

HISTORY HOUSE

113 Macquarie Street
Sydney, NSW

Conservation Management Plan

Revision of 2001 CMP



prepared for
The Royal Australian Historical Society

by
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COVER ILLUSTRATION: Macquarie Street elevation, History House
(Source: Design 5 - Architects)

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13/05/2016

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Introduction

SECTION 1 INTRODUCTION

1.1 WHAT IS A CONSERVATION MANAGEMENT PLAN?

A Conservation Management Plan is a special study report that clearly identifies and describes why a place is important (cultural significance) and then proposes an action plan, policy or strategy to keep that importance (conservation policy) and manage it into the future.

The assessment of cultural significance: Finding out if and why a place is important

We need to understand the place thoroughly. Research is carried out in three major areas: *historical* research, *oral history* research, and the building's *fabric* and its physical context.

Historical research involves a thorough investigation of written records, newspapers, journals, maps, photographs and illustrations. Oral history research involves interviews with present or past users, and any person or group who hold an interest in the place. Fabric research requires a thorough examination of the place for evidence of changes and earlier structures, previous uses, intactness, etc. The context and siting of the place are also examined. This research is compiled into an historical summary to give a full understanding of the place.

The place is then compared to similar places to determine its level of significance i.e. local, state, national or international. There are a number of standard criteria for the assessment of significance. Broadly, these criteria address historical, aesthetic/creative, technical/research, and social aspects.

From this assessment, concise statements of cultural significance are then drafted. These statements provide a sound basis on which to proceed in formulating a policy or strategy as to the most appropriate way to retain the cultural significance or heritage value.

Conservation policy: Keeping the cultural significance and still make the place useful

Once the cultural significance of the place is determined, all the other factors bearing on the future of the place must be assessed. For example:

- What does the owner want to do with the place and what resources, financial and other, do they have available?
- What are the current Building Code of Australia requirements, local and state government regulations, and planning instruments etc. that affect the place?
- What is the condition of the place? Is it about to collapse? Is there water entry? Is there any evidence of subsidence or movement? Are there termite infestations? Can the existing structure be altered or added to? What are the existing services (electrical, gas, fire sprinklers, air conditioning etc) and what is their potential for upgrading?
- What are the user and community needs? Is there an identified need that this place can fulfil and still retain its significance
- What feasible re-use options are there in the location?

When all these issues and opportunities have been identified, assessed and resolved, specific policies and strategies are then formulated which will guide future works, management and maintenance of the place. It is during this process that the need for change to accommodate new uses is balanced against the significance of the place and its elements. The policies must address all of the issues to retain the significant features and qualities while allowing change to ensure the survival of these features. In order to retain the significance of the place and ensure its ongoing maintenance and viable use, the conservation policies must be implemented or acted upon.

The final Conservation Management Plan, once adopted, will be used as a management tool and as part of a design brief for future works and development of the place. It should be revised if new information changes the understanding of the significance of the place or if there is an unforeseen change in the way the place is managed.

1.2 STRUCTURE AND TERMINOLOGY OF THE REPORT

This report has been undertaken using the methodology and structure outlined in J. S. Kerr, *The Conservation Plan*, 5th edition, National Trust of Australia (NSW), 2000. This methodology is based on the principles and processes described in *Australia ICOMOS Burra Charter, 1999* (known as the Burra Charter) and its accompanying 'Guidelines to the Burra Charter' (on Cultural Significance and Conservation Policy). A copy of the 1999 Burra Charter (without the Guidelines) is included as Appendix A. The principles and methodology set out in these documents are combined with the NSW Heritage Office's heritage assessment criteria. These criteria are described in Section 3, Assessment of cultural significance.

Throughout this report, the terms place, cultural significance, fabric, conservation, maintenance, preservation, restoration, reconstruction, adaptation, use, compatible use, setting, related place, related object, associations, meanings, and interpretation, are used as defined in the Burra Charter (refer to Appendix A). It should be noted that, as a consequence of this, the meanings of these terms in this report may differ from their popular meanings.

1.3 BACKGROUND TO THE PROJECT AND CONSULTANT'S BRIEF

The building was designed by the architect George Allen Mansfield in 1871 as a townhouse for his uncle, the politician George Oakes. Since its first use as a residence, the building has, at various times, been used as a clubhouse, boarding house and for more than 45 years, as doctors' consulting rooms. From 1959, the building was known as Wickham House, possibly after one of its lessees, Charles Henry Wickham Lawes. It was renamed History House when the building became the home of the Royal Australian Historical Society in 1970. At this time, major works were undertaken to adapt the building for its new purpose. The rear wing was demolished and a new extension constructed in its place for the conference room, library, fire stairs, lift and garage.

At present, the Royal Australian Historical Society (RAHS) occupies the ground and first floors of the building. The basement, second floor and the attic are leased as commercial office space.

In 1989, a Permanent Conservation Order was placed over the property. Following subsequent amendments to the NSW Heritage Act 1977, History House is listed on the State Heritage Register (Item 00692).

Design 5 Architects prepared a Conservation Management Plan for History House in 2001, and since that time have had an ongoing involvement with building upgrades and conservation works, as well as general advice on an honorary basis. In 2014 Design 5 were engaged by RAHS to prepare a Project Plan as an investigation into the feasibility of building upgrades and additions at the rear of History House. It is now necessary to update the CMP to reflect changes that have occurred since 2001 and to capture the future objectives of the building owner.

1.4 THE PLACE

History House is located at 133 Macquarie Street, Sydney, between Bridge and Bent Streets. It is on the western side of Macquarie Street, facing the Royal Botanic Gardens. Its title reference is Lot 1, D.P. 64691, Parish of St James, County of Cumberland. 133 Macquarie Street is within the local government area of the City of Sydney Council. See Figure 1.1 for the location plan.

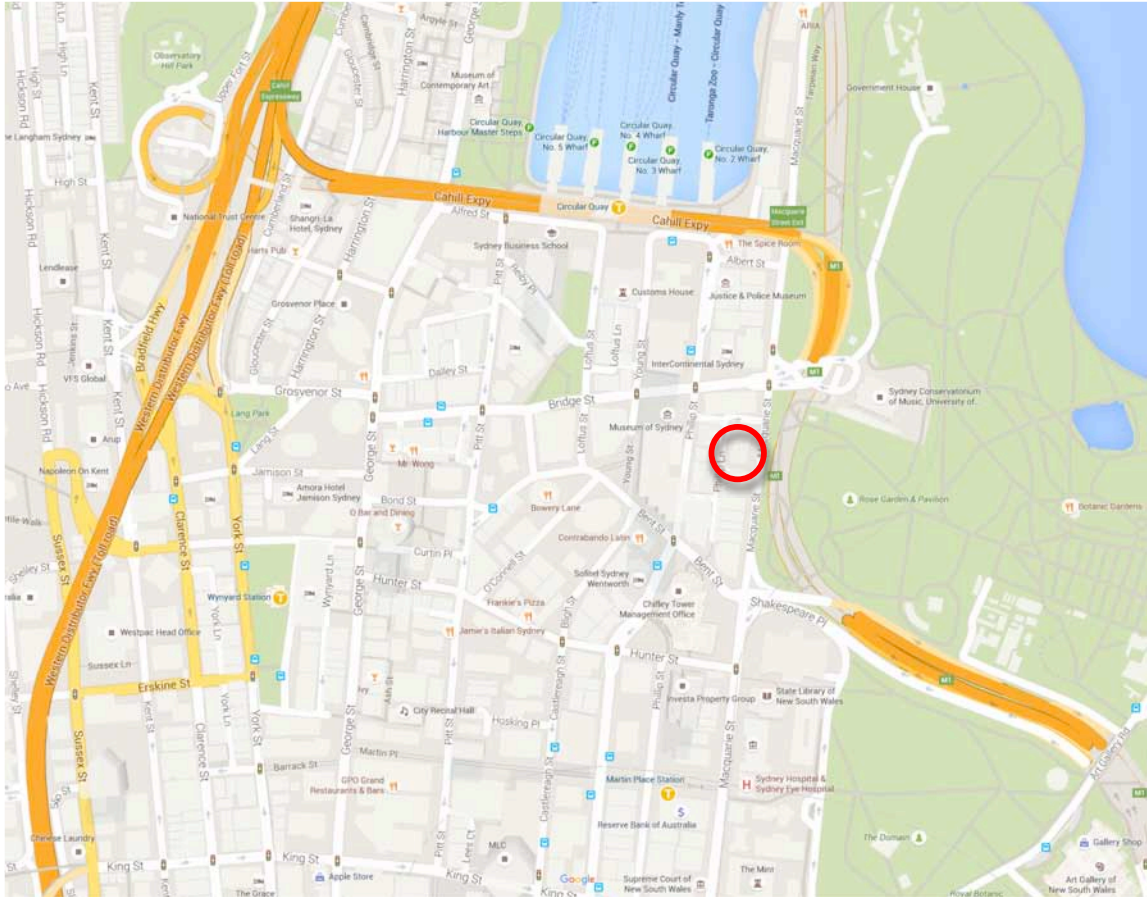


FIGURE 1.1: Location plan (circle indicates location of History House, Sydney)
(Source: Google Maps, 2016)



FIGURE 1.2: History House at 133 Macquarie Street, Sydney

1.5 AUTHOR IDENTIFICATION

The 2001 CMP was written by Alan Croker, William Blackledge and Hendry Wan of Design 5 Architects. Historical research was undertaken by Rosemary Annable, consultant historian, who also wrote the historical summary.

This 2016 CMP revision has been updated by Anita Krivickas and Robert Gasparini of Design 5 Architects.

Unless otherwise stated plans, drawings and photographs in the report were prepared and taken by Design 5 Architects.

1.6 ACKNOWLEDGMENTS

The authors wish to acknowledge the assistance of the following people in the preparation of this report:

- Ralph Derbidge, Former Manager, Royal Australian Historical Society,
- Suzanne Holohan, General Manager, Royal Australian Historical Society

- Dr Rosemary Annable
- Associate Professor Ian Jack
- Associate Professor Carol Liston
- Dr Peter Reynolds
- Chris Pratten
- Douglas Benson, Royal Botanical Gardens
- Executive committee of the Royal Australian Historical Society

1.7 LIMITATIONS

This report has not been hampered by any known limitations that affect the assessment of cultural significance of the place and the policies arising from it.

However, the 1871 front elevation drawing of the History House building by George Allen Mansfield is the only drawing of the original design known to still exist in Australia. Plans of the original internal layout have not been found. Plans for internal alterations and additions to the house are known to have been submitted to the City Council in 1921; however, these plans could not be found in 1996 in the City of Sydney Council archives. The next earliest set of drawings located for the house is from 1957, still showing the back wing, originally the service wing. It is unlikely that the changes in the early 1920s and the late 1950s were the only changes. Documentation of these changes would help in the understanding of the place; however, they would not alter the identified significance of History House.

This updated CMP has been prepared using the historical research already carried out by Rosemary Annable. Apart from the fabric survey and analysis of this, no further historical research has been undertaken.

Conservation Analysis

SECTION 2

INVESTIGATION OF CULTURAL SIGNIFICANCE

2.1 DESCRIPTION OF THE PLACE

2.1.1 Context and setting of 133 Macquarie Street

Occupying the full depth of the site, from Macquarie Street to Phillip Lane, No. 133 is situated towards the north end of the block between Bent Street and Bridge Street. It was the last townhouse to be constructed on the most fashionable section of this street and is now only one of two to survive.

Facing east, across the Botanic Gardens, this elegant five storeyed, (including basement), sandstone residence with its three storeyed verandah, is set back from the Macquarie Street alignment, in line with its original neighbours, since removed. It is now flanked by the thirteen storeyed Art Deco styled BMA House, constructed 1928, to its south and the less significant fifteen-storeyed Hudson House, constructed circa 1970s, to its north. Both of these buildings and all other twentieth century buildings in this part of the street are situated right on the street alignment. BMA House rises full height on the street, with its cream glazed terracotta façade, returning on the north to History House as painted render. Halfway along its depth on this north boundary, it steps in to form a full height light well with windows looking into it and over History House. Hudson House on the other hand rises three levels at the street alignment to just below the top verandah beam of No. 133, before setting back to the line of its stone front wall and rising a further twelve floors. This allows the stone parapet with its details to be seen in full light, whereas the levels below are partially shadowed. Hudson House steps back again at the rear lane, giving a lower kerbside block than the 1970 extension to History House. The vertical walls of both neighbours rise well above History House, dwarfing it and creating a sunless gap above it. The buildings to the rear, on the west side of the lane are all late twentieth century, very tall and presenting eastern elevations of little architectural interest. These buildings have views through the open slot over History House towards the gardens. The only other lower scaled building in this block is No. 145, the Royal Australasian College of Physicians. Built in the 1850s as two levels to Macquarie Street, it was substantially added to early in the twentieth century with another three floors. It is the only other building in the block to be set back at the same alignment as History House.

Phillip Lane to the rear of the property is now defined by modern buildings right up to the building alignment. The only part of the lane, which has any sense of its historic past, is the northern end where it is bordered by the balconied rear elevation of the Chief Secretary's building and The Astor. At the rear of No. 133 there is no indication that there is an earlier building there. All that is visible is the three storeyed elevation of the 1970 library extension with an almost full width garage opening at the lane level.

The main view of No. 133 is from across Macquarie Street where it can be appreciated in relation to the Botanic Gardens. The western footpath of Macquarie Street was widened to almost double its width in front of History House and other selected properties along the street in about 1995-6. The footpath was repaved with granite pavers and concrete planter boxes installed, all at the same

time, providing extra space for outdoor seating associated with a previous basement café. Relatively young European Plane trees line this side of the street, with one either side of History House, framing views from across the street. Unfortunately this framed view has been recently marred by the installation of one of the new City of Sydney Council's 'Smart Poles' in the centre of it.

To the east of No. 133, on the other side of Macquarie Street, stretches the now mature planting of the Botanic Gardens, formerly the Governor's Domain, bounded by its sandstone and iron palisade fence. The richly ornamented iron gates and stone gate piers to the former Garden Palace are situated almost opposite No. 133. From the eastern verandahs of History House no other substantial built structures are visible. When built No. 133 would have had uninterrupted views across the immature planting of the Domain and beyond to ridges which flank Woolloomooloo. The visual and physical link between the gardens and History House is a major component of its setting. Even the wildlife recognizes this link as until recently there has been a regular problem with swarms of bees from the gardens nesting in the verandah of History House.

2.1.2 Exterior of 133 Macquarie Street

The house is five storeys in height, including basement and attic, with a three-storey verandah on the street frontage. The verandah backs onto the stonework of the east wall which comprises three bays. The basement level, built out to the face of the verandah, is of coursed ashlar, with deep grooves at the joints and around the arched voussoirs over the four openings, two to each bay. These openings were originally all screened by cast iron pickets, but now one has been modified to accommodate a doorway.

The original stone stair structure, flanked by balustrades of cast aluminium, rises from the street to the ground floor. In the 1970s work, these main front steps were cut back and finished with ribbed quarry tile treads. The ground floor of the verandah was repaved in similarly intrusive quarry tiles at this time. The cast iron balustrade and gates to the street were removed around 1959, when street access was made to the basement.

On the ground floor the stonework of the main wall is again finished with bold horizontal grooves marking each course up to a projecting cornice at frieze level, decorated with finely carved foliage, generally fern fronds. This cornice in turn supports deeply moulded architraves to the three arched openings. At first floor, the stonework is plain except for a simple projecting string mould and cornice at transom height, and architrave mouldings over the arched openings. The second floor is plain with no mouldings, until it reaches the exposed work above the verandah roof.

The ground floor has a pair of original ornate arched timber sash windows with sidelights and carved pilasters. These sit beside the broad arched entry doorcase with its pair of panelled doors and etched plate glass fanlight. This whole doorcase appears to be an early twentieth century replacement of the original. Mansfield's original sketch shows a pair of panelled doors with sidelights and arched fanlights, similar in arrangement to the windows adjacent. The upper floors link to the verandah through their original french doors with fanlights.

The three-bayed verandah structure is mostly cast iron except for its upper floor, elaborate timber frieze and modillioned cornice at each floor level. Two timber flagpoles project from the first floor level.

The ground floor balustrade comprises turned stone balusters beneath a broad stone capping, set between stone pedestals which in turn support the fine cast iron columns of the verandah. These columns are fluted for half their height up to a decorative band and then plain above with gothic inspired capitals. The paneled soffit to this level appears to date from the early twentieth century.

The first floor balustrade is formed from cast iron decorative panels, installed around 1970, replacing an elaborate, probably carved timber, balustrade which resembled stone. The first floor columns are similar in proportion to the ones below, but with the lower part covered by a timber pedestal, (the present ones being crude replacements of the more handsome originals), and two faceted bands on the shaft above. The capitals are the same as the ones on the floor below and the

shaft extensions above these, frame elegant curved cast iron brackets. Again the soffit above is lined out. The floor is covered by a modern, bituminous membrane.

The second floor columns are of turned timber, encased at the bottom with crude timber pedestals, replacing the more detailed originals. The capitals are carved timber as well as the simply curved brackets above. The cast iron balustrade appears to be the original with its low height increased by an additional pipe rail. The roof of the verandah is formed from bull-nosed galvanised iron. There is evidence for the original raised central section of this iron roof. Again the floor is covered by a modern, bituminous membrane.

This eastern verandah was terminated at either end with shuttered screens on the ground and first floors, very similar to those surviving at No. 145, and shutters and a window on the second floor. The rendered dividing wall between the ground floor verandah of No. 133 and the now removed No. 131 to the north survives, its plain unfinished southern surface possibly evidence of it having once been obscured by the shuttered screen to History House.

The house is supported by the boundary walls of its original neighbours and appears to have no independent boundary walls of its own. With the demolition of these houses to make way for the later developments that now flank History House, their walls have been incorporated into the house's fabric and the one to the north still remains visible to Macquarie Street. This has led to differential settlement between the two components.

The attic storey has ornate stone dormers, between which are placed sandstone urns on pedestals now in varying degrees of dilapidation. Two urns are missing, as are the stone finials from two of the dormers. The central dormer has an elaborate gabled pediment with its original cast iron finial decoration. This decoration sits above a deep projecting stone cornice with elaborate twin stone brackets and carved stone panels.

2.1.3 Interior of 133 Macquarie Street

The original plan of this building was quite conventional for a gentleman's townhouse. The principal rooms on the ground, first and second floors, as well as the attic, were linked by a substantial principal staircase, with a rear service wing containing a separate back stair. This five storeyed service wing was demolished in 1970 to be replaced by the present concrete framed extension, but the main part of the house survives relatively intact. This surviving section of four floors plus basement was linked to the service wing, which also had four floors plus basement, via the landing levels of the main stair. Evidence for this link still exists in some of the door locations on the landings.

The house is of conventional nineteenth century domestic construction, with plastered masonry walls, and timber framed floors and roof. Partitions over larger spaces were constructed of timber framed, lath and plaster to reduce weight and increase structural flexibility.

