD, No 970 Bk 11.

⁹⁸ OSD, No 348 Bk 15.

⁹⁹ Surveyor-General, Field Books, No 745, Knapp, 1854, p 77, SRNSW 2/8079.10.

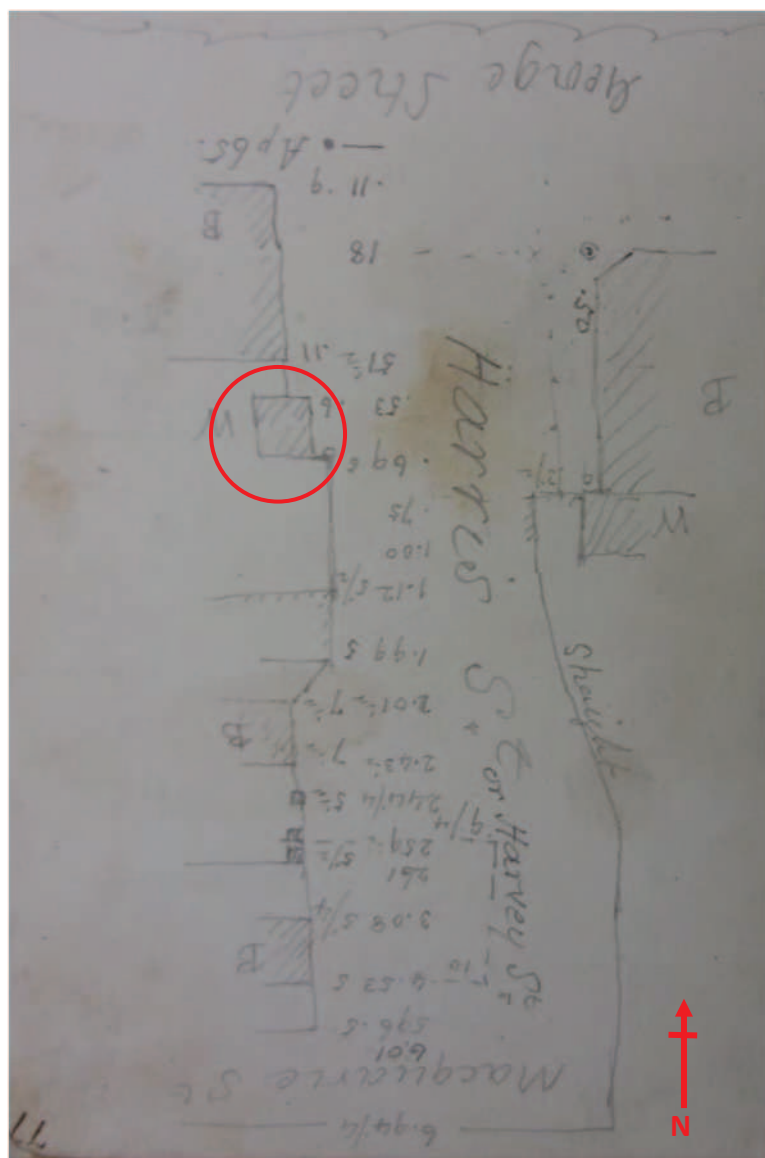


Figure 2.16: Knapp's Fieldbook showed the buildings along Harris Street (left) and the building owned by Neale, Bergan and later Gazzard within the study area (circled red). Surveyor-General, Field Books, No 745, Knapp, 1854, p.77. SRNSW 2/8079.10.

On 31 July 1876, James Bergan, of Parramatta Junction (now known as Granville), tweed manufacturer, conveyed the lot to Noah Gazzard, Parramatta, wool spinner for £165.¹⁰⁰ The aerial view of Parramatta of November 1877 showed a building on the site facing Harris Street, although this image is likely an artistic, rather than literal representation of the buildings (Figure 2.12).¹⁰¹

The Take Over Sheets for the Parramatta sewerage dated 21 December 1910 show the buildings on site, with N Gazzard as the owner (Figure 2.15).¹⁰² Gazzard died on 2 February 1912. A valuation by Walter J Airey of his Harris Street property dated 21 February 1912 recorded that:

Erected on the land is a Brick cottage of 4 rooms with out-kitchen of wood. This cottage is very old.
Value £100¹⁰³

¹⁰⁰ OSD, No 218 Bk 161.

¹⁰¹ *Illustrated Sydney News*, 10 November 1877.

¹⁰² PTO 10, Sydney Water Plans Room.

¹⁰³ Stamp Duties Office, Deceased Estate File, Noah Gazzard, Parramatta, duty paid 18/4/12, SRNSW 20/438.

On 16 July 1912, his executors John Gazzard, of Mays Hill, Parramatta, grocer and Edward Francis Race Lewis, originally of Granville but now of Parramatta, jeweller, conveyed the house to Oswald Quint, of Harris Street, Parramatta, ticket inspector for £115.¹⁰⁴ In turn, Quint conveyed the house to Hermann Schreiber, of Parramatta, financier on 3 July 1924 for £240.¹⁰⁵

Hermann Schreiber died on 23 June 1939. A valuation by the Valuer-General, of part of lot 51 section 18, with 41 feet to Harris Street on 22 September 1939 estimated the Unimproved Capital Value was £102 and the Improved Capital Value at £120. The low value of the house was further explained by the description 'Brick cottage, three rooms, kitchen and offices, iron roof. (Demolition value).'¹⁰⁶ The executors of Hermann Schreiber's will conveyed the property to John Thomas Stapleton, of Sydney, estate agent on 26 June 1940 for £85.¹⁰⁷ It would seem that the house was demolished and the price represented only the land value.

Yet its value rose steadily over the next few decades. On 9 December 1955, John Thomas Stapleton, Sydney, real estate agent, conveyed it to Walter Joseph Barnes, Parramatta, storekeeper, for £2,000.¹⁰⁸ Barnes was acting in trust and on 30 January 1956 he conveyed it to Irene Mary Cains, of Parramatta, spinster, for whom he purchased it.¹⁰⁹ On 20 November 1961, Irene Mary Cains, of Parramatta, spinster, conveyed it to Woodville Pty Ltd, of 19 Bridge Street Sydney for £115,233.¹¹⁰ Woodville Pty Ltd, Scottish House, 19 Bridge Street Sydney conveyed it to Rijon Pty Ltd c/- Love and Wallace, chartered accountants, seventh floor, 210 Pitt Street on 9 June 1972, by which time the value had risen to \$467,642.¹¹¹

This part of this site was not researched any further after this date. A summary of the history of this lot is given in Table 2.2 below, with a full list of the Rates and Valuations as Appendix 1 and the Fuller's and Sands Directories as Appendix 2.

Table 2.2: Summary of main buildings and occupants for Lot 51 (now Albion Hotel main building).

Date	Owner/Use	Associated Buildings	Plan/Figure Reference
c.1790-1817	Soldiers' District	Unknown. Possibly used as parade ground or gardens .	1804 Evans plan (Figure 2.3)
3 Jan. 1814	Sold to Larken	House – possibly within the study area; house on corner of George & Harris Streets	1823 Stewart's Survey (Figure 2.5, Figure 2.6)
1823	Samuel Larken	Single building , probably brick cottage.	1823 Stewart's Survey (Figure 2.5, Figure 2.6)
1840-1844	George Neale	Two buildings fronting George St.	1844 Brownrigg plan (Figure 2.9)
1846-1853	Various, including James Gregg, grocer	Western part of lot (fronting George St) operated as grocer's shop .	

¹⁰⁴ OSD, No 113 Bk 971.

¹⁰⁵ OSD, No 810 Bk 1351.

¹⁰⁶ Stamp Duties Office, Deceased Estate File, Hermann Schreiber, Sydney, A9928, SRNSW 20/2546.

¹⁰⁷ OSD, No 125 Bk 1874.

¹⁰⁸ OSD, No 175 Bk 2359.

¹⁰⁹ OSD, No 176 Bk 2359.

¹¹⁰ OSD, No 527 Bk 2592.

¹¹¹ OSD, No 415 Bk 3052.

Date	Owner/Use	Associated Buildings	Plan/Figure Reference
1854-1870	Lot 51 subdivided into three lot but conveyed as one parcel to his son George William Neale.	<u>Lot 1</u> on corner had 5 room brick cottage , hall, detached kitchen, storeroom, yard with sheds and outhouses . Lots 2 & 3 fronting Harris Street had 4 room cottage , spacious yard and access to well .	1854 Knapp's fieldbook (Figure 2.10) 1855 Street Alignment Survey (Figure 2.11)
1876-1912	Noah Gazzard, wool spinner. Detached house facing Harris Street.	4 room brick cottage and out-kitchen of wood .	1910 Takeover sheet (Figure 2.15)
1882	Charles Abel conveyed land to James Cains who developed land as Albion Hotel.	Albion Hotel built on corner, another building adjacent to hotel facing George St, two buildings facing Harris St at rear of the lot.	
1888	Land adjoining James Cain's hotel auctioned.	Description of a brick shop and 4 room house .	1895 Detail Survey (Figure 2.14)
1908	Valuation of Cains' estate gave detailed valuation of eastern part of lot. Western part of lot described as 'unfit for human habitation' by Parramatta Council.	Brick building known as Albion Hotel , consisting of barroom, 2 parlors, dining room, 6 bedrooms, bathroom, kitchen, laundry, stables and coachhouse .	1910 Takeover sheet (Figure 2.15)
1924	Albion Hotel	Newspaper article claims old hotel demolished and rebuilt at this date.	