On the ground floor level, an Italianate styled entry hall with elegant plaster detail leads directly to the stairhall with its impressive carved and polished cedar staircase. Elegant polished cedar doorcases with panelled reveals and elaborately carved console brackets give access to the two main reception rooms. These two rooms, the front parlour and the rear dining room with their elegant, matching dark grey marble chimney pieces, were connected via a large pair of panelled cedar doors, which slid into a cavity in the masonry wall. The ornate cedar doorcase remains; however, these door leaves have long been removed, leaving it as one space. French doors lead from the dining room to the kitchen, the location for the west verandah, overlooking the rear service yard prior to 1970. These french doors were swapped at that time with the adjacent window. All window cases in these rooms are in polished cedar panelled reveals with recessed breast panels. The dining room has a sophisticated arrangement of elliptical arched niches, one either side of the fireplace and a third centred on the south wall opposite. The ceilings are restrained with coved cornices, decorated with moulded flowers and ivy leaves, repeated around the perimeter of both rooms. During recent works, evidence was found for a large moulded plaster ceiling rose in the parlour. The dining room ceiling has a central beam dividing it into two

equal bays. The glass chandeliers in these two spaces and the stairhall were given to the RAHS and come from the now demolished Australia Hotel.

On the first floor, a recent (1970) partition separates the north end from what appears to have been originally a large and elegant front drawing room, extending the full width of the building. This room has an elaborately carved white Carrara marble chimneypiece — the finest in the house — at its north end, flanked by arched recesses, mirrored by a single arched recess on the south wall. It is connected to the main east verandah via three original sets of french doors. The original lath and plaster ceiling and cornice have been replaced with plasterboard, the cornice dating from 1996. A fine cedar doorcase gives access to the stairhall. Adjacent to this is a smaller but equally elegant room, possibly the library, which originally gave access to the rear verandah. This smaller room has lost its chimney piece but retains the arched niches either side of it, as well as its original plaster ceiling and cornice. The polished cedar doorcase from this room to the stair hall is the finest on this level, and this and the doorcase to the drawing room are very similar to those on the ground floor. The french doors to the rear verandah were removed when the new library wing was added in 1970. Beneath the carpet in this room, a c.1970 parquet floor exists. The main doorcase connecting these two rooms is an early one from a thick wall; however, it was only installed in this position in 1970. It is possible that it comes from the west wall of this space which was removed in 1970. The other two internal doors appear to originate from the second floor and are hung in c. 1920s doorcases.

The second floor originally had three bedrooms, or two plus a dressing room. The northern major space now contains three separate ceilings, evidence of the earlier configuration of this area. 1957 measured drawings suggest this area housed a small box room plus two larger rooms; however, without cutting holes in the ceiling, it is difficult to determine whether the box room was part of the original configuration. The ceiling to the western bay of this area is the only original one to be seen, although fragments of these survive beneath the pressed metal ceilings in the front two spaces. The late Victorian style timber chimney piece in this space appears to be a recent addition. The original dressing/small bed room survives with its french doors to the east verandah. The western end of the large space, gives access via a pair of original french doors to the roof area of the 1970s extension, as well as the main fire stair.

The attic comprising its original three rooms and hall, plus the 1970 bathroom and laundry has been less altered. The two rooms facing east have deep dormer windows, the two outside ones being barrel vaulted in lath and plaster. These two dormers retain their original panelled cedar boxed enclosures to the main box gutter. These allowed direct access to the open lead lined gutter, prior to the recent insertion of large PVC pipes to carry the water and avoid internal leakages. The centre dormer has an access door leading to the front parapet box gutter and up to the roof. Much of the lath and plaster survives in this area; however, areas of plaster have been replaced with plasterboard in the rear room where a skylight has been inserted and a new access corridor made to the new bathroom area. All panelled door leaves have been replaced with modern flush doors. The landing area was partitioned off as a separate space from the stair until the partition was removed in 1996, and the handrail line reinstated. The ceiling to this stair and landing at this level is of pressed metal.

The roof area is tiled to the main house, with lead sheet covering to the three eastern dormers. The lead to these was repaired c.1994-5, at the same time as all the rainwater goods were repaired or replaced. The original stone chimneys to the north survive with chimney pots, but have been capped off at the top. A chimney on the south edge of the house survives as part of the demolished neighbouring house.

The basement area has been recently refurbished for office use, having previously been used as a café. All of the original wall structures to the main part of the house survive, but all have been refinished with new panel and plasterboard ceilings. A badly rotted and termite infested window frame to the main front wall was uncovered during the café refurbishment works. It was recorded but unfortunately had to be removed. All the original stone openings remain, some previously modified. The original stone wall surfaces are largely exposed in the front room, showing traces of the original limewash finish. Modern plasterboard wall finishes line some of the internal walls.

There is evidence in the stonework of earlier grilles. At the rear of the office fitout is a separate storage room with concrete and timber (pine) boarded floors. Along the southern boundary wall is a bank of modern rest rooms, originally constructed in 1970 however upgraded c. 2010.

The quality of the finishes of the principal areas of the house is very fine. The ornate cedar door cases with finely carved corbels frame the doors to the principal rooms of the ground and first floors. Each of these carved corbels is different, displaying as well as acanthus leaves, a variety of foliage, flowers and fruits. The entrance hall, and ground floor reception rooms have well made decorative parquet flooring of blonde and dark timbers, including Australian cedar. In both of the reception rooms, these form a geometric border to an area of plain flooring covered by a carpet square.

The finely detailed staircase, in common with the rest of the original joinery, is polished and made from Australian cedar. This staircase has a continuous handrail, in the geometric style, with similar detailing up to the attic. The only damage is the missing section on the attic landing. The basement stair that was once set beneath the main stair is now removed and its details are not known.

The most ornate ceilings are in the ground floor rooms, and the ceilings gradually simplified in the rooms with lesser prestige. The Italianate styled mouldings in the entrance hall with the modillioned cornice, is typical of Mansfield's other work.

The colour schemes employed in the ground floor spaces are based on site evidence, however it appears that all the walls, including the stairhall were originally papered. The wallpapers chosen for the redecoration of the two main reception rooms in the late 1970s was based on an understanding of the original use of these spaces. Both papers are original designs by William Morris, from the late 1860s. (This work was carried out by Alan Croker, one of the authors of this report.) Fragments of original wallpaper including a dado paper had been found on the south wall of the top landing, and samples have been retained by the RAHS.

2.1.4 1970 addition

The major work carried out in 1970 by AMP for the Royal Australian Historical Society replaced the original service wing of the house with a three storeyed, concrete framed extension to house auditorium, museum, library and service facilities. This extension infills the full width of the block at the western end cutting off the western rooms of the main house from the outside. It incorporates a lift and fire stair within the core of the building, with a fire escape passage to Phillip Lane at basement level. This addition is modern in style, with an exposed concrete frame with infill brick externally, and large aluminium windows to Phillip Lane. At basement level, it houses a secure parking area and the fire exit passage. On the ground floor is the auditorium and kitchen. On the first floor is the former museum area, now used as the library, an office, and toilets. A small lobby at each level gives access to the lift, while above this are plant and lift machinery areas. Internally the finishes are plain with walls of painted cement render, and floors of carpet or parquetry over concrete. The auditorium ceiling is of plasterboard, articulated to incorporate lighting and a ventilation system. The library ceiling is of stained timber battens, with plasterboard in the service areas. When the work was carried out, much of the west end of the original stairwell appears to have been rebuilt. Thus although some of the openings in this wall to service ducts appear to be in their original position, this is not certain.

2.1.5 Works since 2001

Works since the preparation of the 2001 CMP have been minimal and largely centred on the removal of the basement restaurant fitout and refurbishment of this space for office use in 2012. This involved the removal of the kitchen fitout and some minor modifications to 1970s partition walls. The toilets along the southern boundary wall were refurbished in 2010 to their current configuration.

Other minor works since 2001 have included structural remediation to the stone archway over the front door archway, primarily involving repointing; painting of the stairwall from ground floor to

the attic; and the construction of new joinery and upgrading of the air conditioning services to the auditorium in the 1970's wing.

2.2 PHYSICAL EVIDENCE

Research was carried out on the building's fabric and its physical context as part of the process of understanding the place.

2.2.1 Fabric survey

A survey of the place was undertaken by William Blackledge in October 1998, and reviewed by Anita Krivickas in May 2016 during the preparation of this report.

The purpose is to investigate the changes to the place, its integrity and physical condition, and to identify significant elements and features of the place.

The information gathered is presented and analysed in the description of the place above. The information from the survey is included in diagrammatic form in the following Figures 2.1 - 2.7.

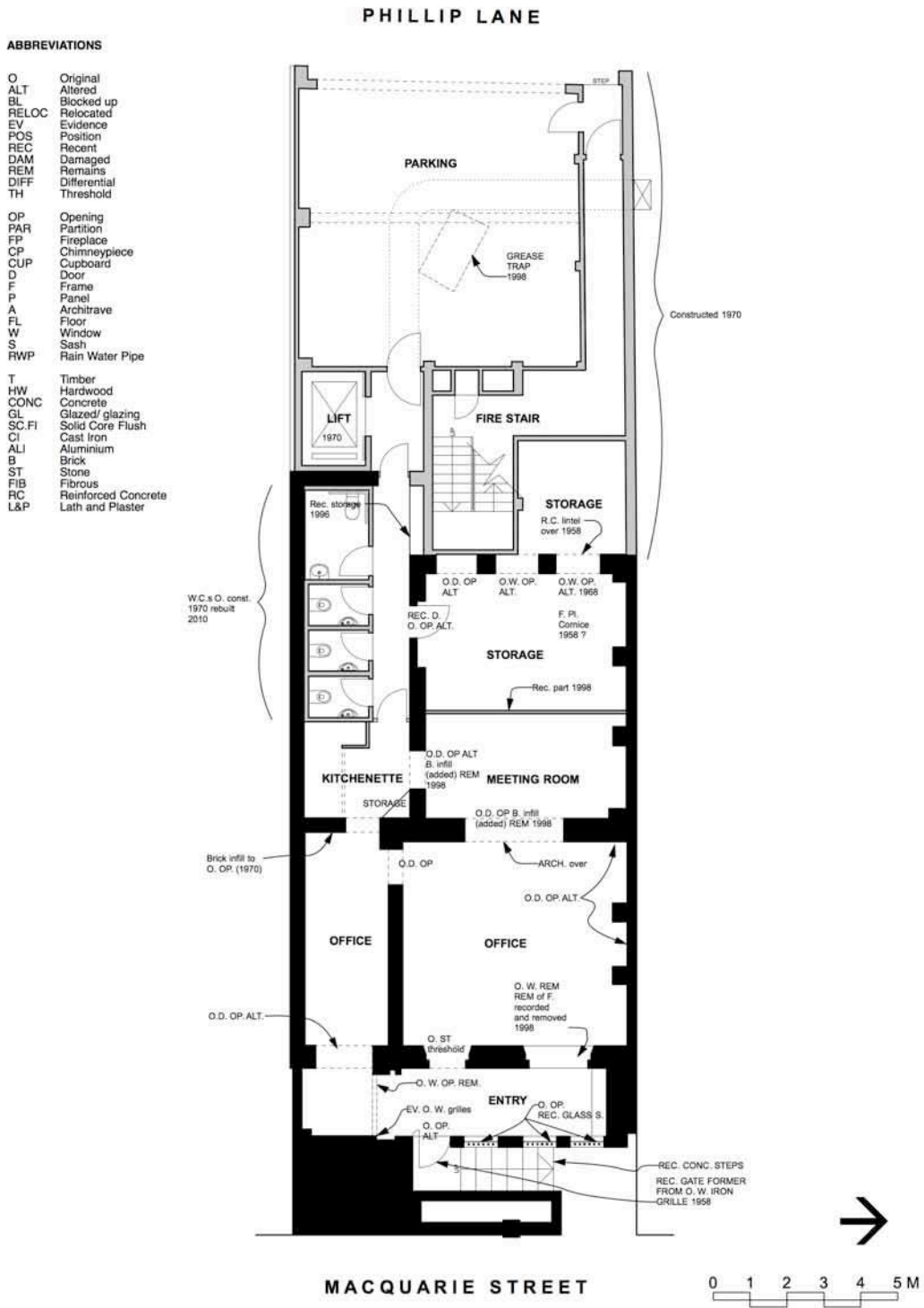


FIGURE 2.1: Fabric Survey - Basement

PHILLIP LANE

ABBREVIATIONS

O	Original
ALT	Altered
BL	Blocked up
RELOC	Relocated
EV	Evidence
POS	Position
REC	Recent
DAM	Damaged
REM	Remains
DIFF	Differential
TH	Threshold
OP	Opening
PAR	Partition
FP	Fireplace
CP	Chimneyplace
CUP	Cupboard
D	Door
F	Frame
A	Panel
FL	Architrave
W	Window
S	Sash
RWP	Rain Water Pipe
T	Timber
HW	Hardwood
CONC	Concrete
GL	Glazed/ glazing
SC,FI	Solid Core Flush
CI	Cast Iron
ALI	Aluminium
B	Brick
ST	Stone
FIB	Fibrous
RC	Reinforced Concrete
L&P	Lath and Plaster

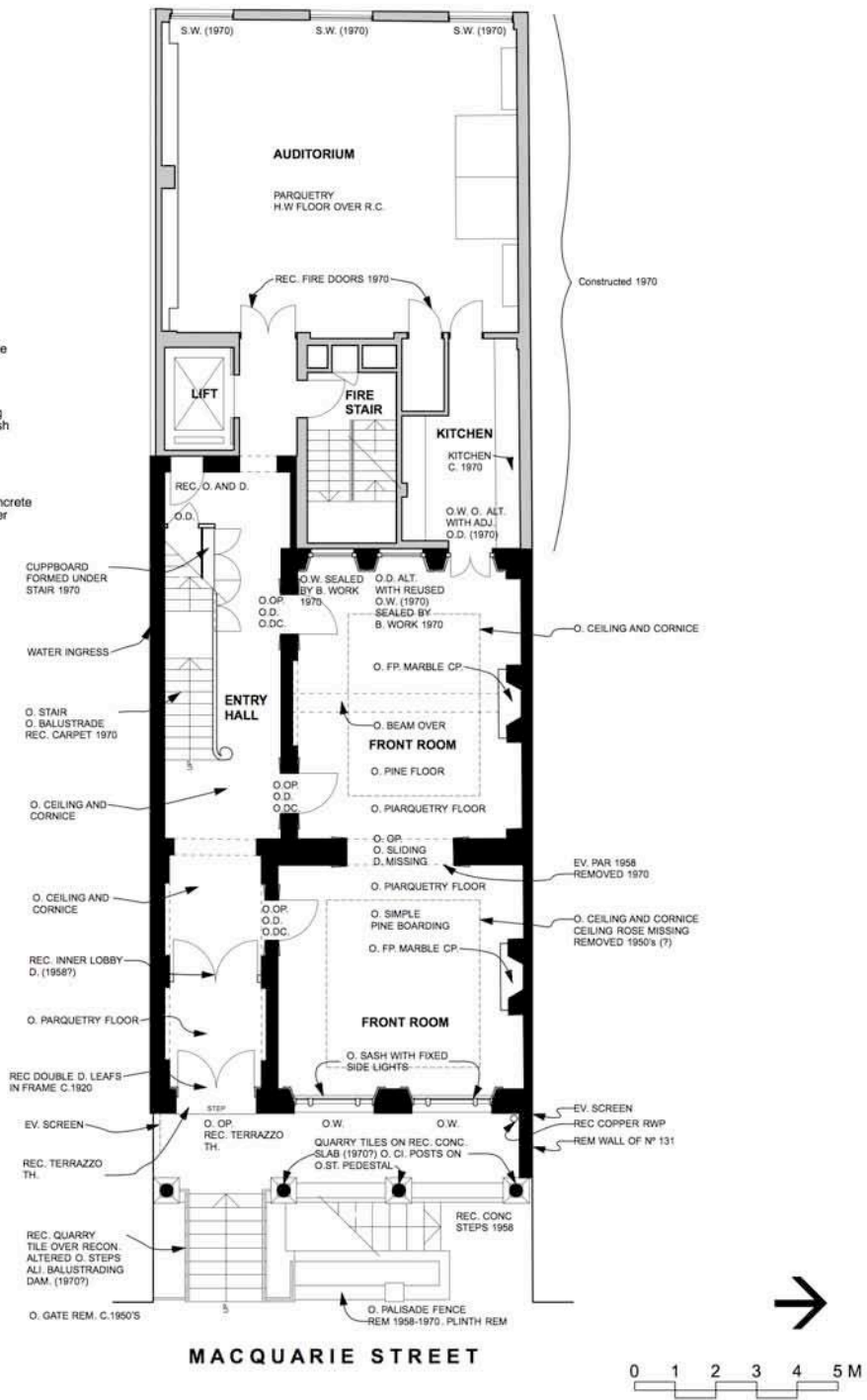


FIGURE 2.2: Fabric Survey – Ground floor

ABBREVIATIONS

O	Original
ALT	Altered
BL	Blocked up
RELOC	Relocated
EV	Evidence
POS	Position
REC	Recent
DAM	Damaged
REM	Remains
DIFF	Differential
TH	Threshold
OP	Opening
PAR	Partition
FP	Fireplace
CP	Chimneyplace
CUP	Cupboard
D	Door
F	Frame
A	Panel
FL	Architrave
W	Floor
S	Window
RWP	Rain Water Pipe
T	Timber
HW	Hardwood
CONC	Concrete
GL	Glazed/ glazing
SC,FI	Solid Core Flush
CI	Cast Iron
ALI	Aluminium
B	Brick
ST	Stone
FIB	Fibrous
RC	Reinforced Concrete
L&P	Lath and Plaster

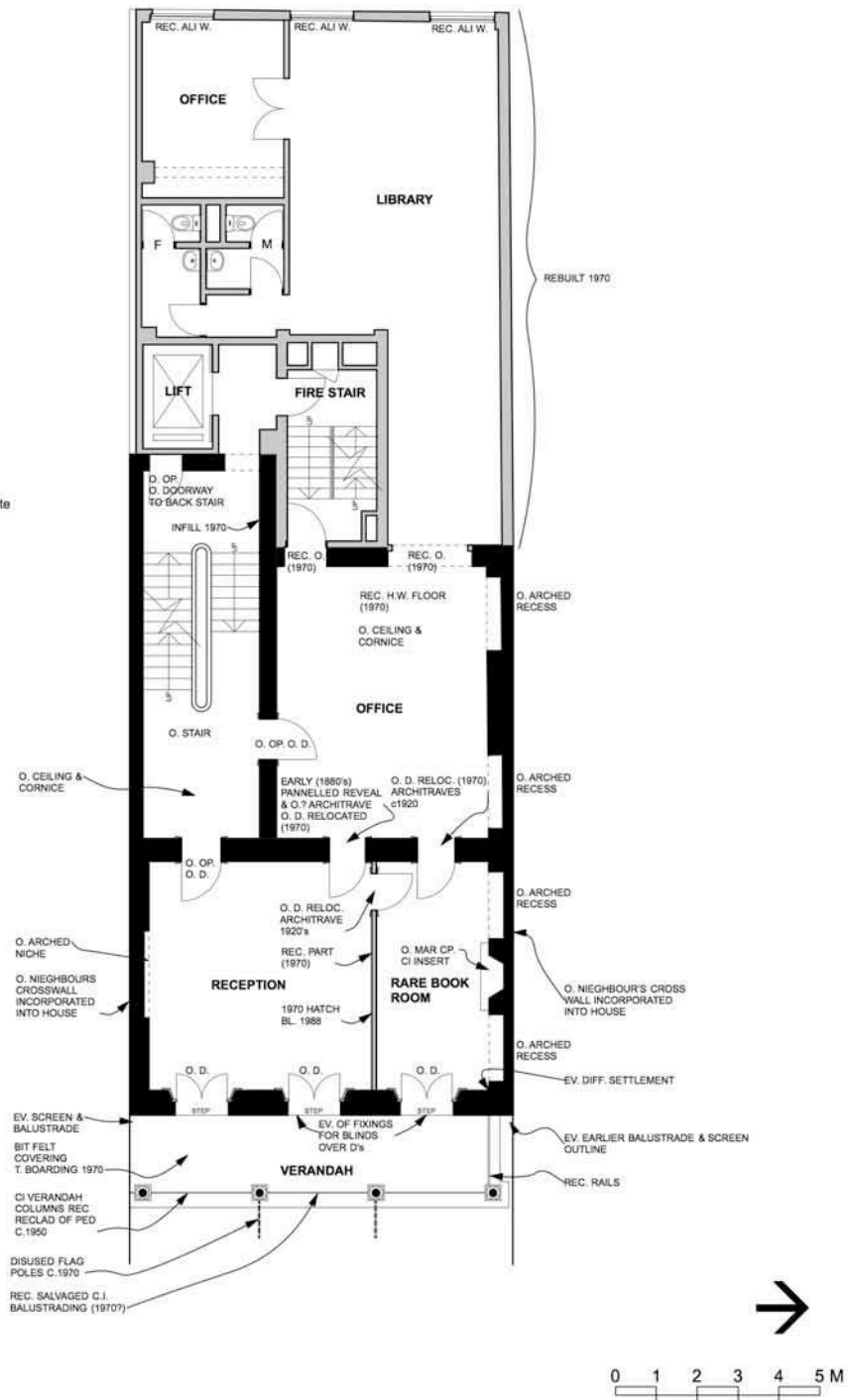


FIGURE 2.3: Fabric Survey – First floor

ABBREVIATIONS

O	Original
ALT	Altered
BL	Blocked up
RELOC	Relocated
EV	Evidence
POS	Position
REC	Recent
DAM	Damaged
REM	Remains
DIFF	Differential
TH	Threshold
OP	Opening
PAR	Partition
FP	Fireplace
CP	Chimneyplace
CUP	Cupboard
D	Door
F	Frame
P	Panel
A	Architrave
FL	Floor
W	Window
S	Sash
RWP	Rain Water Pipe
T	Timber
HW	Hardwood
CONC	Concrete
GL	Glazed/ glazing
SC.FI	Solid Core Flush
CI	Cast Iron
ALJ	Aluminium
B	Brick
ST	Stone
FIB	Fibrous
RC	Reinforced Concrete
L&P	Lath and Plaster

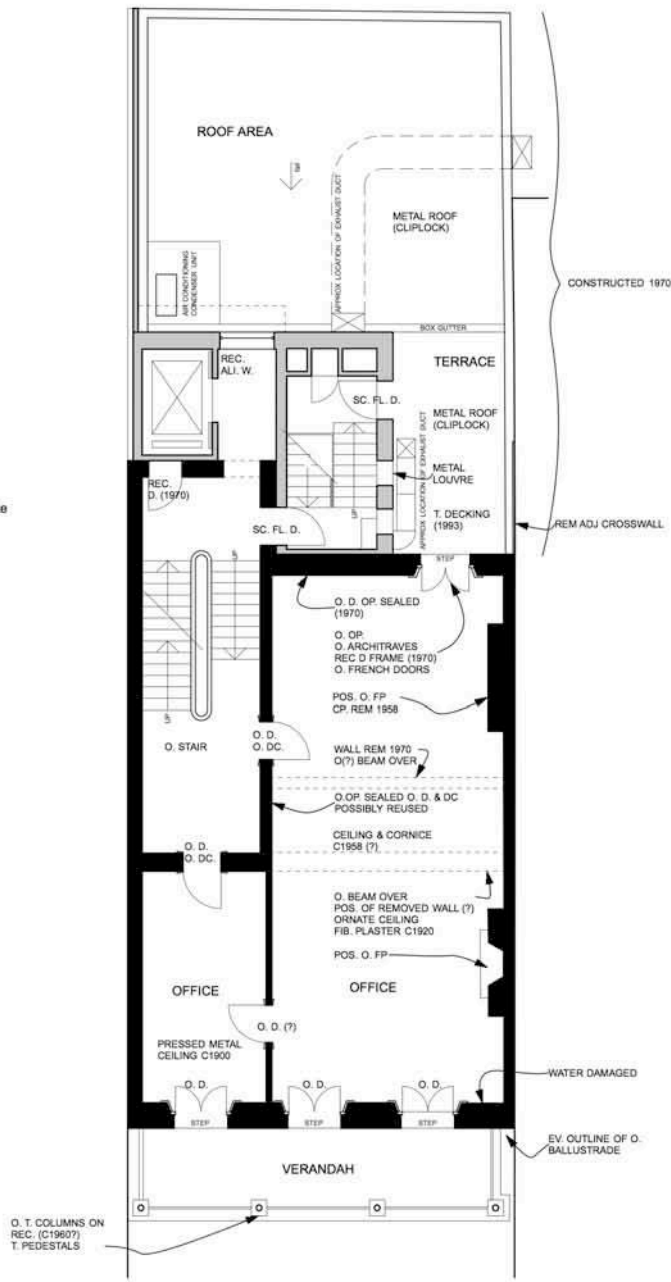


FIGURE 2.4: Fabric Survey – Second floor

ABBREVIATIONS

O	Original
ALT	Altered
BL	Blocked up
RELOC	Relocated
EV	Evidence
POS	Position
REC	Recent
DAM	Damaged
REM	Remains
DIFF	Differential
TH	Threshold
OP	Opening
PAR	Partition
FP	Fireplace
CP	Chimneyplace
CUP	Cupboard
D	Door
F	Frame
A	Panel
FL	Architrave
W	Window
S	Sash
RWP	Rain Water Pipe
T	Timber
HW	Hardwood
CONC	Concrete
GL	Glazed/ glazing
SC,FI	Solid Core Flush
CI	Cast Iron
ALI	Aluminium
B	Brick
ST	Stone
FIB	Fibrous
RC	Reinforced Concrete
L&P	Lath and Plaster

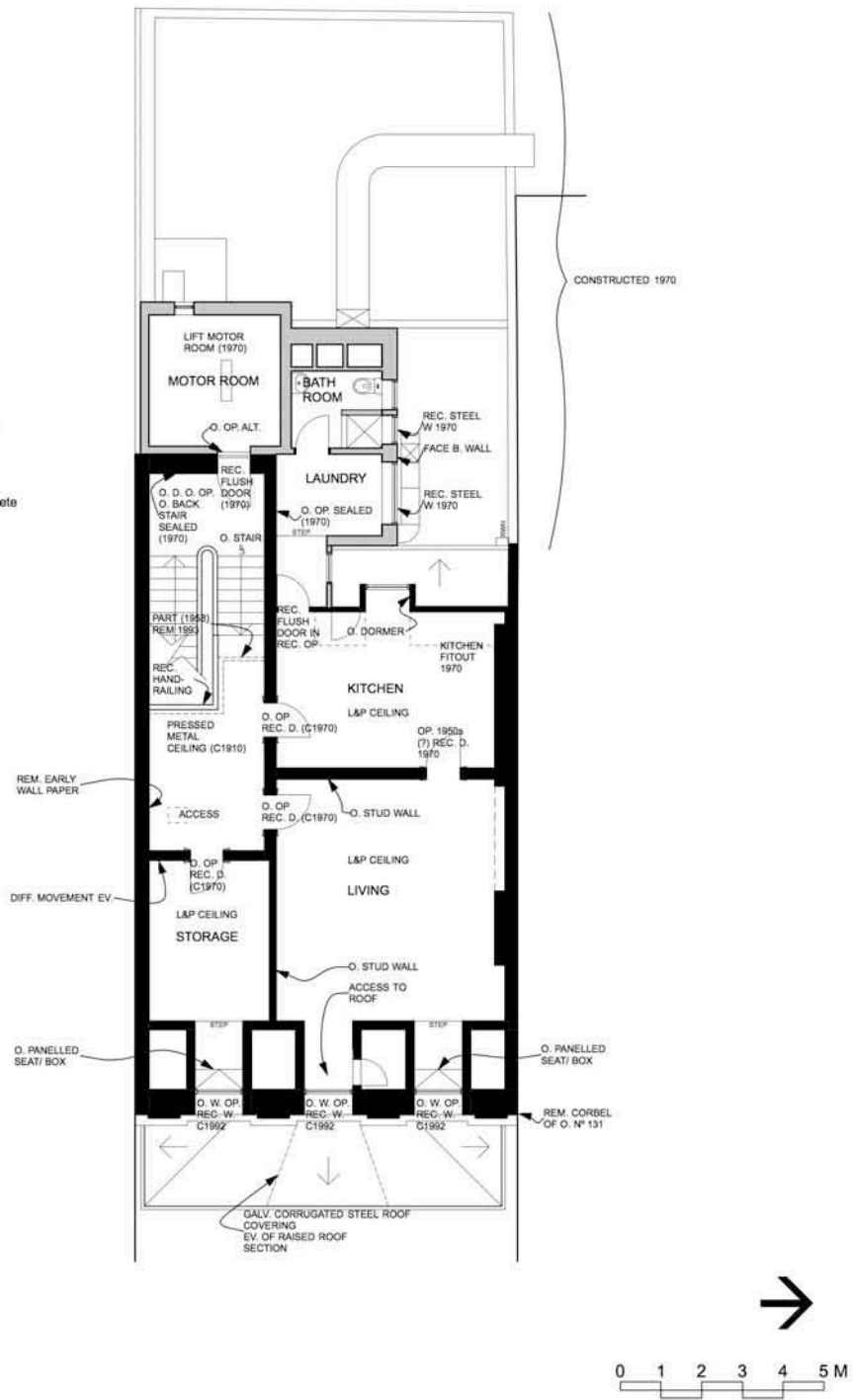


FIGURE 2.5: Fabric Survey – Attic

ABBREVIATIONS

O Original
 ALT Altered
 BL Blocked up
 RELOC Relocated
 EV Evidence
 POS Position
 REC Recent
 DAM Damaged
 REM Remains
 DIFF Differential

OP Opening
 PAR Partition
 FP Fireplace
 CP Chimneypiece
 CUP Cupboard
 D Door
 F Frame
 P Panel
 A Architrave
 FL Floor
 W Window
 S Sash

T Timber
 CONC Concrete
 GL Glazed/glazing
 SC.FI Solid Core Flush
 CI Cast Iron
 ALI Aluminium
 B Brick
 ST Stone
 FIB Fibrous
 RC Reinforced Concrete
 L&P Lath and Plaster

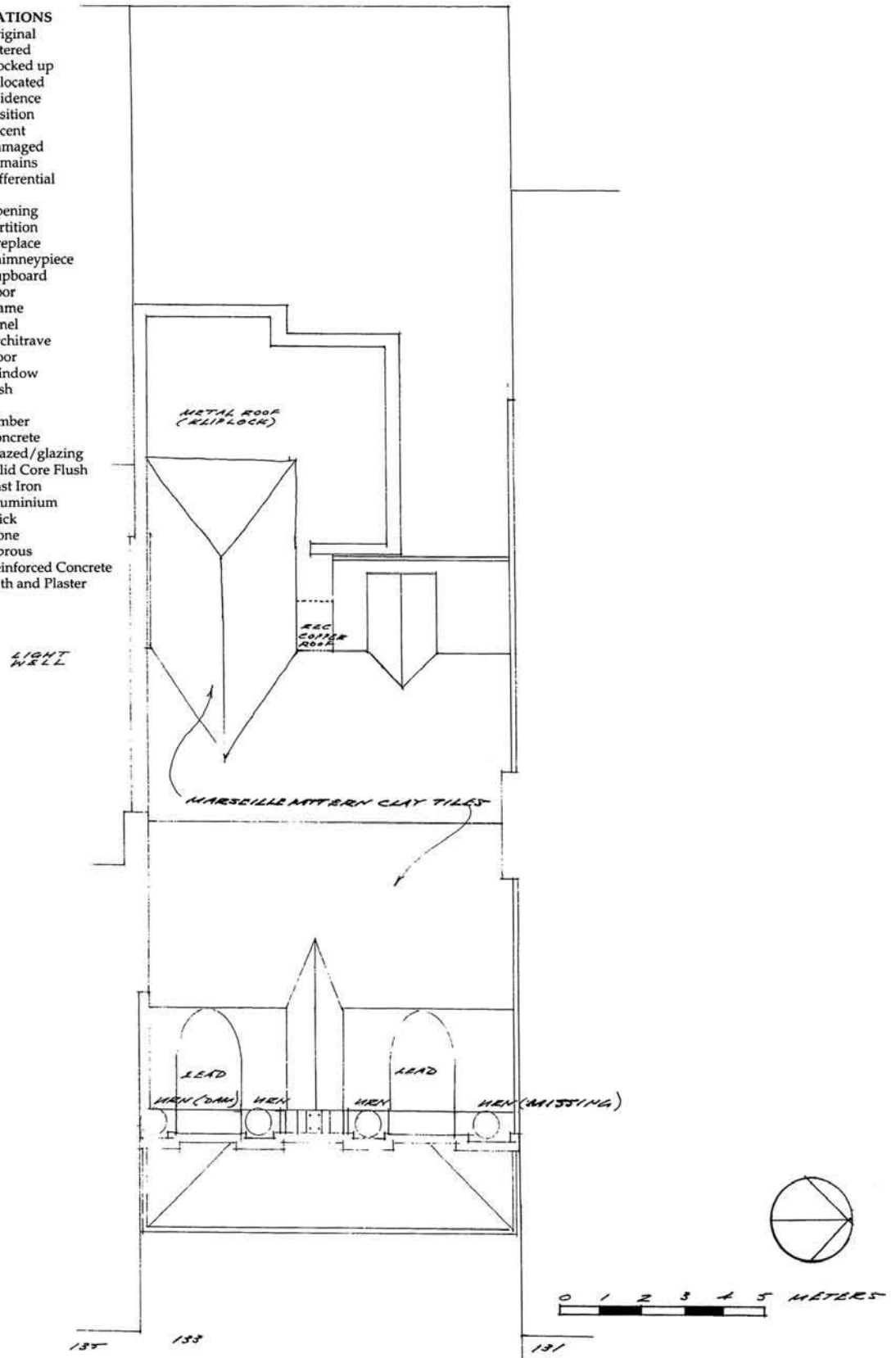


FIGURE 2.6: Fabric Survey – roof surface

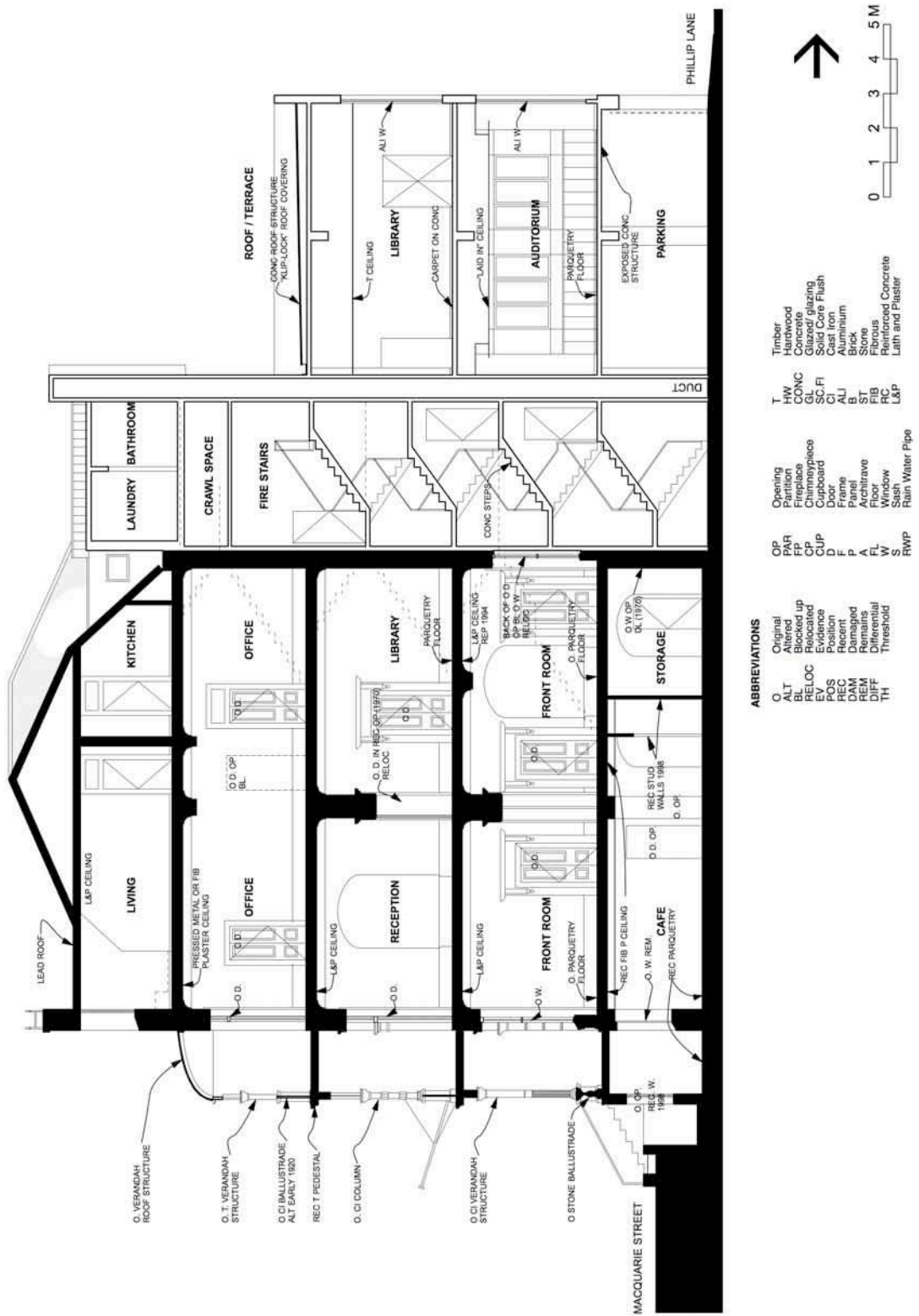


FIGURE 2.7: Fabric Survey – Section

2.2.2 View study

The main views of No. 133 Macquarie Street is from Macquarie Street and the western edge of the Botanical Gardens across the road. These views are generally filtered however, through street trees on either side of Macquarie Street, and most noticeable is the negative space between the adjacent BMA House and Hudson House. Furthermore, the zero setbacks of both of these adjacent properties from the street alignment, results in a limited window for oblique views of No. 133 from along Macquarie Street.