2.6 Lot 50A, Section 18 (Lot DP 388895)

What later became known as Allotment 50A, Section 18 was a large parcel of land with a number of early leases (Figure 1.3). The earliest lease was on 12 March 1800, when part of land leased for 14 years to John Harris, surgeon of the NSW Corps (Figure 2.4). The land measured 3.75 acres and was bounded on the south by Harris' farm and on the west by the allotment leased to Charles Smith.¹¹² It is marked as Lot 17 on the 1804 survey of Parramatta in the name of Harris. Harris's lease was to the south of the Soldier's District.

Subsequently, another part measuring 2 roods 34.5 perches was leased on 1 January 1806 for 14 years to William Pascoe Crook (Figure 2.4). It was bounded on the east or front by the 'lane from the Barracks bearing North 4° East ninety five feet', on the north by 'his present farm' W 6° N 304 feet, on the west S 2° W 13 feet & S 31.5° E 181 feet, and on the south E 8° N 187 feet.¹¹³ This land appears to be within the Soldier's District.

The notes of the survey of William Pascoe Crook's lease by James Meehan dated 9 May 1806 are in his Fieldbook:

From Harris's NE corner of Lease S 2° W 270 S 37° 72' E 275 – E 8° N 283 (at 80 line of front of House) front paling N 4° E 144 – N side W 6° N 3 present Cor (is to continue and Intersect the

¹¹² Grants, 3, No 3, LPI.

¹¹³ Grants, 3, No 187 (1), LPI.

paling on West side – at 160 more & 13 feet on the S 2° W line) N 3° 74' E 225 – W 15° 74' N
173 first corner. Contains 2 R 34 1/2 Rods none Leased from the W 6° N line.¹¹⁴

By June 1807, William Pascoe Crook was under financial strain, especially with a growing family.¹¹⁵ His colleague Rowland Hassall seems to have been able to assist. An advertisement appeared on 12 June 1808 for the sale of a House and Premises belonging to William Pascoe Crook near the Barracks, Parramatta, held by a lease with almost 12 years still to run (Figure 2.17). It stated that on the land, 'In the front garden is a well of excellent water, at the back an out house, with an oven, and a good orchard'. Enquiries at Parramatta were to be made to Mr Hassall.¹¹⁶

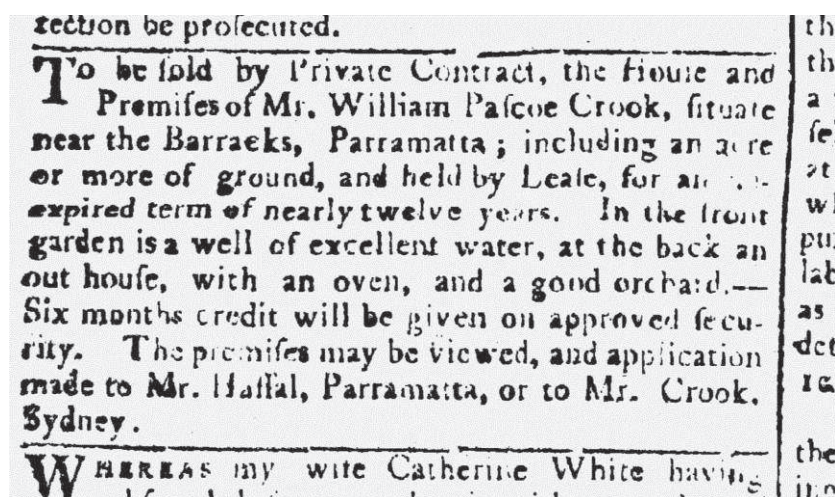


Figure 2.17: Advertisement for the sale of William Pascoe Crook's Parramatta house. *Sydney Gazette*, 12 June 1808, p.1.

Many years later, the owner, Elizabeth Broughton, stated that she had bought this land from Mr Hassall about 1809 for a sum she had forgotten, when she was the widow of Captain Roger Simpson. There were no legal papers but 'she went into possession & resided on the premises'.¹¹⁷ Captain Roger Simpson had died in May 1804.¹¹⁸ She married William Broughton in 1810.

A third lease of part of this Allotment was also registered. On 9 May 1809, a lease for 14 years was made out to Sarah Byrne for land she occupied in Parramatta and was also appears to be within the former Soldiers' District (Figure 2.4). It measured 2 roods 30 poles and was bounded on the south by Crook's lease E 6° S 200 feet, on the east or front by the 'lane from the Barracks bearing North 5° East', 149 feet, on the north W 5° N 203 feet, and on the west S 4.5° W 147 feet.¹¹⁹ Meehan's Fieldbook showed the survey on 24 April 1809 of Sarah Byrne's lease as:

A Lease of 14 Years from Crook's SE Cor W 6° N 303 – front N 5° E 225 1/2 – W 5° N 300 – back S 4° 72' W 222 Contains - .¹²⁰

The lease was followed on 1 January 1810 by a new Lease for 14 years to Sarah Byrne of land as in the earlier description. In this case, the conditions were that she erect a 'good and sufficient Dwelling' within five years, 30 feet x 14 feet.¹²¹

¹¹⁴ Surveyor-General, Field Books, No 32, J Meehan, 1804, SRNSW SZ 865, p 13.

¹¹⁵ Letter, 12 June 1807, Hassall, Papers, ML A859, p 167.

¹¹⁶ *Sydney Gazette*, 12 June 1808, p 1.

¹¹⁷ Stat Dec E C Broughton, 5 May 1842, Court of Claims, Case 1093, SRNSW 2/1770.

¹¹⁸ *Sydney Gazette*, 20 May 1804.

¹¹⁹ Grants, 4, No 30 (2) LPI.

¹²⁰ Surveyor-General, Field Books, No 32, J Meehan, 1804, SRNSW SZ 865, p 16.

¹²¹ Grants, 7, No 88 (at back of volume) LPI.

The survey measurements suggest that Crook's lease was in the southern part of Allotment 50A with Sarah Byrne's to the north but south of the allotments facing George Street (Figure 2.4). Adding the frontage measurements of Crook's and Byrnes' leases where they face what is now Harris Street adds 95 feet to 149 feet giving a total of 244 feet. The later measurement of Allotment 50A facing the street was 3 chains 40 links which equates to 224.4 feet, a close enough match, which suggests that some of Byrnes' lease might lie in the rear of the Allotments facing George Street or that some of Crook's lease may lie under Macquarie Street (Figure 2.4).

Sarah Byrnes has proved elusive and no definitive identification could be made. The February 1811 Muster listed a Sarah Burne, came free, on the ship *Tellicherry*.¹²² The October-November 1814 Muster also listed Sarah Burn, *Tellicherry*, free, off the stores, with seven children off the stores. She was the wife of H Burne, at Liverpool.¹²³ The only other Sarah Burn came on the *Minstrel*, and was a convict, Off the stores with 2 Children off stores. She was the wife of J Goldsmith, at Liverpool.¹²⁴

By 1821, the Broughton family seem to have been in complete possession of this land. After the death of William Broughton, his trustees checked his papers regarding William Broughton's land holdings. On 27 September 1821, Thomas Carr, trustee of William Broughton's estate, wrote to D'Arcy Wentworth regarding the lands held by Broughton. He found from Broughton's papers that, 'the lease of a Township [Allotment], formerly purchased by Mrs Broughton, of Mr Hassall and situated in George Street, Parramatta, has expired for some months, the said Lease being for 14 years, and was granted, I believe in 1805. This Township [Allotment] is, and always has been in Mrs B's possession'.¹²⁵

According to later correspondence from Chambers and Thurlow, solicitors of Broughton, this land was leased to Elizabeth Broughton in 1822 and 'she fenced it in and erected a weatherboarded Cottage upon it of the value of Five hundred pounds'. It is uncertain from the context whether they meant she built this cottage in 1822 or about 1809 when she first acquired the property.¹²⁶ It is likely though that 1809 is meant. There is no cottage shown on this land on the 1823 Map (Figure 2.5). The 1823 Return listed the holder of 2 acres, 1 rood, 16 perches as – Broughton (Figure 2.6).¹²⁷ On 30 June 1823, 'Number 50' was leased for 14 years to – Broughton. It measured 374 1/2 rods, and was bounded on the west 4 chains, on the north 6 chains 27 links, on the east by a street, 3 chains 40 links, and on the south by Macquarie Street, 6 chains 43 links.¹²⁸ The name in the lease had been left blank so that the name of Elizabeth or William could be filled in but it never was.¹²⁹

The Allotment was formally granted to Elizabeth Charlotte Broughton of Lachlan Vale, Appin, widow, on 27 January 1843. It measured 2 acres, 1 rood, 14.5 perches, and was bounded on the west 4 chains, on the north 6 chains 27 links, on the east by Harris Street, 3 chains 40 links, and on the south by Macquarie Street, 6 chains 43 links. It was granted on the basis of the Report on Case 1093 as trustee for her late husband William Broughton's will of 23 March 1813 and codicil of 23 July 1816 and for £196/12/3, as redemption of quit rent.¹³⁰

¹²² C J Baxter, *General Musters of New South Wales Norfolk Island and Van Dieman's Land: 1811*, ABGR, Sydney, 1987, 0809.

¹²³ C J Baxter, *General Muster of New South Wales: 1814*, ABGR, Sydney, 1987, 3799.

¹²⁴ C J Baxter, *General Muster of New South Wales: 1814*, ABGR, Sydney, 1987, 4101.

¹²⁵ Wentworth Family, Correspondence, M L A754, p 53.

¹²⁶ Chambers & Thurlow, Sydney, 27 Nov 1841, Court of Claims, Case 1093, SRNSW 2/1770.

¹²⁷ Col Sec, Special Bundles, Parramatta – Return of Allotments, 5 April 1823, SRNSW 4/7576, p 2.

¹²⁸ Grants, 25, No 90, LPI.

¹²⁹ Court of Claims, Case 1093, SRNSW 2/1770.

¹³⁰ Grants, 53, No 32, LPI.

Mrs Broughton put the land up for auction sale through Mr Stubbs on 4 May 1842, in accordance with a plan by surveyor Armstrong, divided into 8 lots. Allotment 1 was heavily promoted as being 'only three hundred feet from George-street, the leading street on the Parramatta River, which not only leads to Charles-street, and through it to the river, on the east side of the neighbourhood; but what is more important still, it is in the direct line to the new Barracks, and to the open space of communication with the Steamer Wharf westward.'¹³¹

After the auction sale of Allotment 50A divided into 8 lots on 4 May 1842, Elizabeth Charlotte Broughton of Appin, widow, conveyed land measuring 1 acre 22.5 perches to John Solomon, Parramatta, innkeeper, on 5 September 1843 for £275. It formed Allotments 1-4 plus part of a 30 feet wide road called Broughton Place. It was bounded on the east by Harris Street, 222 feet 5 inches, on the north by Allotments 51, 50 and part of 49, 213 feet 6 inches, on the west 244 feet 10 inches, and on the south by Macquarie Street, 213 feet 6 inches.¹³² In comparison to the price paid for the western part of Allotment 50A, this suggests that the land was largely or fully vacant. Within a short time, Solomon appears to have erected houses on this land.

A survey of ordnance sites in Parramatta dated as July 1843 showed a long building running down Harris Street on the front of Allotment 50A (Figure 2.18).¹³³ The time that had passed from the auction date of 4 May 1842 until the formal date of conveyance would have been ample time for Solomon to have built his new buildings.

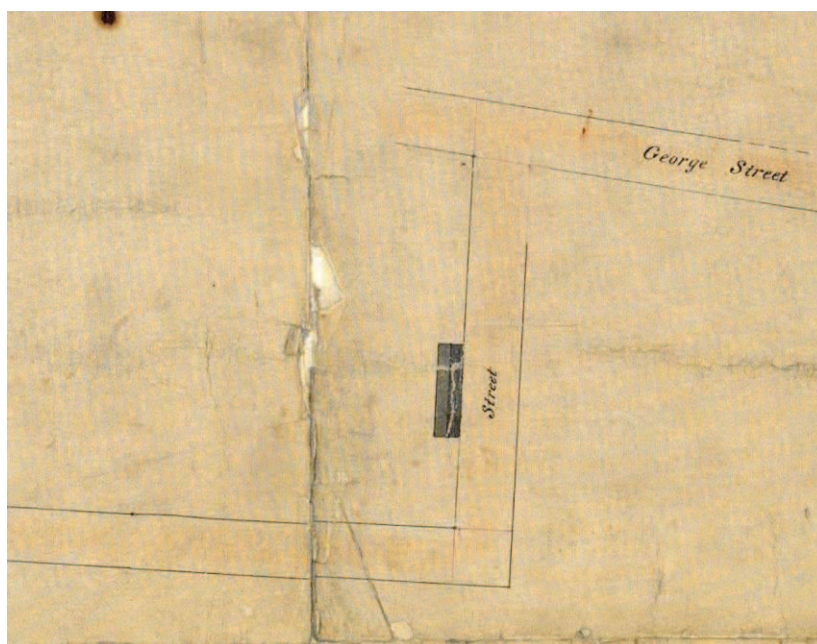


Figure 2.18: A survey of military lands in Parramatta dated July 1843 showed the terrace running along Harris Street. SR Map 4688.

The plan showed that the terrace houses ran part way along Harris Street. Brownrigg's plan of 1844 also shows the houses (Figure 2.9).

¹³¹ SMH, 25 April 1842, p 4.

¹³² OSD, No 838 Bk 4.

¹³³ Plan of the Military Hospital and Barracks, Parramatta, J J Galloway, (O.14.1208), July 1843, SR Map 4688.

On 6 January 1844, an advertisement appeared for the auction on 8 January of 12 brick houses and 19 allotments in Parramatta by S Phillips for John Solomon who was leaving for England. These consisted of:

FIVE newly erected, two-story, brick-built, slate-roofed HOUSES in Harris-street, near George-street, each containing four rooms and kitchen, with a large yard.

Adjoining the above are NINETEEN ALLOTMENTS, extending and having frontage to Macquarie-street.

Fronting George-street are SEVEN newly-erected brick-built, slate-roofed COTTAGES, each containing two rooms, with yard. Etc.

On each of the above properties there is an excellent well of water, and they will be offered on one or more lots, as may suit purchasers.¹³⁴

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to draw the at- eligible opper- he investment of hillips' extensive lotments, for the to the advertise-

aker of Charch- ariety of twelfth and flow of soul" p up old English ate them in their

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ENCHMENT.—The ated in the bench f the presence of ssary on the ab- ing officer for that xpenses had been were eight prison- le stealing, whose e ones, requiring et them. It also

and playing out of doors without a covering on their heads, to protect them from the broiling sun.

Sales by Auction.

WORTHY OF NOTICE.

POSITIVE SALE.

TWELVE BRICK-BUILT HOUSES, AND NINETEEN ALLOTMENTS OF LAND, IN THE FLOURISHING TOWN OF

PARRAMATTA.

MR. S. PHILLIPS has the pleasure to acquaint the public that he has received instructions from the proprietor, Mr. John Solomon, (on the eve of his departure for England), to bring to public competition, on the ground,

ON MONDAY, 8TH JANUARY, 1844,

The undermentioned very valuable properties, without the least reserve, viz. :—

FIVE newly erected, two-story, brick-built, slate-roofed HOUSES, in Harris-street, near George-street, each containing four rooms and kitchen, with a large yard.

Adjoining the above there are NINETEEN ALLOTMENTS, extending and having frontages to Macquarie-street.

Fronting George-street are SEVEN newly-erected brick built, slate-roofed COTTAGES, each containing two rooms, with yard, &c.

On each of the above properties there is an excellent well of water, and they will be offered in one or more lots, as may suit purchasers.

Terms, (which will be very liberal), at sale.

OBSERVE.—The title is a Grant from the Crown. Quit-rent redeemed, and free from incumbrance.

AFTER WHICH,

A large quantity of Cedar and Hardwood, fifteen six panelled Doors, nine pairs of Sashes; Horse, Cart, and Harness; bottled Wine, Ale, and Porter; and the whole of his Household Furniture, &c., &c.

The terms for the cedar, furniture, &c., cash.

The PLANS may be seen at Mr. J. Levy's, draper, &c., opposite the late Bank of Australia, and at the Auctioneer's, Church-street, Parramatta.

POSITIVE SALE.

JAMES BYRNES will sell by public auction, upon the Premises, in Church-street, Parramatta.

ON SATURDAY, THE 20TH INSTANT,

at Twelve o'clock precisely.

Figure 2.19: Sale advertisement for John Solomon's terrace in Harris Street. *Parramatta Chronicle*, 6 Jan 1844, p.3.

¹³⁴ *Parramatta Chronicle*, 6 Jan 1844, p.3.

The reference to the five houses in Harris Street correlates to those on Allotment 50A but the George Street cottages noted here were in another part of Parramatta and not within the study area.