Views of No. 133 are available from the western edge of the Botanical Gardens, however these are similarly filtered through the mature plantings along the western edge of the gardens. Views of the attic level of No. 133 are available above these plantings from a crest of land within the gardens directly opposite. Again the stark contrast in height between No. 133, BMA House, Hudson House and development further to the west (chiefly Governor Macquarie tower) and the negative space above No. 133 is most apparent in this view.

From Phillip Lane at the rear there is no view of the historical portion of No. 133 Macquarie Street. This view is dominated by the 1970 construction at the rear. Modern buildings are constructed right up to the building alignment and form the dominant character of the laneway.



FIGURE 2.8: Approximate location of view study photographs. History house is outlined in red.
(Source: Six Maps, 2016)



FIGURE 2.9: View A: filtered views looking south west from the Botanical Gardens

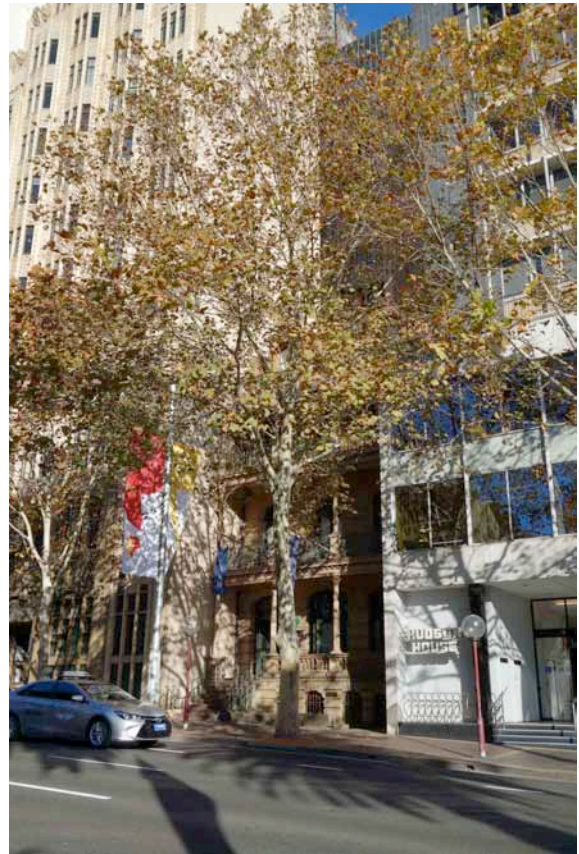


FIGURE 2.10: View B: filtered views looking south west from Macquarie Street.



FIGURE 2.11: View C: filtered views looking north west from Macquarie Street.



FIGURE 2.12: View D: oblique views are largely obscured by the adjacent BMA House which is located on the street alignment.



FIGURE 2.13: View E: the attic and roof levels are visible in direct views looking west from a crest on the western side of the Botanical Gardens



FIGURE 2.14: View F: Close up view looking directly west from the crest on the western side of Botanical Gardens.



FIGURE 2.15: View G: Looking south along Phillip Lane.



FIGURE 2.16: View H: Looking north along Phillip Lane. This view is terminated by the historic Chief Secretary's Building.

2.3 PHOTOGRAPHIC SURVEY

The place was photographed by Design 5 in July 2000, and again in November/December 2013 and May 2016. A selection of these photographs is included below, showing existing spaces, features and elements of the place.



FIGURE 2.17: Macquarie Street elevation



FIGURE 2.18: View of History House, looking north-west along Macquarie Street



FIGURE 2.19: Phillip Lane looking south. History House is the 3-storeyed concrete-framed structure in the centre.



FIGURE 2.20: Driveway entry off of Phillip Lane.



FIGURE 2.21: Front entry stairs



FIGURE 2.22: Basement façade and ground floor verandah



FIGURE 2.23: Verandah – First and second floors, looking north-west



FIGURE 2.24: Verandah – ground and first floors, looking west



FIGURE 2.25: Ground floor elevation, looking south



FIGURE 2.26: Front entry doors



FIGURE 2.27: First floor verandah, looking south



FIGURE 2.28: Second floor verandah, looking south



FIGURE 2.29: First floor verandah, evidence of north panel and louvered screen



FIGURE 2.30: Surviving wall section behind downpipe, from No. 131 Macquarie Street to the north



FIGURE 2.31: Basement entry located directly below the verandah, There is evidence of

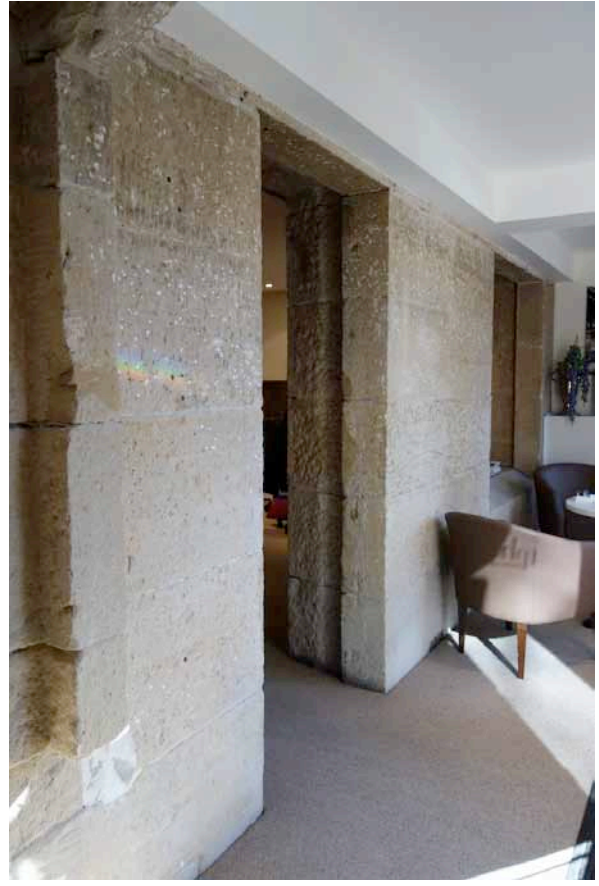


FIGURE 2.32: Front wall, basement showing original door and window opening



FIGURE 2.33: General view of main office space, basement level



FIGURE 2.34: Boardroom at the rear of office space, basement level

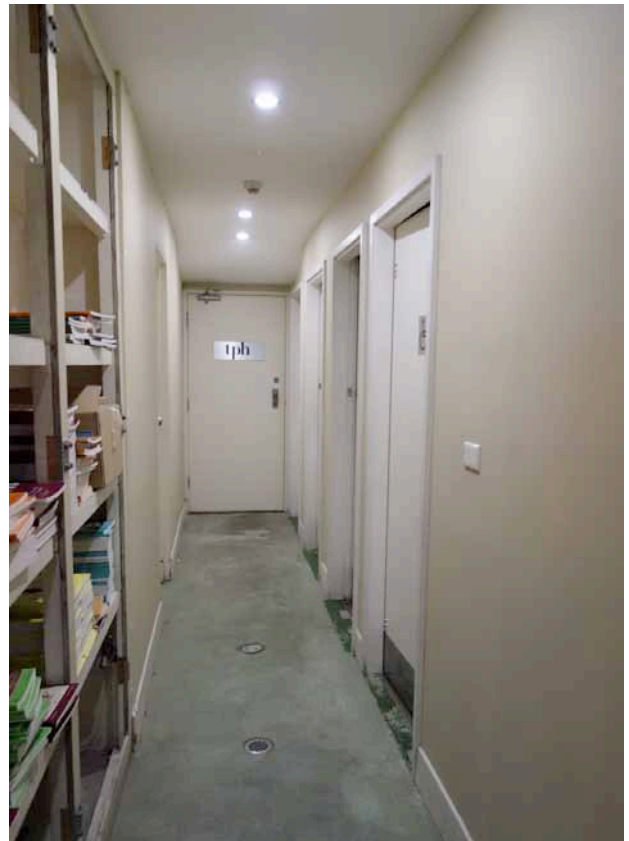


FIGURE 2.35: Basement corridor between office space and rear parking, looking east.



FIGURE 2.36 Entrance hall and stair hall, looking west



FIGURE 2.37: Stair hall, looking east

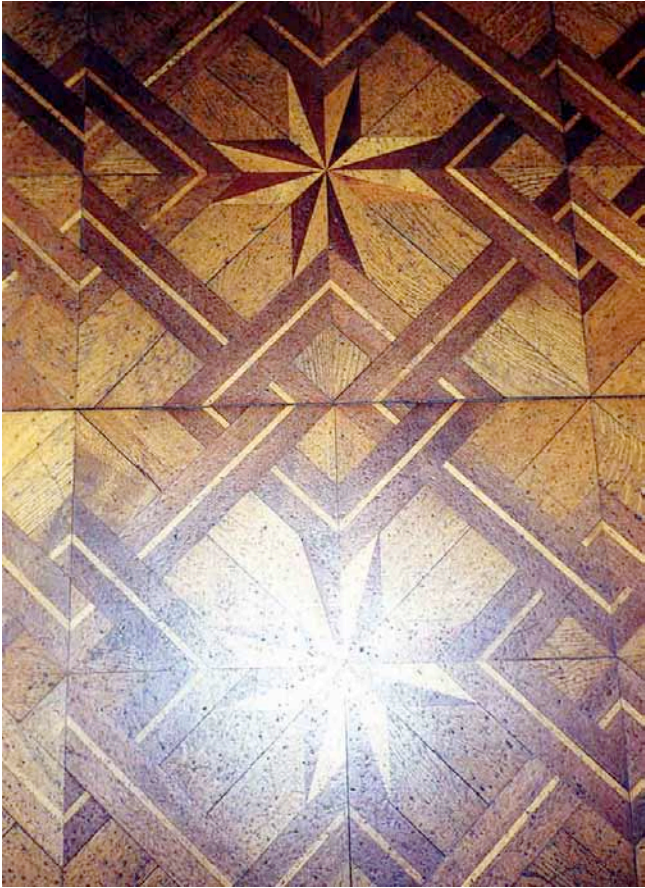


FIGURE 2.38: Detail of the parquetry floor in entrance hall

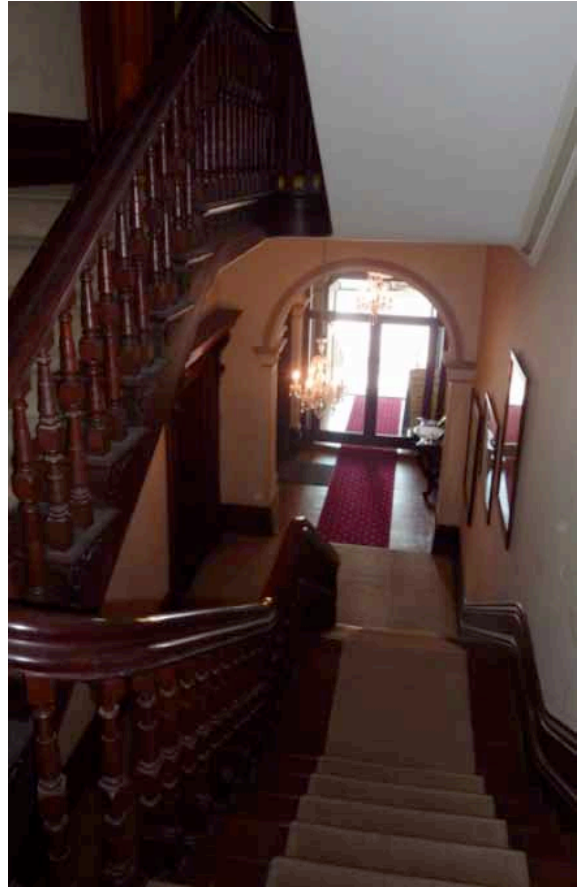


FIGURE 2.39: Stair looking towards the entrance hall, from the first landing



FIGURE 2.40: Former parlour, looking east from the dining room



FIGURE 2.41 Dining room, looking west



FIGURE 2.42: Door into parlour



FIGURE 2.43: Fireplace and cornice in former parlour



FIGURE 2.44: Detail of doorcase dividing the parlour from the dining room, showing the recent filing of the sliding door gap.



FIGURE 2.45: Detail of corbel to doorcase



FIGURE 2.46: Kitchen to the west of the dining room



FIGURE 2.47: Auditorium at ground level of the 1970's wing



FIGURE 2.48: Auditorium at ground level of the 1970's wing



FIGURE 2.49: RAHS office at first floor, looking east



FIGURE 2.50: Original arched recess and cornice of north wall, first floor, centre room



FIGURE 2.51: Original chimney piece in first floor front room



FIGURE 2.52: View of RAHS library, looking west



FIGURE 2.53: Second floor main office looking east



FIGURE 2.54: Ceiling detail to the main office on the second floor looking west



FIGURE 2.55: Late Victorian timber chimney piece (later insertion)



FIGURE 2.56: Detail of stair



FIGURE 2.57: Main office, attic, looking east.



FIGURE 2.58: Office at south east corner of the attic



FIGURE 2.59 Delamination of stonework above attic windows



FIGURE 2.60: Office at south east corner of the attic

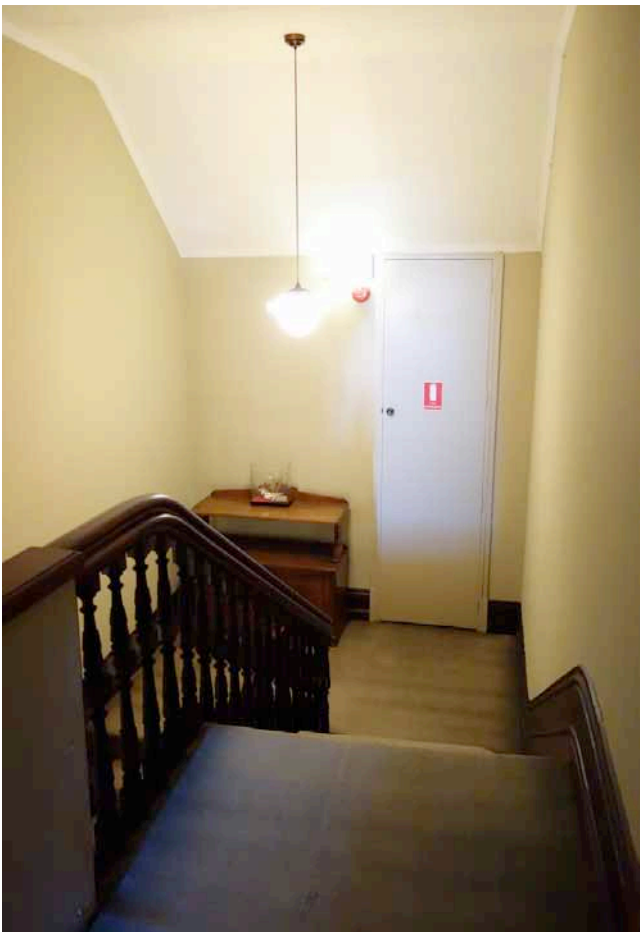


FIGURE 2.61: Main stair at attic level

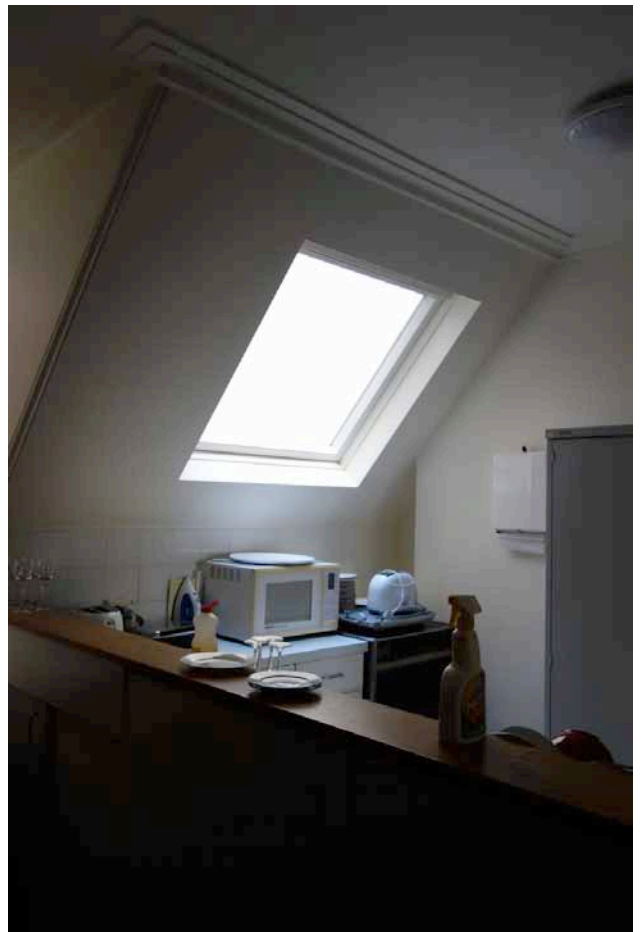


FIGURE 2.62: Kitchen and modern skylight, attic level



FIGURE 2.63: Rear terrace looking east



FIGURE 2.64: Rear of kitchen and fire stair wing at attic level



FIGURE 2.65: Roof over 1970's wing



FIGURE 2.66: Original dormer window at the rear of the 1857 wing

2.4 DOCUMENTARY EVIDENCE

Documentary evidence was gathered from various sources by Rosemary Annable who carried out the historical research. This research was mostly undertaken prior to the commissioning of this report. A full list of referenced sources is included in the footnotes of the following history. Research on the pre-1788 history and Aboriginal history associated with the place since then, has not been undertaken for this report. Such research is beyond the scope of this report.

2.5 ORAL EVIDENCE

During the 1940s, the Australian actor Leo McKern was a one-time resident at 133 Macquarie Street. In a BBC program that featured him, McKern recounted the time he spent living on Macquarie Street.¹ Leo McKern's recollection has also been reproduced in his published book where his written account correlates almost verbatim with the BBC programme transcript. An extract from his book has been included in Section 2.6: 'History of the place' below. Apart from McKern's account, no other sources of oral accounts have been located for this report.

2.6 HISTORY OF THE PLACE

The following summary of the historical development of the place since European occupation was compiled from the available oral and documentary evidence by Rosemary Annable, and synthesised with the information gathered from the fabric analysis. A chronology of select owners and occupants/use of 133 Macquarie Street is included at the end of this section.

The evolution of the site is summarised diagrammatically in the following sub-section 2.7.