On 13 August 1847, this parcel of land with the houses was conveyed by John Solomon of Parramatta, wine merchant, to Frederick Biggar Chilcott of Enmore, Newtown, esquire, for £900 along with an allotment of 32 perches in Parramatta.¹³⁵ Frederick Biggar Chilcott, master mariner of Double Bay drew up his will on 2 June 1848 leaving his property to his wife Helen.¹³⁶

On 26 May 1849 he mortgaged the two parcels in Parramatta to Thomas Sutcliffe Mort of Sydney, auctioneer, for £500 for 4 months at 2.5%.¹³⁷ After a reconveyance of 12 March 1850, it was mortgaged the same day by Chilcott of Sydney, esquire, to William Schofield, Wesleyan minister of Windsor for £600 for 2 years at 8%. It included the allotment of 32 perches in Parramatta plus part of Allotment 50A and two allotments in O'Connell Town.¹³⁸ An additional £600 was borrowed on 19 September 1853.¹³⁹ After the loan was repaid on 15 June 1855, he took out another mortgage to Henry Harvey of Parramatta for £1,200 the same day.¹⁴⁰ Frederick Biggar Chilcott died at Parramatta on 9 May 1856.

Helen Chilcott, widow of Frederick Biggar Chilcott of Parramatta, master mariner, conveyed 1 acre 22.5 part Allotment 50A to Henry Harvey of Parramatta, esquire, on 26 March 1861. The loan money was still due with interest from 15 June 1855, amounting to £1,656. The sale price included the money owed under the mortgage plus £100 paid by Harvey to Helen Chilcott.¹⁴¹

Henry Harvey died on 27 January 1874. His widow Sarah renounced all right to dower *in lieu* of an annuity of £300 per annum on 1 August 1874.¹⁴² FM Overton put up this property for auction on 14 June 1876 on the instructions of the executors of Henry Harvey's estate. The property included:

All that extensive block of land, situated at the corner of Harris and Macquarie streets ... Upon which are erected all that substantial brick built 2-story premises, with slated roof, known as

CHILCOTT'S BUILDINGS

comprising 5 comfortable residences, which are all occupied by respectable tenants, within a few minutes or [sic] the Steamer's Wharf and Railway Station.

There is a well of water at the rear of the buildings.

It went on to point out that it was always tenanted and brought in £111/10/0 per annum. It then noted that, 'Harris-street will shortly be extended through Harris' Fields direct to the Railway station'.¹⁴³ It was conveyed on 31 July 1876 to Joseph Whitworth of Parramatta, grocer, for £1,050.¹⁴⁴

¹³⁵ OSD, No 73 Bk 14.

¹³⁶ Supreme Court, Probate Packet, Frederick Biggar Chilcott, Parramatta, died 9/5/1856, Series 1 No 3546, SRNSW 14/3286.

¹³⁷ OSD, No 605 Bk 16.

¹³⁸ OSD, No 318 Bk 18; No 319 Bk 18.

¹³⁹ OSD, No 241 Bk 28.

¹⁴⁰ OSD, No 725 Bk 36; Recited in OSD, No 897 Bk 71.

¹⁴¹ OSD, No 897 Bk 71.

¹⁴² OSD, No 750 Bk 144.

¹⁴³ *Cumberland Mercury*, 10 June 1876, p 5.

¹⁴⁴ OSD, No 985 Bk 161.

The 1877 aerial view of Parramatta shows the terrace row situated about the centre of this allotment (Figure 2.12). Whitworth erected an additional five terrace houses to the south between 1877 and 1882 according to the Rate Assessment Books.¹⁴⁵

Joseph Whitworth of Parramatta, gentleman, drew up his will on 13 February 1893 leaving his property to his wife as a life estate and then to trustees for the benefit of his son Joseph Anderson Whitworth.¹⁴⁶

Joseph Whitworth died on 28 November 1896. A valuation of his property by John James Miller, Church Street, Parramatta, auctioneer, described the land in Harris Street measuring 218 feet x 214 feet. On it were:

Ten two storey houses, 5 containing 4 rooms, half hall, & detached kitchen each and 5 containing each 5 rooms, half hall, kitchen, veranda [sic] & balcony. The rent derived from the Government for the whole being £260 per annum.
Value £2,600.¹⁴⁷

Due to economic depression, many old and indigent men went into government pauper asylums in the early 1890s. Consequently, there was extensive overcrowding. Men were sleeping on floors and in passageways. New accommodation was under construction at Newington and at Rookwood.¹⁴⁸ The situation continued and in the last report by the Department of Charitable Institutions for 1895 there was still crowding while waiting for new accommodation to be built.¹⁴⁹

The Department of Charitable Institutions leased this group of buildings to accommodate the old men under its care. The Asylum was not listed in Sands Directories as occupying the Harris Street buildings until 1895, but the Rate Assessment Books show that it was in occupation by 1891. Occupation by the Asylum according to Sands Directories lasted until 1900.

Joseph Anderson Whitworth, gentleman of Parramatta, died on 9 December 1904. A valuation of Joseph Anderson Whitworth's property by Mobbs & Co, Parramatta, dated 3 March 1906, described his land with 218 feet to Harris Street and 214 feet to Macquarie Street:

On which are erected ten two storey houses, 5 containing 4 rooms, half hall, and detached kitchen each and 5 containing each 5 rooms, half hall and kitchen, verandah and balcony. The above property was formerly leased to the Government for housing of paupers since which time the tenements have seldom been occupied rental being 6/- and 5/- per week.¹⁵⁰

On 13 September 1911, the property was conveyed by Walter Whitworth Anderson of Sydney, manufacturer's agent, to new trustees, Permanent Trustee Co of NSW Ltd and Mary Wills Fraser, wife of John Fraser, Blackall, Midlothian, Scotland, hotel proprietor. Mary was the widow of Joseph Anderson Whitworth.¹⁵¹

A survey of the eastern part of Allotment 50A with a total area of 1 acre 20.5 perches divided into two allotments was made in September 1924 (Figure 2.20). The eastern part measuring 2 roods 29.5 perches covered Allotments 1, 2 and part of 3 as well as part of Broughton Place and had two rows of terraced houses on it - Anderson Terrace with five dwellings and Whitworth Terrace with

¹⁴⁵ Parramatta City Council, Anderson Ward, Assessment Books, 1877, 1882.

¹⁴⁶ Supreme Court, Probate Packet, Joseph Whitworth, Parramatta, Series 4 No 12537, SRNSW SC 518.

¹⁴⁷ Stamp Duties Office, Deceased Estate File, Joseph Whitworth, Parramatta, duty paid 15/2/1897, SRNSW 20/104.

¹⁴⁸ 'Department of Charitable Institutions, Annual Report, 1894', *V & P L A N S W*, 1894-5, volume 5, p 448, 456.

¹⁴⁹ 'Department of Charitable Institutions, Annual Report, 1895', *V & P L A N S W*, 1896, volume 3, p 239-40.

¹⁵⁰ Stamp Duties Office, Deceased Estate File, Joseph Anderson Whitworth, duty paid 23/4/06, SRNSW 20/282.

¹⁵¹ OSD, No 162 Bk 962.

five dwellings. The western allotment of 1 rood 31 perches covering part of Allotment 3 and lot 4 was vacant.¹⁵²

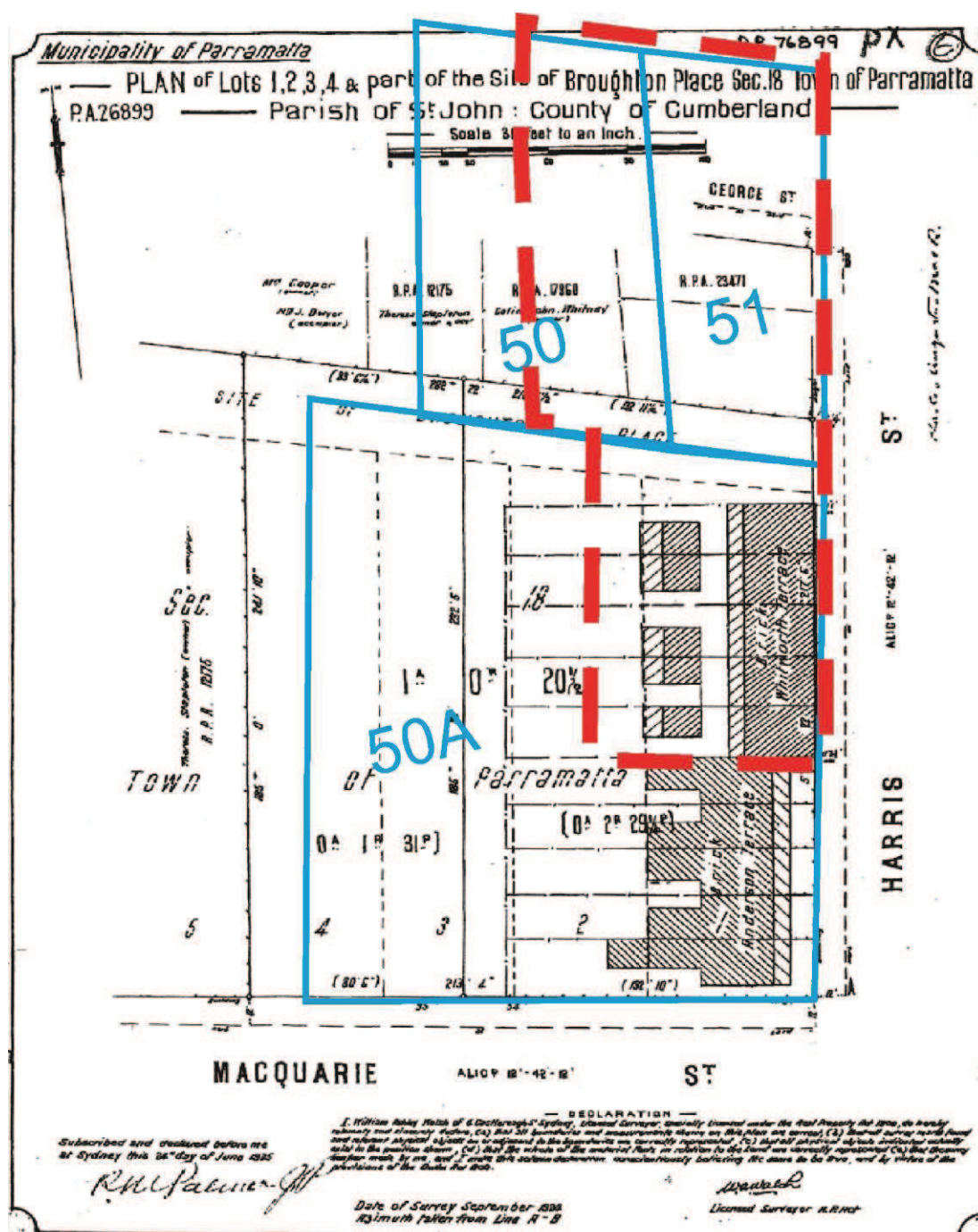


Figure 2.20: Real Property Application survey of the eastern part of Allotment 50A dated September 1924 showed details of the terrace houses on the site. Only the northern buildings known as 'Whitworth Terrace' lie within the study area. DP 76899.

¹⁵² DP 76899.

On 7 February 1925, the eastern parcel of Lot 50A containing Whitworth Terrace was conveyed by the Permanent Trustee Co of NSW to Charles Augustus Mack of Mosman, mining engineer, for £3,500. It included Allotments 1, 2 and part of 3 and part of Broughton Place and was bounded on the east by Harris Street 217 feet 6 inches, on the north 132 feet 11.25 inches, on the west, 232 feet 5 inches and on the south by Macquarie Street 132 feet 5 inches (Figure 2.20).¹⁵³ He mortgaged it back to the Company for £2,300 at 8% for 2 years the same day.¹⁵⁴ He completed a Real Property Application on 6 July 1925. The occupiers in Harris Street were No 126 Joseph Wilfred Boulter, No 128 Ernest James Armstrong, No 130 Wilfred Mark Isacson, No 132 Stanley Roy Evans, No 134 James Souter, No 136 Edward Peter Blanchard, No 138 William Quigley, No 140 George Brown, No 142 Alfred Ernest Paige, No 144 John Spittle, all on weekly tenancies.¹⁵⁵

A Certificate of Title was issued to Charles Augustus Mack, engineer of Mosman on 3 April 1929. He mortgaged the land to the Permanent Trustee Co of NSW Ltd on 15 October 1928 before transferring it to that company 7 February 1933. It was transferred to John Thomas Stapleton, salesman of Bondi by the Permanent Trustee Co of NSW Ltd on 16 May 1938. The terraces appear to be recently demolished in the 1943 aerial photograph (Figure 2.21). These five houses were therefore standing for about 100 years. Stapleton transferred lot 4 DP 388895 (formerly MPS (RP) 88895) to Percy Thomas Peters on 1 December 1954.¹⁵⁶



Figure 2.21: Aerial photograph showing the study area in 1943. The Chilcott/Whitworth Terraces appear to be recently demolished as the footings are still visible on the surface (arrowed blue). SIX maps.

¹⁵³ OSD, No 628 Bk 1375.

¹⁵⁴ OSD, No 629 Bk 1375.

¹⁵⁵ RPA 26899.

¹⁵⁶ CT 4263 f 205.

A Certificate of Title was issued to Percy Thomas Peters, of North Parramatta, haulage contractor on 26 January 1955. He mortgaged and leased the land to Shell Company of Australia on 7 December 1955. The mortgage was discharged on 14 February 1966. On 23 November 1967, Peters transferred it to John Ekin Wailes, of Sydney, solicitor, who then transferred it to the Shell Company of Australia on 8 December 1967. A transfer of 1 February 1979 placed it in the ownership of Peter Seymour Noreen, of Carlingford, tyre dealer and Josie Louise Noreen. It was mortgaged the number of times until the mid-1980s when it was converted to a computer title.¹⁵⁷ This parcel was not researched any further after this date. A summary of the history of this lot is given in Table 2.3 below, with a full list of the Rates and Valuations as Appendix 1 and the Fuller's and Sands Directories as Appendix 2.

Table 2.3: Summary of main buildings and occupants for Lot 50A (now Albion Hotel carpark)

Date	Owner/Use	Associated Buildings	Plan/Figure Reference
c.1800	This part of study area is either within John Harris' farm, or the Soldiers' District .	Unknown. Possibly either parade ground , or garden/farm land .	1804 Evans plan (Figure 2.3)
1806-1808	Leased to William Pascoe Crook.	Advertisement for sale of Crook's House and Premises refers to a well in front garden, outhouse, oven and good orchard in the back.	1804 Evans plan (Figure 2.3)
1809/1810	14-year lease to Byrne	No known structures on this lease.	Annotated version of 1804 plan Figure 2.4
1809-1842	Leased to William/Elizabeth Broughton.	Described as weatherboarded cottage, but not shown on 1823 map.	1823 Stewart's Survey (Figure 2.5, Figure 2.6)
1842	Sold to John Solomon, innkeeper.	Price paid for the western part of Lot 50A suggests land was largely or fully vacant.	
1843-1844	Solomon erected terrace.	Advertisement in 1844 describes them as five, two-story, brick houses with slate roofs. Four rooms, a kitchen and large yard. A well is also mentioned.	1843 military survey 1844 Brownrigg plan (Figure 2.9)
1847-1874	Bought by Frederick Chilcott, master mariner, then Henry Harvey.		1854 Knapp's fieldbook (Figure 2.10) 1855 Street Alignment Survey (Figure 2.11)
1876-1896	Bought by Joseph Whitworth, but auction notice refers to them as 'Chilcott's Buildings'. Whitworth erected another row of 5 terraces further south (outside study area).	Five comfortable residences, substantial brick 2-story buildings, slate roof. 4 rooms, half hall and detached kitchen. Well at rear of the buildings	1877 view of Parramatta (Figure 2.12) 1895 Detail Survey (Figure 2.14)
Late 1890s-1906	Department of Charitable Institutions leased buildings to accommodate old and	Valuation of Whitworth's property describes the two-storey houses, 4 rooms, half hall and	1910 Takeover sheet (Figure 2.15)

¹⁵⁷ C T 6917 f 241.

Date	Owner/Use	Associated Buildings	Plan/Figure Reference
	indigent men.	detached kitchen.	
1911-1938	Permanent Trustee Co of NSW Ltd. Various occupants	Whitworth Terraces	1924 Real Property Application Survey (Figure 2.8)
1938-1943	Demolished	Whitworth Terraces demolished prior to 1943.	1943 aerial photograph (Figure 2.21)

2.7 Summary of Occupation

General summaries of the historic occupation and the chronology of the buildings on each part of the study area are provided in a table at the end of each section. Generally speaking, the study area should contain archaeological evidence associated seven phases of occupation:

- Phase 1: Formation of the landscape and swampy areas.
- Phase 2: Aboriginal occupation of the area
- Phase 3: Soldiers' District c.1790-c.1810. Unknown when first established, possibly as early as c.1790 contemporary with barracks to the east, or as late as 1804 when first shown on Meehan's 1804 plan. By 1806-1809 Crook and Byrnes early grants appear to have been established in the southern part of the Soldiers' District. Leases along George Street, to the west of the study area, date from 1810s.
- Phase 4: Early Land Grants c.1810-1843. The earliest grants in the study area are to Crook (1806) and Byrnes (1809). By 1823 lots 50, 50A and 51 were all occupied.
- Phase 5: Chilcott's Buildings/Whitworth Terrace c.1843—1938. The five terraces were built in 1843-1844 and remained in use until at least 1938. Believed to be demolished prior to 1943.
- Phase 6: Albion Hotel 1882-1924. First established in 1882, it is believed that the original hotel building was demolished in 1924. The current building was erected after 1924.
- Phase 7: Second Albion Hotel 1924-2015, two-storey building with small cellar and with modern additions to the west and new carpark to the south.