2.6.1 Pre-1788

The area on the south side of Sydney harbour was the home of the Cadigal tribe of the Eora people. They lived around the harbour and beaches, relying on fish and seafood as a major food source. They were neighbours of the Kuring-gai, Tharawal and Dharug peoples. At the time of the arrival of the First Fleet in 1788, it is estimated that the Eora people numbered approximately 2,000.²

2.6.2 Development of Macquarie Street

The eastern ridge

During the early years of European occupation at Sydney, the small settlement focused on the shores of Sydney Cove and on the spring of fresh water, which had occasioned its choice as a suitable landing place. Following the initial location of the majority of the new population on the west side of the Cove and the use of the east side for farming, it was on the west side of the Cove and along the banks of the Tank Stream that more permanent housing developed. The distinction between the civil administration of the Colony, in the person of the Governor and his staff, and its military establishment was soon differentiated in built form with the construction of the First Government House on the east side of the Tank Stream, and the barracks and residence of the Lieutenant Governor on the west. In the four years of Governor Phillip's administration, the settlement became fixed in the pattern, which had been established as an immediate expedient on landing. The main road to Parramatta was Sydney's main street, and it was in this direction that rudimentary housing extended to the south-west and south of Government House.³

Boundaries and leases, 1792-1807

¹ A transcript of the program was supplied by Jean McKern of Moss Vale.

² David Horton, *The Encyclopedia of Aboriginal Australia*, Aboriginal Studies Press, 1994, pp. 342-343.

³ 'A Survey of the Settlement in New South Wales, New Holland, 1792' in Max Kelly & Ruth Crocker, *Sydney Takes Shape: A Collection of Contemporary Maps from Foundation to Federation*, 1978, pp. 7-8. The farm is identified as 'Palmer's Farm' on this map.

With the main focus of Sydney centred around its water supply and the Cove which housed its shipping link with the outside world, Governor Phillip put two lines on the map of 'the settlement in New South Wales, New Holland' in December 1792.⁴ The first line defined the boundary of the town, 'from the Head of the Cove which is to the westward of Sydney Cove to the head of Garden Cove...the second Cove to the eastward of Sydney Cove', that is, from Cockle Bay to Woolloomooloo Bay. A second line, marked on the ground by a ditch, defined another smaller area, from the south-west corner of Government House to the head of the creek running into Woolloomooloo Bay. A Government Order written on the map stated that 'no ground within the Boundary is ever granted or let on lease and all houses built within the Boundary line are to remain the property of the Crown'.⁵

The purposes and interpretation of the order written on the map were unclear, eventually leading, in part, to the downfall of Governor Bligh. Phillip himself issued leases within the boundary of the town after the Order had been made.⁶ Whatever the short term complications, the long term effect of one of the boundary lines was to be of enormous benefit for the town of Sydney. Initially without a name, the area of land from Government House to Woolloomooloo Bay was ultimately to be reserved for public use and was to become known as the Domain.

By 1807, the settlement at Sydney Cove extended south along High Street (now George Street) to the present line of Market Street. To the east, south of Hunter Street, streets (or 'rows') parallel with the High Street were also extending to the south. At Farm Cove, nine leases were issued in the period from December 1794 to January 1806 while other permissive occupancies were apparently sanctioned.⁷ High on the eastern ridge of the town, to the south-east of Government House three windmills and a bakehouse dominated the scenery.⁸

The Domain of Government House, 1807-1816

In July 1807, almost a year after the arrival of Governor William Bligh, a government notice reminded the public of Governor Phillip's 'two lines of demarcation in the vicinity of Sydney, within which no leases or grants of land for building were to be given' and of the area of land delineated around Government House which was described as 'land particularly marked out as making part of the Domain of the Governor's Residence'.⁹ This official notice contained the first use of the word 'Domain'. Together with its descriptive phrase, 'of the Governor's Residence', it made the purpose of the place clear. This was the estate attached to Government House, which its resident could expect to enjoy without disturbance. A number of houses built adjacent to Government House 'to its great annoyance' were to be vacated and the materials taken away as the ground was 'wanted for Government purposes'.¹⁰ Landscaping work was carried out and carriage roads were made 'all around Bennelong's Point and down about Farm Cove'.¹¹ The Domain was under the control of the Governor for his exclusive use 'all ditch'd in and no thoroughfare allowed'.

If the word 'domain' was somewhat unusual in the Colony prior to 1810, it became well established both in name and purpose during the administration of the Colony's longest serving Governor, Lachlan Macquarie. But while Governor Bligh had only managed to reassert the

⁴ 'A Survey of the Settlement in New South Wales, New Holland, 1792' in M. Kelly & R. Crocker, *Sydney Takes Shape: A Collection of Contemporary Maps from Foundation to Federation*, 1978, pp. 7-8.

⁵ James Meehan, 'Plan of the Town of Sydney in New South Wales 31 October 1807' in M. Kelly & R. Crocker, *Sydney Takes Shape: A Collection of Contemporary Maps from Foundation to Federation*, 1978, pp. 11-12. A note on Meehan's plan indicates that this boundary took the form of a 'ditch marked out by Governor Phillip'.

⁶ Alan Atkinson, 'Taking possession: Sydney's first householders' in G. Aplin (ed.), *A difficult infant: Sydney before Macquarie*, 1988, pp. 78-82.

⁷ J. F. Campbell, 'Historical Notes on Government House Domain, Sydney', *Journal of the Royal Australian Historical Society*, Vol. 17, Pt 2, 1931, pp. 114-119.

⁸ James Meehan, 'Plan of the Town of Sydney in New South Wales 31 October 1807' in M. Kelly & R. Crocker, *Sydney Takes Shape: A Collection of Contemporary Maps from Foundation to Federation*, 1978, pp. 11-12.

⁹ *Sydney Gazette*, 26 July 1807, p. 1a.

¹⁰ *Sydney Gazette*, 26 July 1807, p. 1a.

boundaries of the Domain associated with Government House, it was his successor and his lady who had a vision for the whole and who transformed the Domain into a gentleman's estate, worthy of the first gentleman of the Colony. Between 1810-1821 the Domain was totally enclosed and brought into a 'state of improvement'.¹² By 1816, Mrs Macquarie's Road provided the means by which the 'respectable Class of persons' could enjoy the Domain for innocent recreation during daylight hours.¹³

The naming of Macquarie Street, 1810

The question of the naming of the streets of Sydney was a matter to which Governor Macquarie turned his attention soon after his arrival, as a preliminary to his scheme for dividing the town into five districts, each with its own watch house and police 'for the protection of the inhabitants from night robbers and for the more effectually securing the peace and tranquility of the town'. In his Government and General Orders of 6 October 1810, the Governor gave new names to almost every named street in the town, named the existing un-named streets and created new ones. Among the streets, which had previously had no name was that to be named for the Governor himself, Macquarie Street, 'the easternmost street in the town and extending in a southerly direction from the Government Domain to Hyde Park'. Although little more than track at this date, Macquarie Street was to contribute to the 'ornament and regularity of the Town of Sydney'.¹⁴

The development of the street, 1810-1830s

With the creation of the new Macquarie Street, in an as yet unoccupied part of the town, it was possible to regulate what would be built along the boundary of the southern part of the Government Domain, a control that was no longer possible in close proximity to Government House. The development of the eastern side of Macquarie Street was dominated by Governor Macquarie's plans for the construction of new public buildings, for it was here that the new hospital and convict barracks were built while at the south end, bordering Hyde Park, St James' Church and the Supreme Court were erected. In conjunction with the new stables for Government House and the government orderlies' stables opposite the end of Hunter Street, these buildings dominated the eastern ridge of the town and established the pattern of government ownership and usage that continues to the present day. 'Official' Sydney, reserved for government use, had been created.

While the eastern side of Macquarie Street was devoted to government purposes, the west side was adopted for residential use. In some instances however, the government influence remained, for several of those who chose to live in the street were government officials whose place of work was nearby. In other cases, houses were built which combined both office and residence, as was usual at the time. Leases (usually for a period of twenty-one years), for allotments on the west side of the oldest part of Macquarie Street, between Hyde Park and the Governor's back gate on Bent Street, appear to have been granted from early in the period of Macquarie's governorship, probably soon after the street was officially named and defined.

The size and quality of the housing erected appears to have been quite mixed. While the area had not been properly surveyed, leases for the allotments were bought and sold and were often combined to provide quite extensive lots for houses, stables, coach houses and other associated outbuildings. By the early 1820s, the west side of the street was well lined by houses, some of which were commodious and expensive. These included the house built by Thomas Clarkson at the corner of King Street and Macquarie Street, which was completed by 1819, and eventually occupied by D'Arcy Wentworth, conveniently close to his place of work as Principal Surgeon of the hospital,¹⁵ and a similarly substantial residence on the corner of Hunter Street, later occupied by Sir

¹² John Harris to Mrs P. G. King, 25 October 1807, King Family Papers (Mitchell Library, A1980/2, p. 237, CY Reel 906).

¹³ Macquarie to Goulburn, private despatch dated 15 December 1817, *Historical Records of Australia* (Series 1), Vol. 9, pp. 732-736.

¹⁴ *Sydney Gazette*, 6 July 1816, p. 1a.

¹⁵ *Sydney Gazette*, 6 October 1810.

¹⁶ C. Woodhead, M. Willcocks & M. Aitken, *Thomas Clarkson "If Only"*, 1988, pp. 76-81.

Roger Therry. The majority of the houses of this period were however much smaller, occupying only the front of the allotment with large areas of garden behind.¹⁶

Consolidation and growth, 1830s-1860s

By the 1830s, when many of the original leases were about to expire, efforts were being made to regularise claims to title to the many grants and leases throughout Sydney which had been made without proper survey. All of the properties on the west side of Macquarie Street were the subject of proceedings in the Court of Claims and it was at this time that title to these allotments was established. When this was done, the land was then formally granted (as distinct from leased) to the claimant.¹⁷

In the 1830s and 1840s, some of the earlier cottages in Macquarie Street were removed and replaced with more commodious and handsome structures by well-known architects of the period. By far the most splendid addition to this part of the street was Burdekin House, once dubbed 'the most handsome house in Sydney' built in 1841 for the hardware merchant Thomas Burdekin. The construction of the house was supervised by the local architect James Hume while the design, in the Regency style, was said to have come from London.¹⁸ Between Hunter Street and Bent Street, the first real terraced housing appeared in the street in 1842 in the form of Horbury Terrace, a terrace of eight houses, seven on Macquarie Street and one with a frontage to Hunter Street. Apart from its healthy situation and fine views, Macquarie Street now boasted a new amenity, piped water from Busby's Bore, one of the first streets in Sydney to be so supplied.

In 1845, when Governor Gipps moved into the new Government House, the boundaries of the Domain were redefined. The first Government House was removed and part of its associated grounds subdivided. The streets that had once terminated at Bent Street were extended down to the Quay including Macquarie Street, which now formed the western boundary of the domain of the new Government House. The newly created allotments on the west side of Macquarie Street between Bent Street and Bridge Street were put up for sale in the late 1840s and purchased for residential purposes. North of Bridge Street, associated with the newly created Circular Quay, commercial and maritime use dominated.

Between Bent Street and Bridge Street the view from the west side of Macquarie Street was uninterrupted, overlooking the Government Domain, the new Government House, the Botanic Gardens and the harbour. With these advantages, it was this part of Macquarie Street which was to become the more desirable residential address where many of Sydney's best known names built new houses. At the south end and older part of the Macquarie Street, further development from the 1850s-1870s saw a second phase of building in which some of the earlier residences were replaced, this time by the ubiquitous terrace, or by individual town houses in the terraced style.

¹⁶ State Records NSW, Map SZ 434 & SZ 435 (Harper's survey of Sydney), c. 1823.

¹⁷ State Records NSW, Map 5432, Sydney Section 41, December 1837. This map shows the names of claimants for the city section bounded by King, Phillip, Hunter & Macquarie Streets.

¹⁸ M. Herman, *The early Australian architects and their work*, 1954, pp. 184-188.

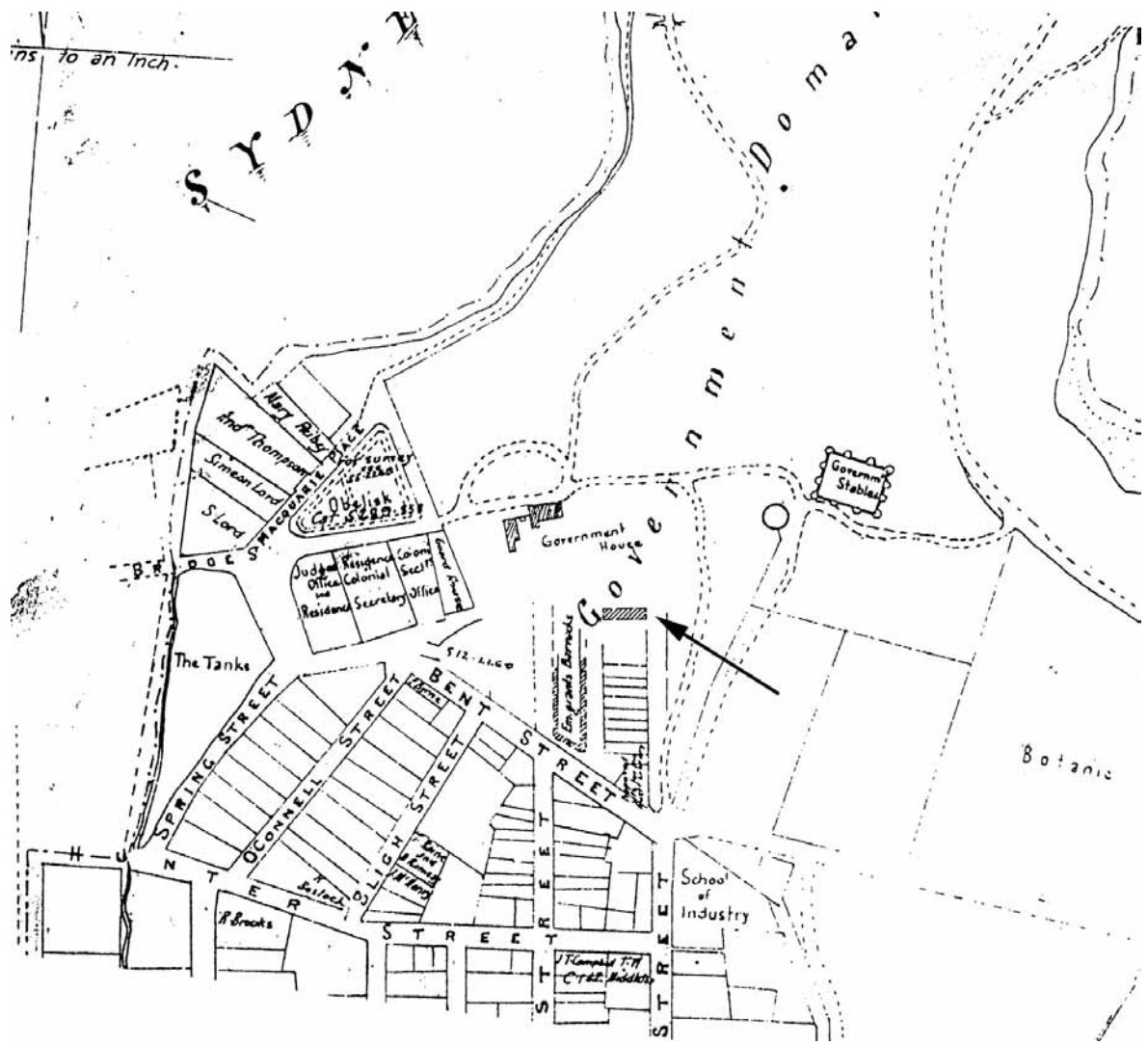


FIGURE 2.67: Early parish map between 1822-32 (map dated 8 July 1880), showing the Government Domain and the location of the First Government House and Government Stables. The site where History House was later built is shown hatched (arrowed)

(Source: Lands Department, early parish map)



FIGURE 2.68: Plan for subdivision of area when the First Government House was later to be demolished, c. 1840s. The site where History House was later built is shown hatched (arrowed)

(Source: M2 811.1722/1842?)

Changing usages, 1870s-1900s

From mid-century, the custom of living in the city, close to or even above one's business premises began to decline. The move to the suburbs, which had been begun by the wealthy in the 1830s and 1840s, was soon to be emulated by other classes. With the growth of suburban Sydney and the development of extended and reasonably cheap public transport systems, middle class home owners preferred to enjoy more extensive premises in healthier situations than those offered in city living. In common with many other areas of Sydney, large family homes in Macquarie Street were converted into boarding houses or clubs, to accommodate those on lower incomes, who lived alone or who resided in the city for only a part of their time.

Medical developments, 1880s-1990s

In addition to the more generalised move from city to suburbs for residential purposes, there was one other, more specific, major influence on the development of Macquarie Street. This was the rebuilding of Sydney Hospital between 1880-1894. The demolition of part of the old Rum Hospital and its replacement by new facilities saw the growth of Sydney Hospital as a major force in the medical life of Sydney. In combination with the rise of medical specialists in the later nineteenth century, an emphasis upon proper diagnosis, treatment and adequate nursing care, Sydney Hospital as the major public hospital in the city became the focus of specialist activity. Immediately adjacent to it in Macquarie Street, its own Harley Street quickly developed. All medical specialists of any standing had rooms in Macquarie Street and a whole new market developed for property owners.

Twentieth century 'high-rise' offered the opportunity for the redevelopment of sites occupied by now aging nineteenth century structures with a level of distinction designed to match its clientele and with purpose-designed facilities. Wyoming, on the corner of Hunter Street and Macquarie Street, built in 1911, was an early example of the larger buildings designed for this purpose while other smaller blocks were similarly redeveloped. The change was profitable as large numbers of medical suites could be built in a single high-rise building on the original allotment sizes. Elsewhere in the street, the remaining nineteenth century residences which had already been used as boarding houses could easily be adapted into medical rooms.

The extension of Martin Place through to Macquarie Street in 1934 (which occasioned the demolition of Burdekin House) saw a reduction in the available accommodation on the west side of the street and probably helped the fortunes of the remaining buildings. Plans in 1935 for the total remodeling and demolition of much of the east side of the street and the construction of new law courts and a new hospital came to nothing post-war. The dominance of medical usage remained until significant changes to the distribution of hospital services in the 1980s-1990s saw a shift away from the centrality of Sydney Hospital and the growth of new centres of medical excellence in the developing areas of greater Sydney.

2.6.3 The site of History House

The area of land on which History House stands (south of Bridge Street, on the west side of Macquarie Street) was originally a part of the Government Domain, the extensive area of land associated with the First Government House in Bridge Street.¹⁹ After the removal of the Governor to the Gothic grandeur of the present Government House in 1845 and the subsequent removal of the First Government House, its lands were subdivided and several lines of road extended to the newly forming Circular Quay.