The types of archaeological remains likely to be associated with these seven phases is discussed in Section 4.0 Archaeological Potential, below.

3.0 Archaeological Context

3.1 Ancient Aboriginal and Early Colonial Landscape (Parramatta Sand Body)

The bulk of the Parramatta sand body forms a levee located on the south side of the Parramatta River, extending from Church Street to Arthur Street and south from the river to the eastern end of Macquarie Street along Hassall Street from Harris Street and on the north side of Oak Street to about Arthur Street where it must interface with the clay alluvium of Clay Cliff Creek (Figure 3.1). The study area is not located within the defined curtilage of the State significant listing SHR01863 (Robin Thomas Reserve), however, it is likely to share much of the same features, albeit more disturbed. The sand body has the potential to provide information about the diet and lifestyle of Aboriginal people and the natural environment of Parramatta in pre-colonial times. As the site of the Military Barracks and Soldiers District, it is of significance for its association with the early settlement at Parramatta and Governor Phillip. As such, any investigation within the study area may contain unique information about the geomorphology of the Parramatta landscape from the Pleistocene period onwards, contribute to a better understanding of the Aboriginal people in pre-colonial times, and information associated with the occupation of the Soldiers' District in relation to the early convict-period military barracks.

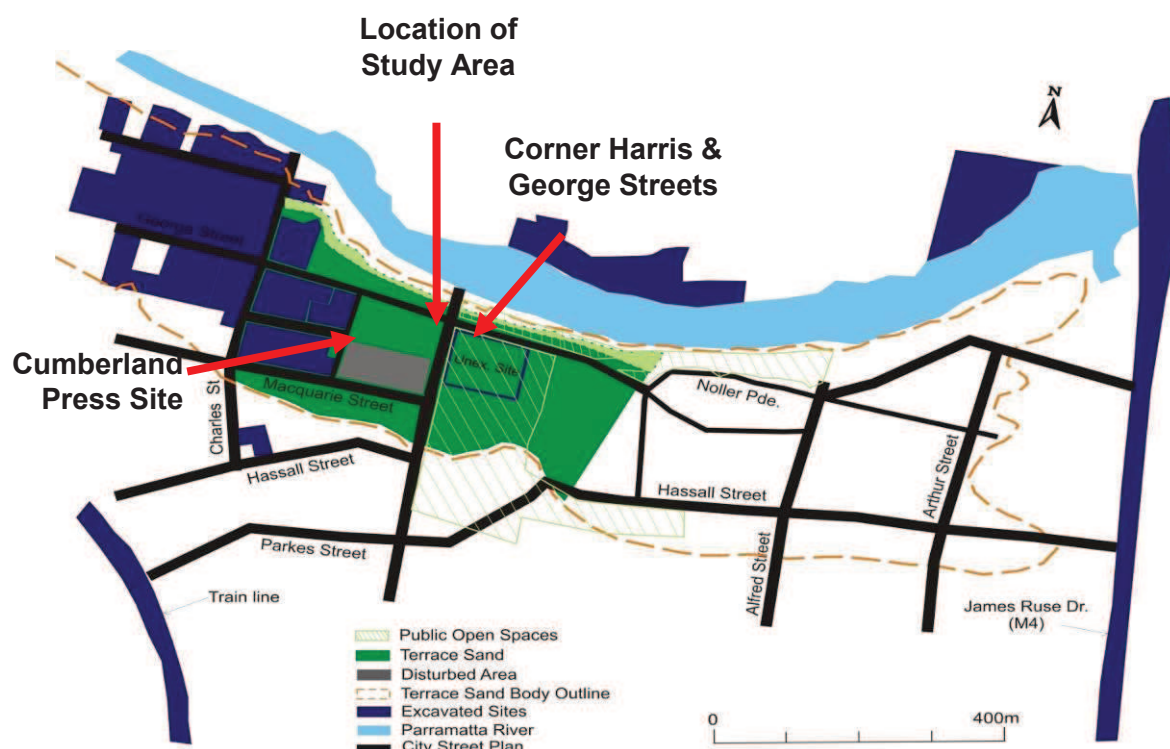


Figure 3.1: Detail of the sites located in the Parramatta Sand Terrace, including the study area of the Albion Hotel. Adapted from Mary Casey, 2009, 4.

3.2 PHALMS Listings

In 2000 the *Parramatta Historical Archaeology Landscape Management Study* (PHALMS) was produced. Among the aims of that document was to provide a holistic regional research framework and a set of management recommendations to manage the archaeology of Parramatta. The Archaeological Management Unit (AMU) for the current site includes DP 748984 and DP 388895, the Albion Hotel and carpark which form the study area, as well as the larger area of DP 790287 that is bounded by George, Harris, Macquarie Streets and Argus Lane, to the west and south outside the study area (Figure 3.2).

The study area is covered by AMU 3069. The PHALMS mapping from 1813/1814 (Figure 3.3), 1822 (Figure 3.4) and 1844 (Figure 3.5) is consistent with the mapping analysis presented in Section 2.0 above.

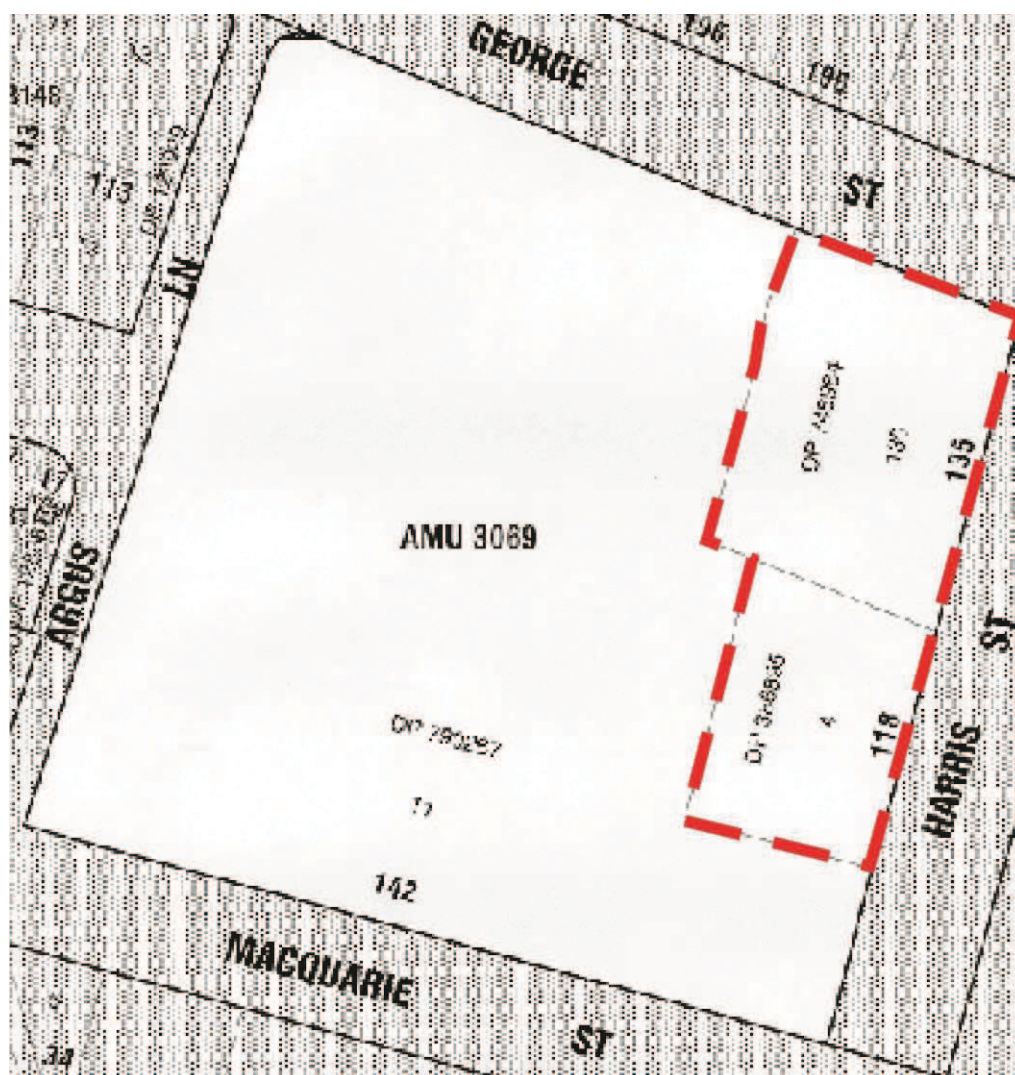


Figure 3.2: Plan showing the boundaries of AMU 3069 in relation to the study area (dashed red).

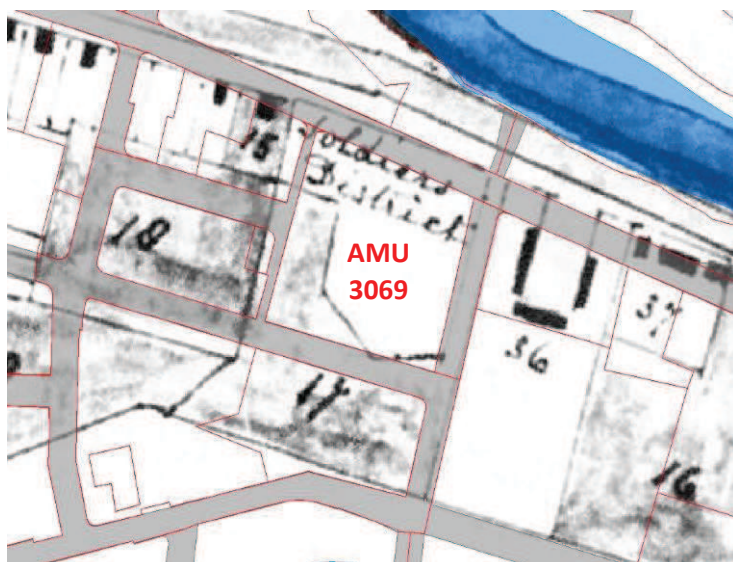


Figure 3.3: PHALMS mapping of the boundaries of AMU 3069 (outlined in red), modern streets (grey) and the 1813/1814 plan.

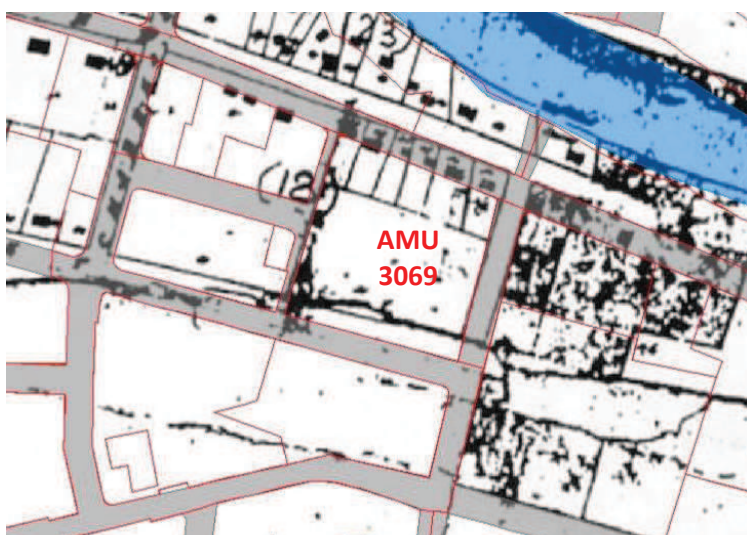


Figure 3.4: PHALMS mapping of the boundaries of AMU 3069 (outlined in red), modern streets (grey) and the 1822 plan.



Figure 3.5: PHALMS mapping of the boundaries of AMU 3069 (outlined in red), modern streets (grey) and the 1844 plan.

The statement of significance for this AMU was prepared in 2000, prior to the recent additions to the hotel building along George Street. PHALMS considers this AMU to have high research potential of State Significance, stating:

This AMU has high research potential. This area was marginal to the early township. The general area was used as agricultural land during the initial establishment of the township and this was the site of military barracks during the convict period. This area was developed as residential throughout the nineteenth century and redeveloped in the late twentieth century as the commercial centre of Parramatta expanded. The physical archaeological evidence within this area may include built landforms, structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Agriculture, Commerce, Cultural Sites, Defence, Government and Administration, Housing, Land Tenure, Law and Order and Townships. Archaeological evidence at this site is likely to be subject to minor disturbance. This AMU is of State significance.

The PHALMS mapping of the level of research potential (Figure 3.6) and level of significance, Figure 3.7) are shown below for the Albion Hotel study area. The Beer Grade extension added to the hotel in c.2007, will have had further impacts to the archaeological resource than those assessed in 2000 for PHALMS. An updated assessment of archaeological potential and a statement of significance is provided in Sections 4.3 and 5.3 below.



Figure 3.6: PHALMS plan showing the research potential within the study area (dashed red). Green represents high potential, blue represents moderate research potential, orange represents exceptional potential and grey represents no potential.



Figure 3.7: PHALMS plan showing the significance of archaeological remains within the study area (dashed red). Orange represents State significance, blue represents local significance, grey represents no significance.

3.3 Previous Testing on nearby sites

In 2005, two cisterns and sandstone footings were uncovered during the resurfacing of the Albion Hotel carpark.¹⁵⁸ This is evidence for the intact nature of the archaeological resource in the study area. Casey & Lowe has previously undertaken archaeological testing at the adjoining Cumberland Press (west and south of the study area)¹⁵⁹, on the corner of George and Harris Streets within Robin Thomas Reserve (east of the study area)¹⁶⁰, and within the grassy verge beside the footpath on the eastern side of Harris Street.¹⁶¹ The results of these testing programs help inform the types of remains and level of preservation that can be expected within the Albion Hotel site.

3.3.1 Cumberland Press Site

Testing on the Cumberland Press site in 2008 established that there was evidence for intact, pre-1850 archaeological remains in the northwestern part of the site, mostly of postholes and possible occupation deposits, but that the later 19th and 20th-century houses, services and trees had a considerable impact on the remains in the central and eastern parts of the site. Most relevant to the Albion Hotel site was the discovery of two sandstock-brick beehive cisterns in the carpark on the corner of Harris and Macquarie Streets (Figure 3.8). The cisterns, located within the 'Manager's Carpark' in the southeastern part of the Cumberland Press study area, date to the late-19th century, while the service pipe is thought to be associated with the later terrace houses. Dr Peter Mitchell, a geomorphologist, inspected the area and considered that as much as 500mm of original soil had been truncated during the construction of the carpark.¹⁶²



Figure 3.8: Side of a beehive-shaped brick cistern and service pipe uncovered during testing in the carpark on the corner of Harris and Macquarie Streets in 2008. 1m scale, C&L 2008.

¹⁵⁸ Pers. Comm. Katrina Stankowski, 9/12/2014.

¹⁵⁹ Casey & Lowe, *Non-Indigenous Archaeological Testing, Cumberland Press Site, 142-154 Macquarie Street, Parramatta*, Report to EGO Group, August 2008.

¹⁶⁰ Casey & Lowe 2004 *Archaeological Testing & Monitoring, corner of George & Harris Street, Parramatta*, Champion Legal on behalf of Vipena.

¹⁶¹ Casey & Lowe 2014 *Non-Indigenous Archaeological Monitoring & Recording Results, Distribution and Transmission Projects, Parramatta CBD*, Report to Comber Consultants, on behalf of Endeavour Energy.

¹⁶² Groundtruth Consulting May 2008:2. As in Casey & Lowe 2008:23.

In 2010, a total of 13 small test trenches were excavated across the Cumberland Press site in order to further test for any significant archaeological remains that would have been impacted by the piling program (Figure 3.9).