The west side of Macquarie Street, between Bridge Street and Bent Street, was subdivided in the late 1840s at the request of Messrs Kemp and Fairfax.²⁰ Eight allotments numbered 12 to 19 were advertised for sale in the *Government Gazette* in 1847.²¹ Four of them finding no purchasers were advertised again in 1848.²² In 1849, three of them were again advertised.²³ It was at a sale on 1 May 1849 that Joseph Nottingham Palmer purchased allotments 18 and 19 (the allotment to the south and the allotment on which History House stands) at an upset price of 10 pounds per foot of the frontage, a total of 300 pounds for each allotment.²⁴

Between 1849 and 1857, the land changed hands several times. On 1 October 1851, Palmer sold both allotments for a total price of 700 pounds to the barrister, Thomas John Fisher,²⁵ the nephew of

¹⁹ M. Kelly & R. Crocker, *Sydney Takes Shape: A Collection of Contemporary Maps from Foundation to Federation*, 1977, pp. 14-20.

²⁰ Land Titles Office, Crown Plan 145.858.

²¹ *NSW Government Gazette*, 1 October 1847, Fols 1035-1036.

²² *NSW Government Gazette*, 11 April 1848, Fols 473-474.

²³ *NSW Government Gazette*, 19 January 1849, Fols 101-102.

²⁴ LTO, Register of Town Purchases, Sydney District, Serial No. 223, Fols 22 & 23, dated 10 May 1849 and State Records NSW, Surveyor General's Sketch Books, Vol. 5, Fol. 64 (X760), 'Tracing showing the line of Macquarie Street from Bent Street to Bridge Street'.

²⁵ LTO, Book 21, No. 756, Conveyance.

Dr William Wardell and husband of Thomasine, the eldest daughter of William Charles Wentworth.²⁶ Nine months later, Fisher sold both allotments to Thomas Woolley for the sum of 810 pounds.²⁷ On 16 November 1853, Woolley sold both allotments to William Bland for the sum of £3,210.²⁸ Bland paid 550 pounds to Woolley and the remaining £2,660 was the subject of a mortgage between Woolley and Bland.²⁹ When the mortgage was discharged on 10 December 1857, Woolley was no longer in Australia but 'in lands beyond the seas'.³⁰

The fourfold increase in the price of the two allotments between June 1852 and November 1853 might suggest that a house (or houses) had been built on the allotments. However, there is no evidence from the rate assessment books or street directories that there was a house on allotment 19 prior to the 1870s.

On the same day that the mortgage was discharged in 1857, William Bland sold the two allotments separately. Allotment 19 (the site of History House) was sold to George Oakes of Parramatta for the sum of £1,770³¹ and allotment 18 to John Henry Black for £1,814/15/-.³² It was during the ownership of George Oakes that History House was built.

George Oakes was killed in August 1881 by a tram when returning to his home in Parramatta from a sitting of the Legislative Council.³³ The house in Macquarie Street was not itemised in George Oakes' will (made in 1878) and was inherited by his residuary legatee, his only surviving son, Arthur William Oakes, a medical practitioner.³⁴

In the 1890s, the property was mortgaged for £5,000 first to W. E. Sparke³⁵ and later to Elizabeth Frazer and others.³⁶ In the meantime, Arthur Oakes' wife, Mary Hannah Oakes had purchased the property from her husband for the sum of £3,000 and together she and her husband granted the use of the property to Walter Lawry Oakes,³⁷ who was Arthur's cousin.³⁸ The property was held in trust for Mary Oakes and, at her death, in trust for her children. Arthur and Mary Oakes resided at this time in Bournemouth, England, while Walter Oakes lived in Casuarina, Toongabbie, NSW — a property which had been bequeathed by George Oakes to his son Arthur.³⁹

In 1901, Arthur and Mary Oakes sold the property in Macquarie Street to Rebecca Burgon, a widow of Strathsay Gardens, London for £3,500.⁴⁰ Burgon also owned No. 131 Macquarie Street, and both houses were let as boarding houses.⁴¹ The property was converted to Torrens Title in 1908 and comprised allotment 19 and a slight encroachment on allotment 20 of the original subdivision.⁴²

The property was sold in 1914 by Burgon to William Bede Williamson, a land and estate agent, who in 1922 subsequently sold it to George Armstrong, a medical practitioner. It was transferred in 1925 to Homes Ltd and in 1927 to Dr George Bell, a surgeon. In 1957, the house was registered in the name of a company of medical practitioners as No. 133 Macquarie Street Ltd, from whom it passed to the Royal Australian Historical Society.⁴³

²⁶ *Sydney Morning Herald*, 15 January 1844, p. 2.

²⁷ LTO, Book 27, No. 279, Conveyance. The entry for Woolley in the *Australian Dictionary of Biography* indicates that by 1850 Woolley had sold his business and returned to London. However, the conveyance from Fisher to Woolley, dated 25 June 1852, describes Woolley as 'of the city of Sydney' and is signed by him.

²⁸ LTO, Book 33, No. 261, Conveyance.

²⁹ LTO, Book 33, No. 262, Mortgage.

³⁰ LTO, Book 52, No. 632, Release of mortgage.

³¹ LTO, Book 52, No. 634, Conveyance.

³² LTO, Book 52, No. 633, Conveyance.

³³ *Australian Dictionary of Biography*, Vol. 5 (Entry for G. Oakes).

³⁴ Supreme Court of NSW, Will Ser. 3, No. 5981.

³⁵ LTO, Book 490, No. 360, dated 16 May 1892; Book 497, No. 461, dated 23 August 1892; Book 507, No. 706, dated 17 January 1893. Book 531, No. 115, dated 2 February 1894, Reconveyance of mortgage.

³⁶ LTO, Book 531, No. 116, dated 3 February 1894.

³⁷ LTO, Book 531, No. 114, Conveyance.

³⁸ *The 1788-1820 Association's Pioneer Register*, Vol. 1 (Family of Francis Oakes and Rebecca Small).

³⁹ Supreme Court of NSW, Will Ser. 3, No. 5981.

⁴⁰ LTO, Book 694, No. 549, Conveyance.

⁴¹ City of Sydney Archives, Rate Assessment Books, Bourke Ward 1901 and 1910.

⁴² LTO, Vol. 1869, Fol. 100, dated 25 April 1908.

⁴³ loc cit.

2.6.4 The house and its first owner, 1872-1881

Although that part of Macquarie Street in which History House stands was subdivided in the late 1840s, there is no evidence from city directories, city rate assessment books or photographs that a house stood on allotment 19 until the present house was built in the 1870s. The precise numbering of houses and vacant allotments in Macquarie Street is somewhat difficult to work out during this period, but it is apparent from a few fixed points (e.g. long standing owners and occupiers of houses in the street such as Misses Thompson, Charles Kemp and John Fairfax to the south, Daniel Cooper to the north and eventually John Black next door on allotment 18) that allotment 19 was always vacant during the 1850s and 1860s.⁴⁴ Photographs show that History House was the last building to be constructed in the row of town houses in this part of the street.⁴⁵

The house was built to the design of George Allen Mansfield, the nephew of George Oakes.⁴⁶ Mansfield's drawing of the front elevation of the house, now held by the Royal Australian Institute of Architects (NSW Chapter), is dated December 1871.⁴⁷ The house was probably built in 1872 and was listed in *Sands Directory* for 1873 as a 'vacant house'. Although built by Mansfield for his uncle, it does not appear that the house was a family home but rather it was usually let. Indeed, throughout most of its life the house has been let as rooms and offices. The Oakes' family home was at Parramatta. George Oakes' will (made in 1878) did not even itemise his Macquarie Street property. However, Oakes does appear to have resided in the house spasmodically and also lived there when it was used as the Reform Club.⁴⁸

George Oakes

George Oakes (1813-1881), pastoralist and politician born in Parramatta, was the eldest son to the Rev. Francis Oakes, Methodist missionary, and his wife, Rebecca née Small. George Oakes followed agricultural and pastoralist pursuits and bought land within the Nineteen Counties with his brother, Francis, as partner. George Oakes lived near Goulburn for a time but made his headquarters at Parramatta where he became involved in District Council and local affairs. He was elected to the Legislative Council to represent Parramatta in 1848. From 1856-1860, he represented Parramatta in the Legislative Assembly. He owned considerable estates, cattle and sheep runs. Following 1860, Oakes visited Europe regularly. In 1869, he was back contesting a seat in Parliament but was defeated for Parramatta. Later, he was elected for East Sydney in 1872. In the 1870s, Oakes became the director of the Australian Gaslight Company and councillor of the Agricultural Society of NSW. He was also the representative commissioner for NSW at the 1876 Paris and Philadelphia Exhibitions. A few years later, in 1880, he was appointed commissioner for the Melbourne Exhibition. In 1879, he was again appointed to the Legislative Council. George Oakes died on 10 August 1881 when he was hit by a steam tram after leaving Parliament House. He was twice married; first in 1837 to Mary Ann Shelley (d. 1865) and then to Mary Anne Morrison in 1867, a widow with whom he had no children and who pre-deceased him.⁴⁹ In his will he left all of his Parramatta real estate in trust for his daughter-in-law, Emma Jane Oakes, and his estate *Casuarina* to his son, Arthur William Oakes, who was also the residuary legatee.⁵⁰

George Oakes is known to have been living at 133 Macquarie Street (then No. 163) in 1875 and 1876. The house is listed in the directories as vacant prior to that time.

George Allen Mansfield

⁴⁴ City of Sydney Archives, Rate Assessment Books, Bourke Ward 1858, 1861, 1867 and 1871.
⁴⁵ Mitchell Library, Small Pictures File. Copies of these photographs are in the file held at History House.
⁴⁶ Mitchell Library Uncatalogued Manuscript No. 2023 - Shelley family papers, and entry in Ralph Mansfield's Bible show that G. Oakes' wife and G. A. Mansfield's mother were sisters.
⁴⁷ The elevation drawing is one of a number of Mansfield's architectural drawings held by the Institute which were sent to them by the Royal Institute of British Architects. These may have formed a part of Mansfield's portfolio submitted to the RIBA when applying for Fellowship.
⁴⁸ *Australian Dictionary of Biography*, Vol. 5 (Entry for G. Oakes).
⁴⁹ *Australian Dictionary of Biography*, Vol. 5, pp. 349-350.
⁵⁰ Supreme Court of NSW, Probate Ser. 3, No. 5981. The will was made on 19 February 1878.

Born in Sydney, George Allen Mansfield (1834-1908) was the eldest surviving son of the Rev. Ralph Mansfield and his second wife Lucy née Shelley, whom he had married in 1832.⁵¹ Lucy Mansfield's sister, Mary Ann Shelley, married George Oakes on 25 May 1837, and hence, Oakes was an uncle by marriage to George Allen Mansfield.⁵²

In 1851, Mansfield was articulated to the architect John Frederick Hilly, a well-known and fashionable architect of the time (who had designed Greycliffe House, and Strickland House in Vaucluse, among many other buildings). Mansfield subsequently accepted a partnership with Hilly in 1855. Later, Mansfield was in practice with his brother as Mansfield Brothers, and from 1888 with his son, Wilfred Sydney Mansfield.⁵³ From 1867-1879, G. A. Mansfield was in charge of the design of public schools throughout the state. Notable examples of his work during this period include the schools on Crown Street in Surry Hills, Cleveland Street, Sussex Street, and in Pyrmont. In 1871, he helped to establish, and was founding President of, the Institute of Architects in New South Wales, an office which he held until 1876 and again from 1902-1904.⁵⁴ In 1873, Mansfield became the first Australian to be elected a Fellow of the Royal Institute of British Architects.⁵⁵ Mansfield was sufficiently proud of his design of the house for George Oakes that he submitted it to the RIBA, possibly as part of his portfolio for election to his fellowship. The premier Charles Cowper had also offered the office of colonial architect to Mansfield but was declined.⁵⁶

Mansfield's principal and best known buildings were institutional and business premises such as the Royal Prince Alfred Hospital, the Australian Hotel, the Australian Mutual Provident Society building in Pitt Street and many buildings in O'Connell Street. The efflorescence of school building the length and breadth of New South Wales in the 1870s all bear the stamp of Mansfield's design. Apart from his school buildings, Mansfield's work outside of Sydney is widely known as he was responsible for many of the regional bank buildings in NSW. Many of these now rank amongst the finest late nineteenth century buildings in their respective townships. Mansfield was also architect to the Australian Gaslight Company and designed all of the buildings in their Darling Harbour establishment.⁵⁷

2.6.5 Owners and occupants, 1881-1940s

The house, together with the house next door, was used as the Reform Club from about 1879 to 1881. It was the residence of the Hon. William A. Broadribb, MLA, in about 1882-1884. It also housed the Warrigal Club from about 1887-1889 (before the club moved to premises further south in the street, the present Royal Australasian College of Physicians building, 145 Macquarie Street). The club was founded in 1884 'for the purpose of promoting social intercourse amongst gentlemen engaged in pastoral pursuits in New South Wales and adjacent Colonies'.⁵⁸ From 1892 to about 1922, the house was used as a boarding house under a number of proprietresses.

By the early twentieth century, Macquarie Street had become the 'Harley Street' of Sydney, the centre of the medical profession's rooms. Plans for internal alterations and additions to the house were submitted to the City Council in 1921 and it is possible that these were for the conversion of the house from a boarding house to professional rooms. This usage was then common in this part of Macquarie Street and presumably more profitable than their earlier residential usage.⁵⁹ The details of these alterations are not known, but site evidence suggests that they included

⁵¹ *Australian Dictionary of Biography*, Vol. 2 (Entry for Ralph Mansfield).

⁵² Mitchell Library Uncatalogued Manuscript No. 2023 - Shelley family papers, and entry in R. Mansfield's Bible show that G. Oakes' wife and G. A. Mansfield's mother were sisters.

⁵³ *The Cyclopedia of New South Wales*, McCarron, 1907, Stewart & Co., Sydney, p. 428.

⁵⁴ Freeland, J. M. 1971, *The Making of a Profession: A History of the Growth and Work of the Architectural Institutes in Australia*, Angus & Robertson, Sydney, pp. 54-58, 92.

⁵⁵ *ibid.*, p. 20.

⁵⁶ Ruth Frappell, '133 Macquarie Street: Architect and Client - George Allen Mansfield and his uncle, George Oakes', *History* (Magazine of the Royal Australian Historical Society), No. 49, October 1996, p. 13.

⁵⁷ *Art and Architecture: The Journal of the Institute of Architects in New South Wales*, Vol. 5, No. 1, Jan.-Feb. 1908, pp. 38-39 (Obituary: George Allen Mansfield).

⁵⁸ *The Warrigal Club: Rules*, 1907, p. 3 (Mitchell Library 367.W).

⁵⁹ Unfortunately, these plans (Building Application 282/21) cannot be found in 1996 in the City of Sydney Council plan archives.

subdivision of the drawing room, the west bedroom on the first floor and the main rooms on the second floor.

In 1923, after it had been purchased by George Armstrong, the house was used for doctors' consulting rooms.⁶⁰ From 1927, during the ownership of Dr George Bell, the house had both professional and residential use: Dr Bell's consulting rooms and residence for Dr Bell, his wife and their domestic staff.⁶¹ During the Second World War, Dr Bell's employees were the McKern family who lived with their son, Leo, in a small basement flat in the servants' quarters at the back of the house. The following is a written account by the Australian actor Leo McKern (b. 1920)⁶², now resident in London, giving a description of this now-demolished back wing.

The last time I stayed briefly in Sydney, I went to see where we had lived during the war. This was in the small basement flat of a splendid five-floored Victorian terrace house in Macquarie Street, built of sandstone and with superb cast-iron facings along the verandahs on each floor. Although the address was very grand indeed, our position there was not. This is Sydney's Harley Street, possibly the most expensive site in the city; the buildings are all along one side, facing the Royal Botanic Gardens, except for State Parliament House at the upper end and the Mitchell Library half-way down. The house is now the headquarters of some kind of National Trust [sic], and probably the one remaining grand family house left in the whole street.

During the war it was owned and occupied by Dr Bell, and my mother and father 'did' for him, cleaning the house and stoking the old coke boiler, and had the 'living-in' of the small basement flat. The back entrance was in Phillip Lane, named after the first Governor of New South Wales, as Macquarie Street is after a successor. A pair of enormous solid wooden gates opened into a stone-paved yard, a carriage-yard I should think, and where the boiler-room, the bathroom and my tiny bedroom was, may have been a stable. It was a good arrangement, the one-bedroomed flat was cosy, and Dr Bell was a delightful old man of considerable reputation, greatly respected. I think he was Deputy Director of Medical Services during the war.

My bedroom, opening onto the carriage-yard, was small indeed, partitioned off from the bathroom which was larger. About four feet six inches wide and nine feet long, my room had one four-foot window which swung out horizontally into the yard. It was pleasant to open it into rain, and lie and listen to the splashing on the panes and the great stone slabs of the yard. My oil portrait of Jane hung on the wall; there were some books on a narrow shelf, and a curtained alcove for my clothes at one end. Isolated from the flat, it was a fine and private place.⁶³

George Bell

George Bell (1882-1970), surgeon, born in Warrambine, Victoria, was the eldest of seven children and the only son of Lewis Bell, a sheep-farmer from Scotland, and his wife, Mary Ann née Armstrong. The family were pastoralists in the Hay-Booligal area of NSW. George Bell attended Scots College, Sydney, before studying at the University of Sydney, graduating in medicine (MB, 1906; ChM, 1910). He entered general practice in 1908 in his uncle's rooms in College Street. In 1910, he was appointed relieving assistant honorary surgeon at Sydney Hospital. Commissioned captain in the Australian Army Medical Corps, Australian Imperial Force in 1916, he was sent to the 3rd Australian General Hospital in Brighton, England. In 1917, Bell was assigned to the 3rd Australian Casualty Clearing Station on the Western Front. He had a distinguished career as a surgeon during the War and was mentioned in despatches. After the War, he resumed practice in Sydney, during which time he was a foundation fellow, councillor and president of the Royal Australasian College of Surgeons. He was also actively involved in the British Medical Association, church life (St Stephen's Presbyterian Church, Sydney), the formation of the Royal Flying Doctor Service and the NSW Bush Nursing Association. He married Elena Quinn in 1945.⁶⁴

In 1924, George Bell had rooms at 135 Macquarie Street, and when this was demolished to make way for BMA House, he purchased No. 133 in 1927 and owned it for the next thirty years. He is

⁶⁰ *Sand's Directories* and Rate Assessment Books. There are some discrepancies between the two regarding the owners and occupiers and the exact dates of occupation.

⁶¹ *Journal of the Royal Australian Historical Society*, Vol. 57, Pt. 4, 1971, pp. 277-286, especially p. 281.

⁶² *Who's Who in Australia 1999*, Information Australian, Melbourne, p. 1107.

⁶³ Leo McKern, "Hometown" in *Just Resting*, Methuen, London, 1983, pp. 157-158.

⁶⁴ *Australian Dictionary of Biography*, Vol. 13, pp. 158-159.

believed to be the last medical practitioner to both live and work in the same premises in Macquarie Street.⁶⁵

2.6.6 1950s-present

By the late 1950s, the building was known as Wickham House⁶⁶ until it was renamed History House when 133 Macquarie Street became the new home of the Royal Australian Historical Society. When the property was acquired by the Royal Australian Historical Society in 1969, various alterations and additions were made to the house in the following year by the Australian Mutual Provident (AMP) Society to prepare it for RAHS's use. The service wing, at right angles to the house, was demolished to provide for the addition of an auditorium on the ground floor with an additional room above (the latter was originally intended for the use of the Society's museum, but is now a part of the library). The subdivisions of the main rooms for the doctors' use were removed and the french doors to the dining room relocated to allow access to the new kitchen. A lift and fire stairs were also installed at this time. The two timber flag poles projecting from the first floor verandah were most likely put up for the Society.⁶⁷

In 1985, conservation work was carried out on parts of the building, in particular, to the parlour and dining room on the ground floor. Since then, there has been ongoing work to maintain the building and to accommodate new requirements, but all without occasioning any structural changes or reconfiguration.

In 1996, the upper two floors were repaired and refurbished to be let as a commercial tenancy. They are now occupied by Celebrity Speakers.

In 1998/99, the basement was completely refurbished with new kitchen, toilets and finishes for restaurant use. This kitchen fitout was removed in 2012 and the basement level refurbished for office use. The existing toilets along the southern boundary wall were refurbished in 2010.

2.6.7 Chronology of select owners and occupants/use

The table below by Rosemary Annable shows the sequence of select owners and occupants and/or use of the building, drawn from primary documentary evidence.

<i>Year</i>	<i>Owner</i>	<i>Occupant/use</i>	<i>References etc.</i>
1847		(Vacant land)	Sale of town allotments Nos 12-19, Section 107 City of Sydney. <i>NSW Government Gazette</i> , 1 October 1847, pp. 1035-1036.
1848		ditto	Sale of town allotments Nos 16-19, Section 107 City of Sydney. <i>NSW Government Gazette</i> , 11 April 1848, pp. 473-474.
1849	Joseph Nottingham Palmer (allotments Nos 18 & 19)	ditto	Sale of town allotments Nos 17-19, Section 107 City of Sydney. <i>NSW Government Gazette</i> , 19 January 1849, pp. 101-102; LTO, Ser. 232, Section 107 City of Sydney, pp. 22-23.
1851	Thomas John Fisher (allotments Nos 18 & 19)	ditto	LTO, Bk 21, No. 756, 1 October 1851.

⁶⁵ Royal Australian Historical Society booklet - official opening of History House, 1972.

⁶⁶ This is probably an eponymous reference to one of the lessees at that time, Charles Henry Wickham Lawes, or to the architect, Eugenie Wickham Lawes, who designed the alterations and additions to the building in 1957/58.

⁶⁷ The flag poles are shown in a photograph in the *Australian Women's Weekly* of 11 March 1970. Evidence for the precise dating of the poles has not been found to date.

<i>Year</i>	<i>Owner</i>	<i>Occupant/use</i>	<i>References etc.</i>
1852	Thomas Woolley (allotments Nos 18 & 19)	ditto	LTO, Bk 27, No. 279, 25 June 1852.
1853	William Bland (allotments Nos 18 & 19)	ditto	LTO, Bk 33, No. 261, November 1853.
1857	George Oakes (allotment No. 19)	(Vacant land)	LTO, Bk 52, No. 634, December 1857.
1858	ditto	ditto	Rate Books.
1861	ditto	ditto	Rate Books.
1867	ditto	ditto	Rate Books; <i>Sand's Directory</i> .
1868-1870	ditto	ditto	<i>Sand's Directory</i> .
1871	ditto	ditto	Rate Books; <i>Sand's Directory</i>
1871-1872	ditto	(Vacant house)	House designed and built. Architectural drawing of house elevation by G. A. Mansfield dated December 1871.
1873	ditto	(Vacant house)	No. 163 Macquarie Street. Rate Books.
1875-1876	ditto	George Oakes, MLA	No. 163 Macquarie Street. <i>Sand's Directory</i> .
1877-1879	ditto	Edward Nevells/ Reform Club (Nos 163 & 165)	No. 163 Macquarie Street. 5 floors, 19 rooms. Rate Books; <i>Sand's Directory</i> 1879.
1879	ditto	Reform Club (Nos 163 & 165)	<i>Sand's Directory</i> .
1880-1881	ditto	F. J. Black/ Reform Club	Numbering changed to No. 133 Macquarie Street. 5 floors, 25 rooms. Rate Books.
1881	Dr Arthur William Oakes		Residuary legatee upon the death of George Oakes.
1882-1884	ditto	Hon. William A. Broadribb, MLA	<i>Sand's Directory</i> .
1887-1889	ditto	Warrigal Club	<i>Sand's Directory</i> .
1891	ditto	W. Broadribb	Rate Books.
1892	A. W. Oakes	Miss M. Edwards/ boarding house; Percy Bennett (dentist) [No. 135?]	<i>Sand's Directory</i> .
1893	A. W. Oakes sells 133 Macquarie Street to his wife Mary Hannah Oakes	Miss M. Edwards/ boarding house	Property still subject to a mortgage of 5 000 pounds to W. E. Sparke of Sydney. Property held in trust by Walter Lawry Oakes for M. H. Oakes, and at her death, for her children. If no children, then to W. L. Oakes. LTO, Bk 531, No. 114, May 1893; <i>Sand's Directory</i> .

<i>Year</i>	<i>Owner</i>	<i>Occupant/use</i>	<i>References etc.</i>
1894	Mary Hannah Oakes	ditto	Sand's Directory.
1895-1898	ditto	Mrs M. L. Waugh/ boarding house	Sand's Directory.
1899-1900	ditto	Mrs Jane Ware/ boarding house	Sand's Directory.
1899-1900	A. W. Oakes	Miss Edward	4 floors, 18 rooms. Rate Books.
1901	ditto	Mrs Waugh	Rate Books.
1901	Rebecca Burgon		LTO, Bk 694, No. 549.
1901-1908	ditto	Miss R. Diamond/ boarding house	Sand's Directory.
1908	ditto		Converted to Torrens Title. Certificate of Title, Vol. 1869, Fol. 100, Application No. 14691, DP 219268.
1909-1915	ditto	Mrs Edith Almond/ boarding house (1911 -1915 also occupies No 131)	Sand's Directory.
1910	ditto	Rose Diamond	Rate Books.
1911	ditto	Mrs Bolton & Mrs Edith Almond	5 floors, 23 rooms. Rate Books.
1914-1916	Madame Bergan [R. Burgon]	Mrs C Almond & Mrs W. G. Boulton/ boarding house	Rate Books.
1914	W. B. Williamson		CT, Vol. 1869, Fol. 100.
1916-1922	ditto	Mrs Sarah Boulton/ boarding house (also occupies No. 131)	Sand's Directory.
1922	Dr George Armstrong		CT, Vol. 1869, Fol. 100.
1923	ditto	Mrs N. Darling (also occupies No. 131); Doctors & dentists: G. Armstrong, E. T. Brennan, W. C. Mansfield, W. R. Carter, Miss B. Parsons	Sand's Directory.
1924	ditto	W. C. Mansfield, G. Armstrong, Miss Bertha Parsons	Sand's Directory.
1925	ditto	W. C. Mansfield, G. Armstrong, Miss Bertha Parsons, Miss Lillian Ball	Sand's Directory.
1925	Homes Ltd	1925-1946: Walter Charles Mansfield (part of ground floor); George Armstrong (rooms on ground floor)	CT, Vol. 1869, Fol. 100.

<i>Year</i>	<i>Owner</i>	<i>Occupant/use</i>	<i>References etc.</i>
1927	ditto	W. C. Mansfield, G. Armstrong, B. Parsons, Martin McIlraith	Sand's Directory.
1927	Dr George Bell		CT, Vol. 1869, Fol. 100.
1928	ditto	W. C. Mansfield, G. Armstrong, B. Parsons, E. H. Ramsay, G. Bell, T. Butler, H. Johnston	Sand's Directory.
1929-1931	ditto	W. C. Mansfield, G. Armstrong, Miss Bertha Parsons, George Bell	Sand's Directory.
1957	133 Macquarie Street Pty Ltd		CT, Vol. 1869, Fol. 10
1959	ditto	Rowland Jordan Pittar & Clement Walsh (basement); Amy Christine Rivett (southern front suite on ground floor); Charles Henry Wickham Lawes (northern front suite on 1st floor); Alexander Edward Moir (southern front suite on 2nd floor)	Known as Wickham House. CT, Vol. 1869, Fol. 100.
1962	ditto	William Horace Wolfenden	CT, Vol. 1869, Fol. 100.
1969	Royal Australian Historical Society		CT, Vol. 1869, Fol. 100.
1970-present	Royal Australian Historical Society	Royal Australian Historical Society	

2.7 EVOLUTION OF THE PLACE

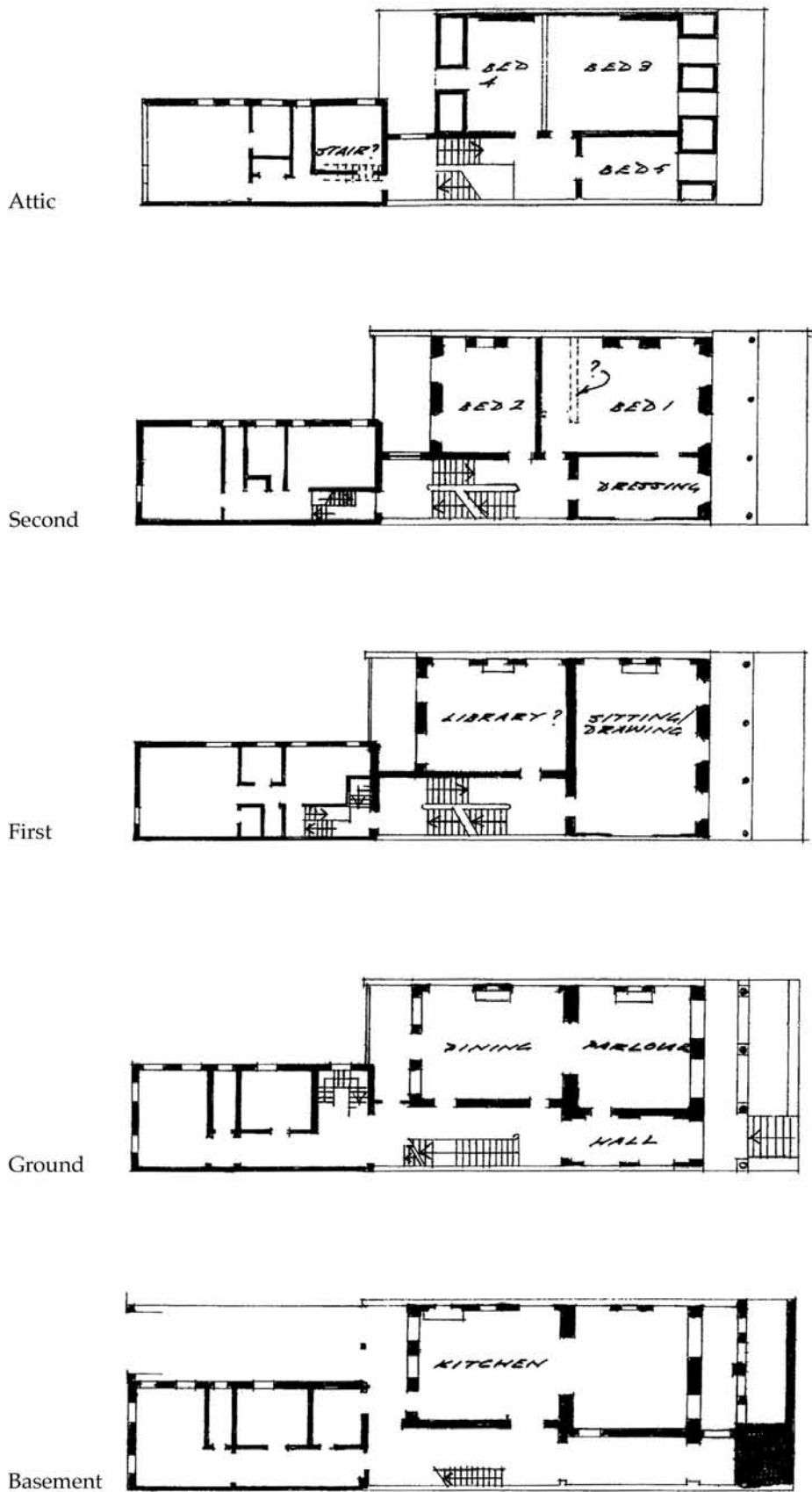


FIGURE 2.69: History House, 1872 (as originally built), floor plans.

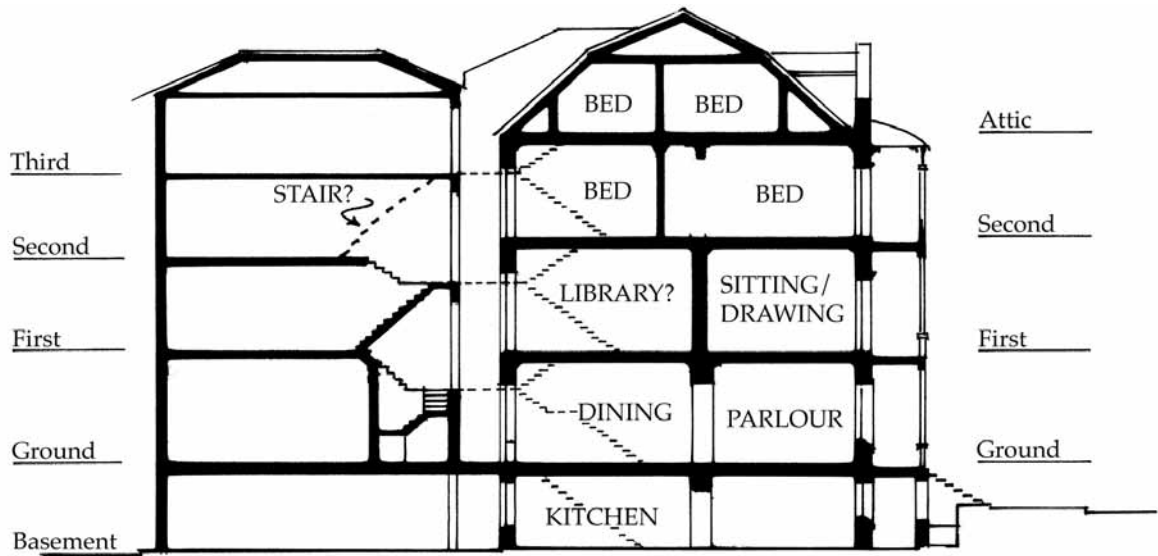


FIGURE 2.70: History House, 1872 (as originally built), cross section.

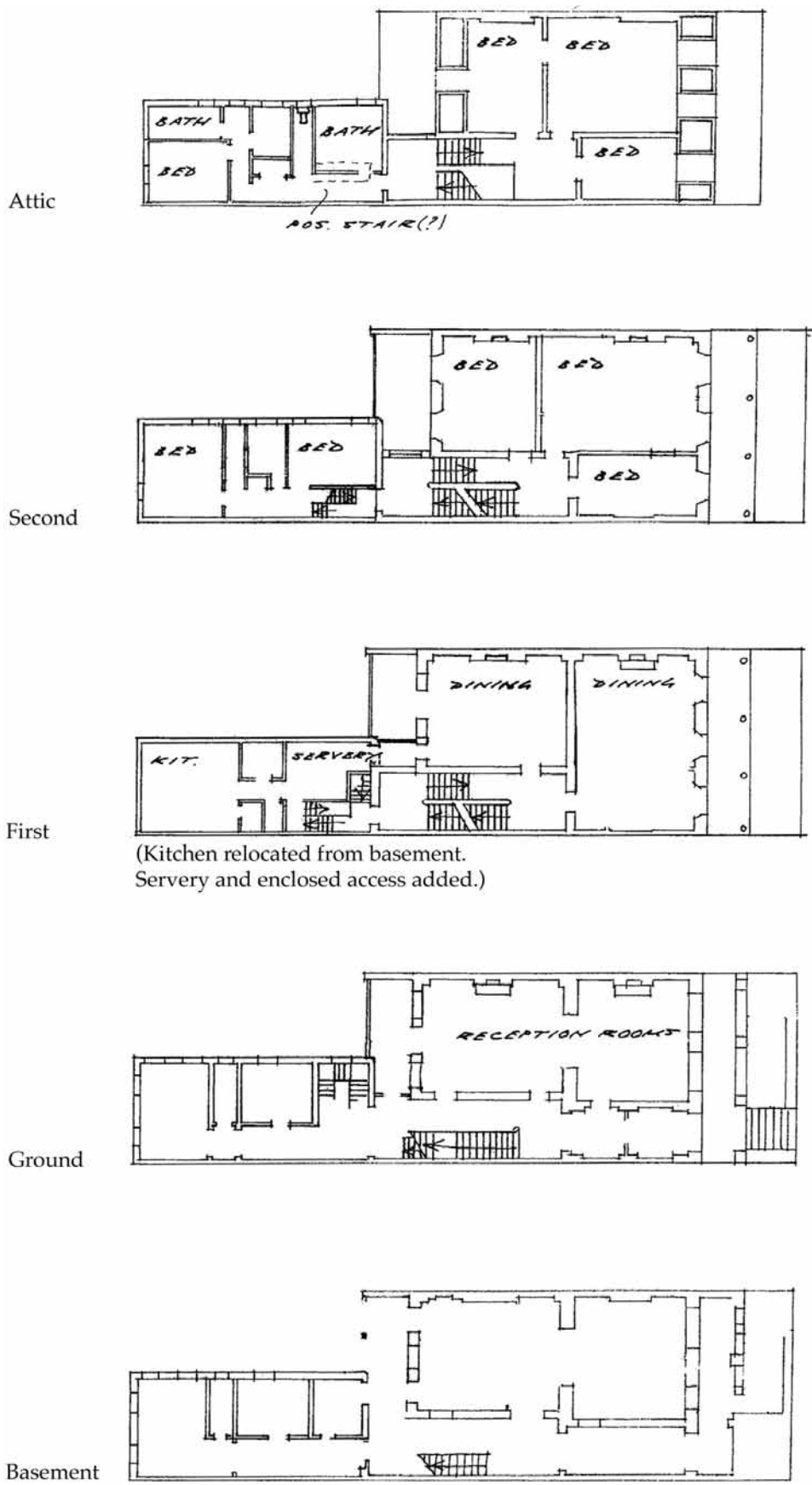


FIGURE 2.71: History House, c. 1880s (used as club house, 1877-1889).