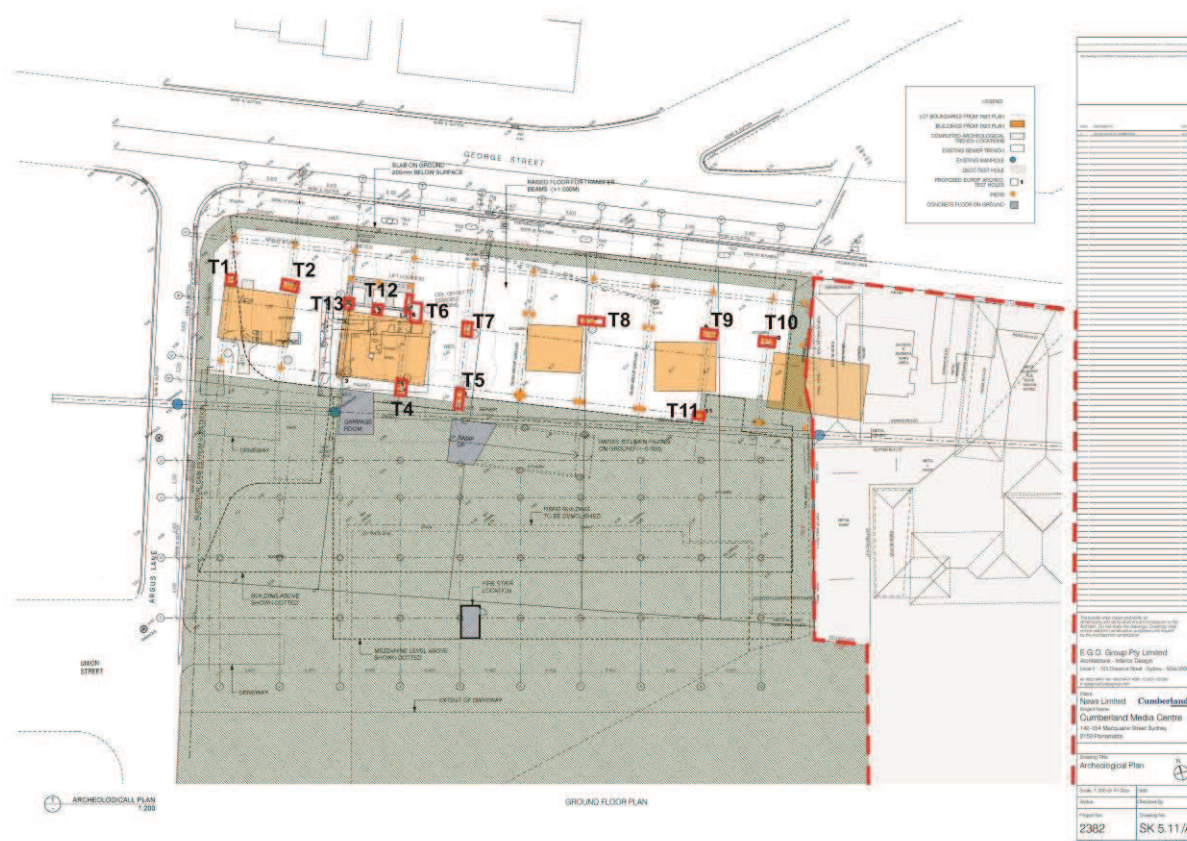


Figure 3.9: Survey drawing showing the test trenches within the Cumberland Press site to the west of the Albion Hotel study area (dashed red). Archaeological survey by G. Hazell, overlay and pile survey by E.G.O Group Pty Ltd.

Archaeological remains were found in ten of the trenches and included postholes, sandstock brick walls, sandstone footings and the corner of a cistern or well. Some of these remains are thought to be associated with the early 1800s structures on the site, however, while some of these remains are of State significance.¹⁶³

3.3.2 Corner of George and Harris Streets (Robin Thomas Reserve)

In 2003, testing was carried out on the corner of George and Harris Streets, after the demolition of a petrol station. Remains recorded during the testing program included a section of sandstock brick footing with sandy mortar (Figure 3.10), consistent with early convict-built buildings, and a sandstone-capped drain (Figure 3.11), also typical of early construction techniques. These remains were thought to be associated with the c.1790 Rum Corps Barracks structure. Given the historic, associative, social and technical/research significance, the sections of surviving remains within the site are considered to be of State significance.¹⁶⁴ The natural soil profile on the corner of George and Harris Streets is described as a sand matrix, confirming the assumption that the sand body is present in Harris Street. The testing also revealed that the archaeological remains are located very close to the existing surface, between 200mm and 300mm deep and the surviving sand body was present at a depth of 350-400mm below the surface.

¹⁶³ Casey & Lowe 2008: 45.

¹⁶⁴ Casey & Lowe 2004: 24.



Figure 3.10: Testing on the corner of George & Harris Streets, view to the northeast of the sandstock brick footings thought to be part of the c.1790 barracks. Photo C&L, 2003.



Figure 3.11: View to the north along the sandstone-capped drain, also thought to be associated with the barracks. Note the reddish brown sand matrix of the sand body. Photo C&L, 2003, 1m scale.

3.3.3 Distribution and Transmission Projects (Harris Street)

As part of major upgrades to the electrical infrastructure of Parramatta CBD, Endeavour Energy undertook works to lay new distribution and transmission cables. Comber Consultants engaged Casey & Lowe to manage the historical archaeological resource and undertake monitoring of the new excavations that had the potential to reveal non-indigenous archaeological remains. Three pits were excavated on the grassy verge of the eastern footpath of Harris Street.¹⁶⁵ The northernmost pit (almost within George Street) contained a large sandstock brick footing, from a shop that stood on this corner from the mid-1880s (Figure 3.12). The natural soil profile in all three pits was reddish-brown sand that is thought to be evidence for the survival of the Parramatta Sand Body in this location (Figure 3.13).



Figure 3.12: The sandstock brick shop footing found in the northern pit on the corner of Harris and George Streets. Construction fill is arrowed red. Taken during night monitoring. C&L 2013.



Figure 3.13: Natural red-brown sand in the northern pit on the corner of Harris and George Streets.

¹⁶⁵ Casey & Lowe 2014: 70-74.

4.0 Archaeological Potential

4.1 Archaeological Potential

Archaeological Potential is the degree to which archaeological remains are considered likely to survive within the study area in light of modern impacts. A series of assumptions underlay the analysis of archaeological potential for colonial remains. Typical archaeological remains found in Sydney and Parramatta take a number of forms:

- Structural remains associated with buildings shown on plan are likely to survive but will be impacted by later phases of building:
 - building footings
 - underfloor deposits associated with the occupation of the house
 - other types of deposits
- Certain types of remains are typically not shown on plan although some may be on later plans:
 - wells
 - cesspits
 - site drainage
 - rubbish pits
 - evidence for gardens, layout and use of the yard areas
 - pet burials
 - fencelines, assisting with clarification of lot boundaries and internal use of lots
 - pollen and soil evidence
 - land clearing and modification of the landform, including major filling events, i.e., backfilling of ponds or the creek line
 - rubbish dumps
 - other types of archaeological deposits
- Later building phases will impact on the remains of early phases.
- The greater the number of phases, the more complicated the nature of the archaeological the remains.

Importantly for this site, structures built on the sand body in Parramatta, from all date ranges, tend to need larger and deeper footings than similar buildings built on clay or bedrock. In particular two-storey buildings, like the terraces along Harris Street and the old and extant Albion Hotel buildings, require substantial footings to support the second story.¹⁶⁶ It is considered that the impacts from successive phases of construction are likely to have had major impacts on any early archaeological remains. In addition as Parramatta is semi-rural many owners have a habit of selling off the building materials at auction which can involve considerable removal of the potential archaeological remains. This was the case at 15 Macquarie Street, Parramatta.

4.2 Assessment of Archaeological Potential

4.2.1 Phase 1: Formation of the landscape and swampy areas.

Analysis of the geological formation and how that influenced the occupation of the site.

4.2.2 Phase 2: Aboriginal occupation of the area

This is discussed in detail in the relevant Aboriginal reports for this project.

¹⁶⁶ Pers. comm., Mary Casey, 2015. This statement is based on previous excavations of a site with a large two-storey building in Parramatta, particularly at 109-113 George Street.

4.2.3 Phase 3: c.1790-c.1810 - Soldiers' District

It is not known what types of buildings or structures would have been built within the Soldiers' District. The land may have been simply an open area used as a parade ground or assembly point. In 1810, there is also a vague reference to the ground adjoining the barracks was to be fenced and set aside as a vegetable garden to feed the soldiers. There are no known structures within the study area associated with the Soldiers' District, so any remains are likely to be ephemeral and may be difficult to identify in the archaeological record. Archaeological remains associated with this phase may include:

- Evidence for surfacing or compaction associated with the use of the land as a parade ground.
- Postholes from fencelines and environmental information relating to the agricultural use of the land as a vegetable garden or farm.
- Other evidence for how it may have been used.

Any remains are likely to be ephemeral and to have been significantly impacted by the later phases of development and may not have survived *in situ*. There is considered to be low potential for remains from this phase.

4.2.4 Phase 4: c.1810-1843 - Early Land Grants

While the first lease to Sarah Byrne was in 1809, the 14 year lease reissued to her in 1810 identified that a structure needed to be built (Figure 1.1, Figure 2.4). There is no evidence that this was ever built. A small part of the Crook lease is possibly within the study area and it is likely that in the c.1808 house with a well, oven, outhouse and orchard but most of this was probably located to the south of the current site (Figure 2.4). The first known structures along George Street appear on the 1823 plan, with two small structures shown fronting George Street (Figure 2.5). A third building appears on plan in 1836, in the western part of Lot 50, just outside the study area (Figure 2.7). The building in lot 50 is described as being constructed of brick. An overlay shows these structures in relation to the current buildings (Figure 4.1). Archaeological remains associated with this phase may include:

- Brick or sandstone footings from two pre-1823 buildings along George Street.
- Occupation and rubbish deposits associated with a buildings, probably houses.
- Timber postholes associated with fencelines or property boundaries.
- A well, outbuilding, oven and orchard are first mentioned in lot 50A in an advertisement from 1808, despite not being shown on plan. Most of these are probably to the south of the study area (Figure 2.4).