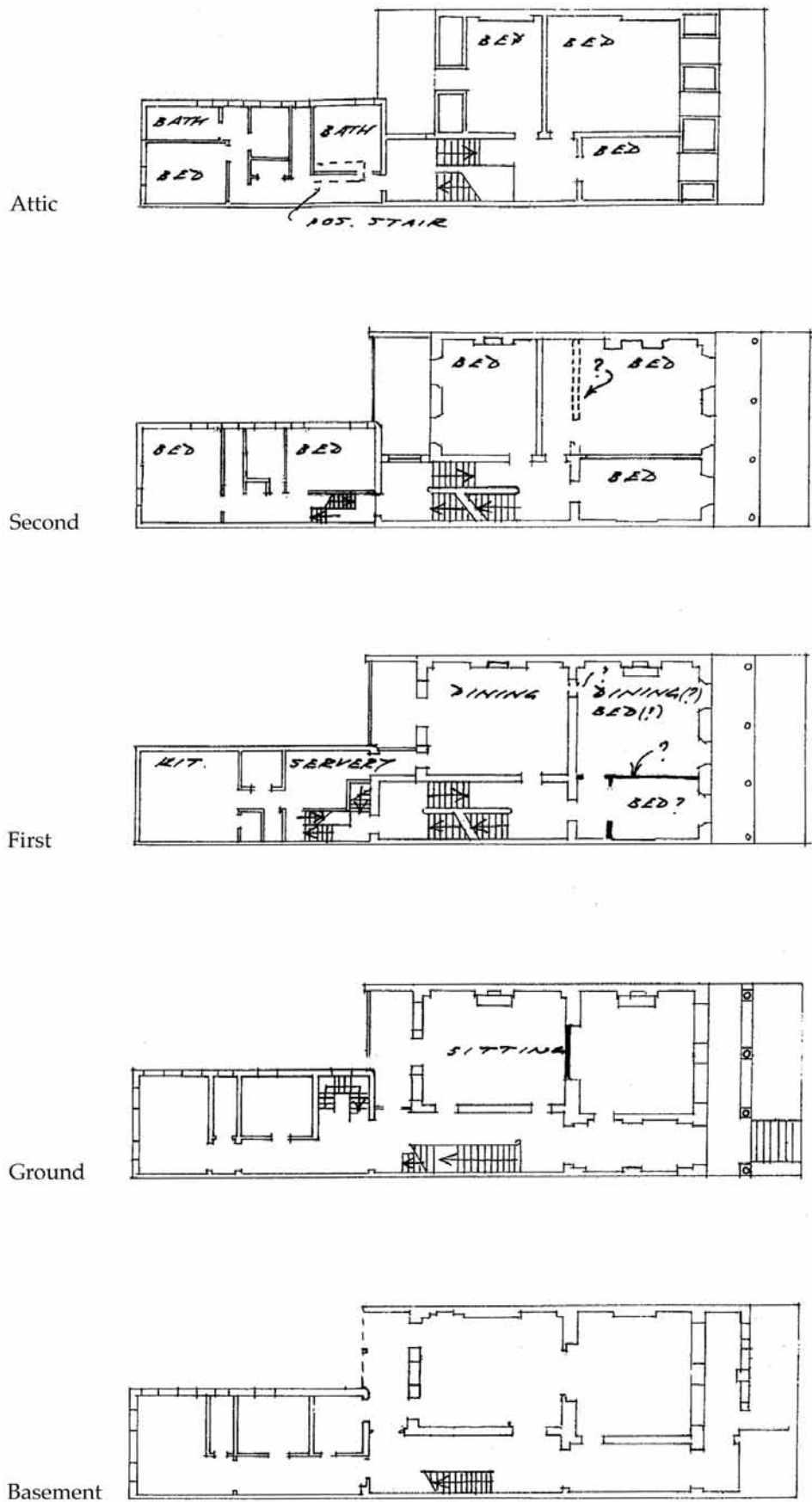


FIGURE 2.72: History House, c. 1920s (used as boarding house/lodgings, 1892-1922).

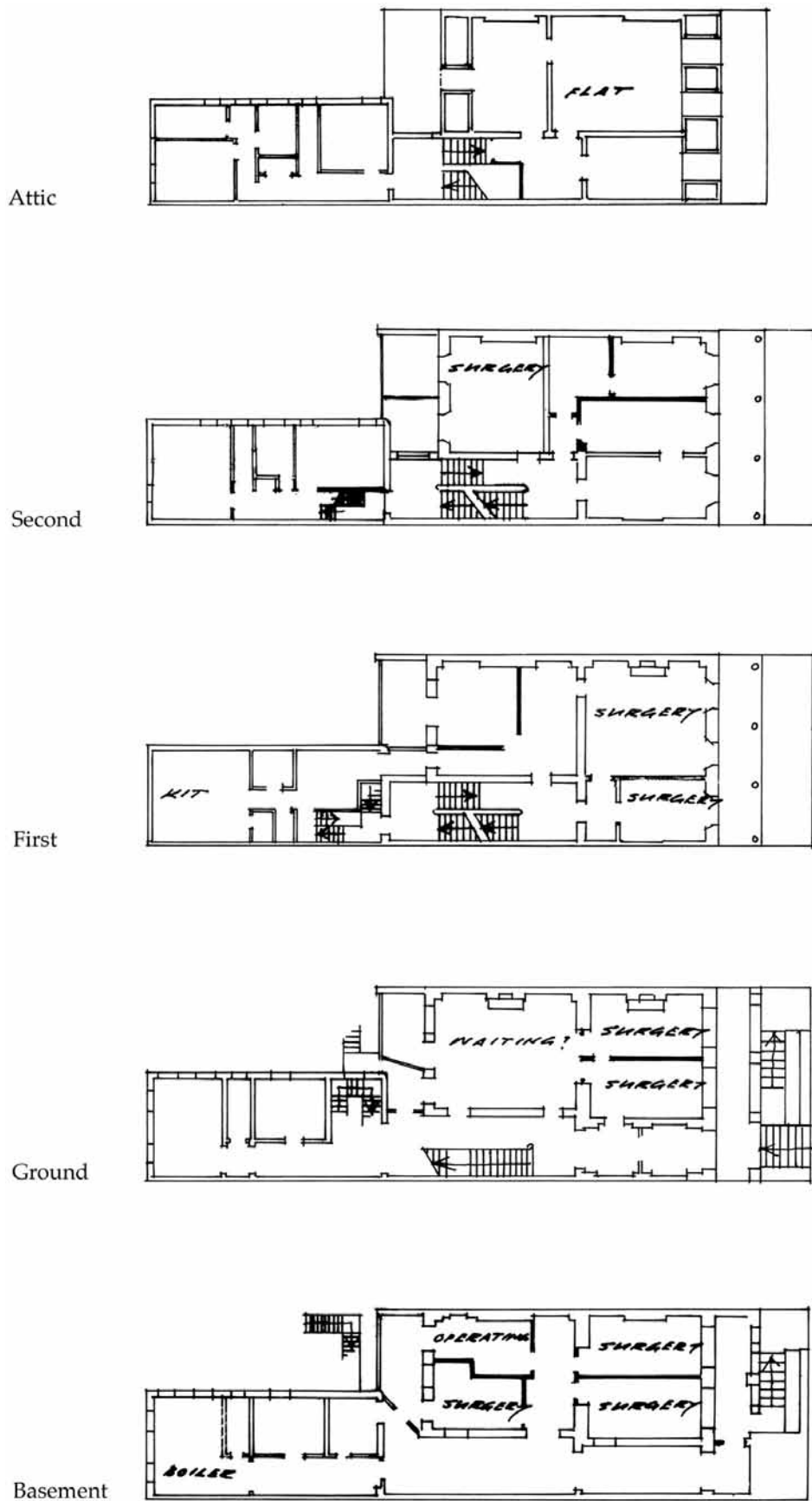


FIGURE 2.73: History House, at the time of purchase by RAHS, 1969 (used as doctor's rooms, 1922-1969).

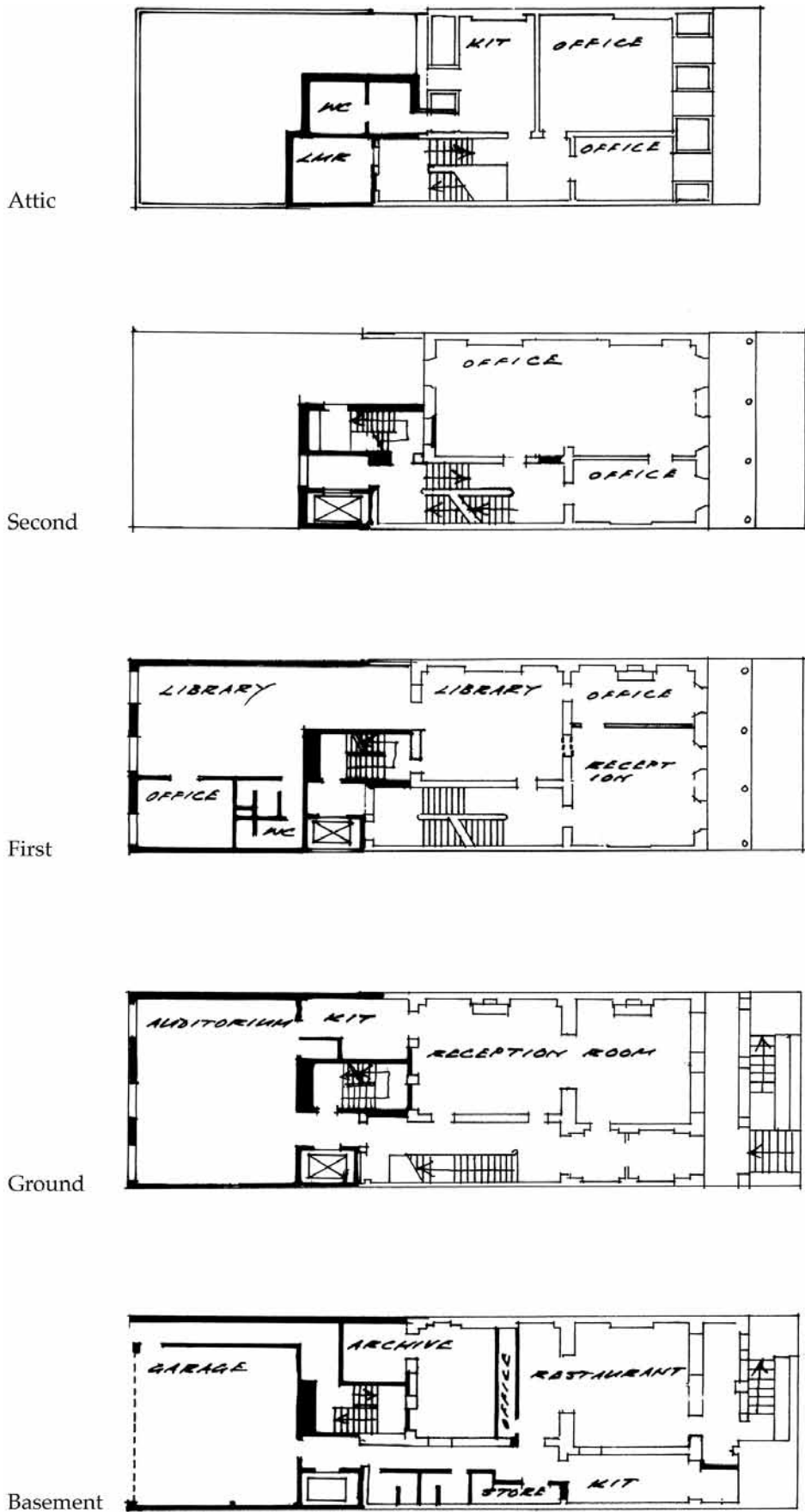


FIGURE 2.74: History House, 1971-2012

2.8 HISTORICAL ILLUSTRATIONS, MAPS AND PLANS

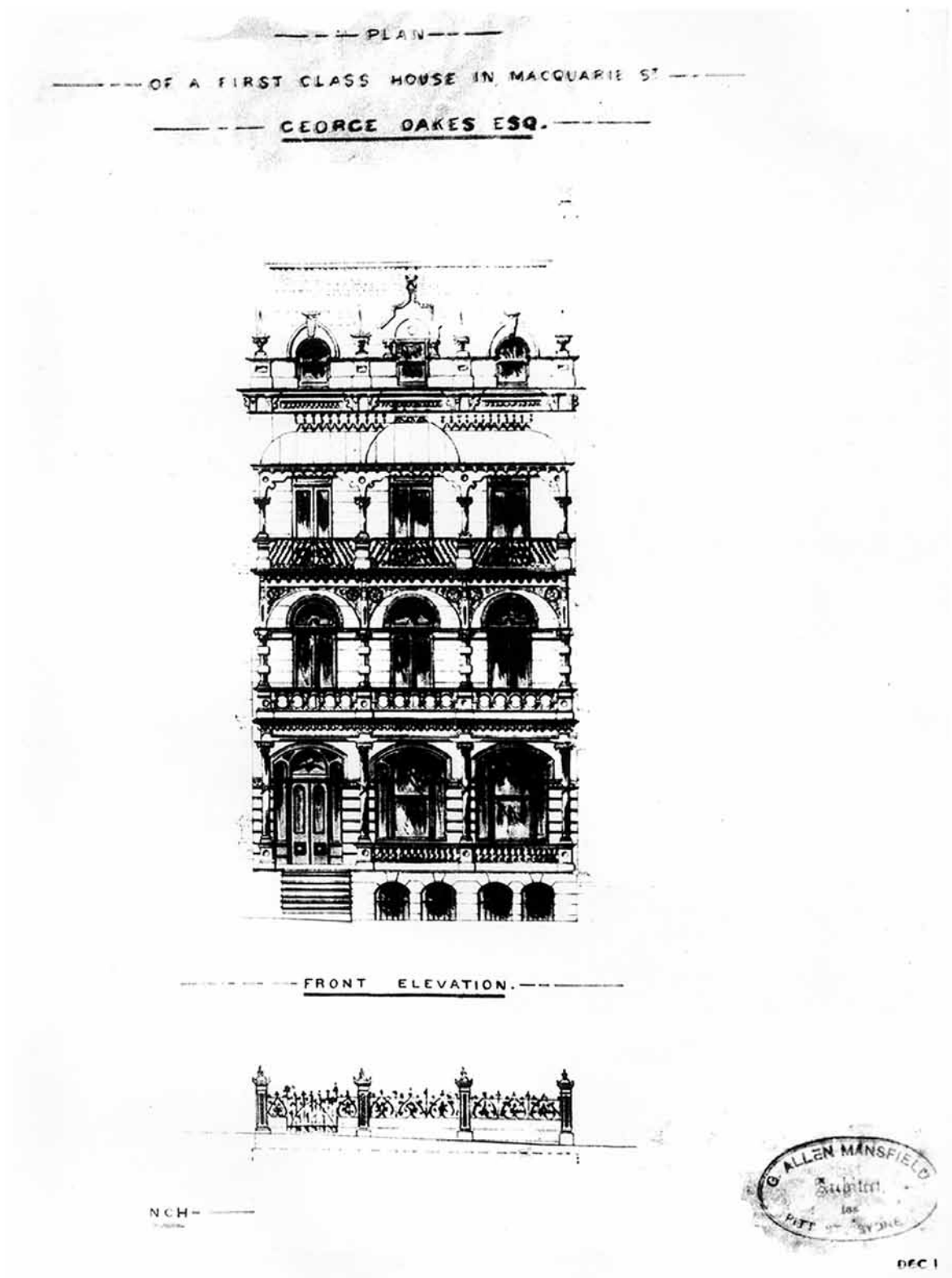


FIGURE 2.75: Original drawing of the front elevation of History House by George Allen Mansfield, dated December 1871

(Source: Royal Australian Institute of Architects, NSW Chapter. Photographic copy held by RAHS)

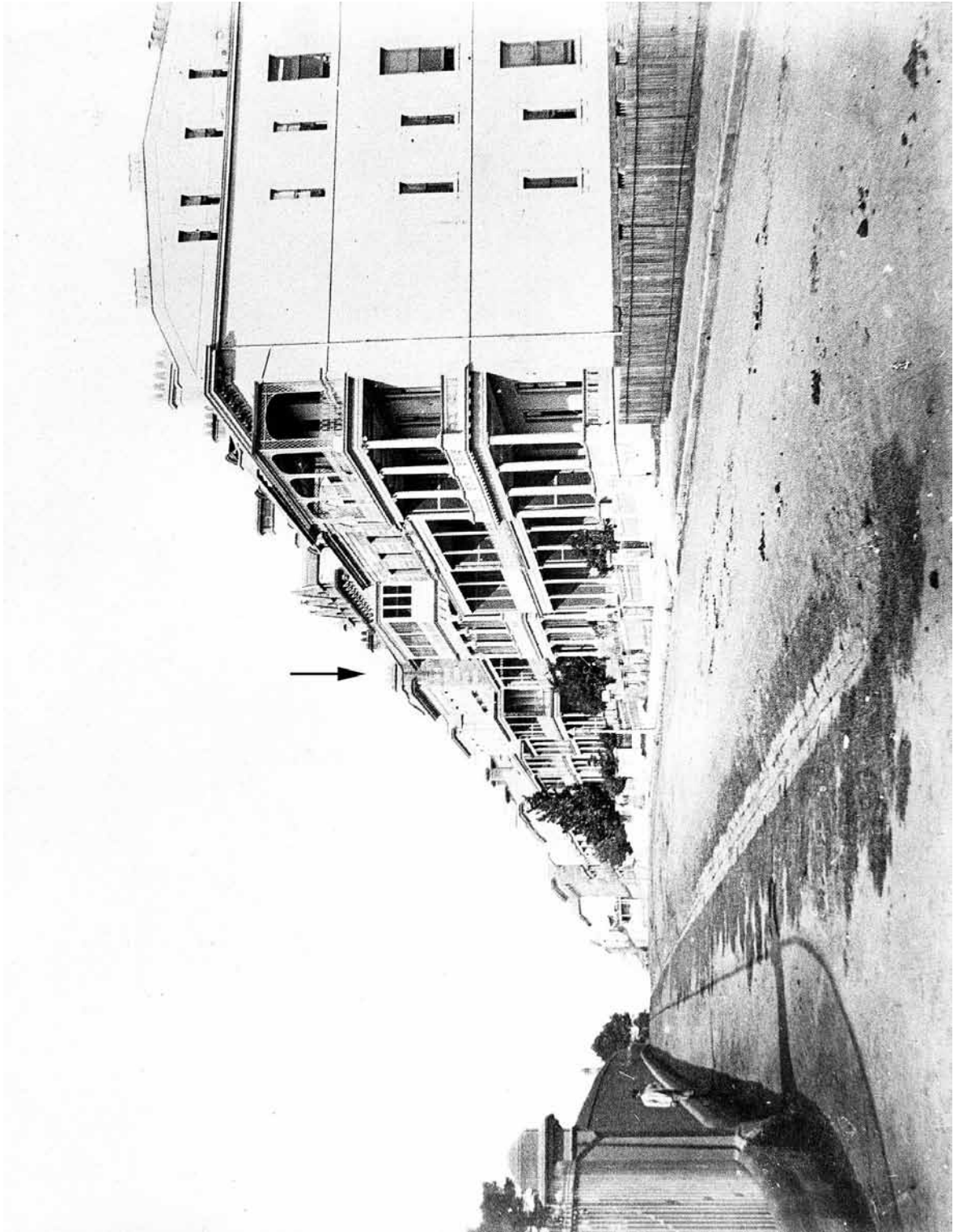


FIGURE 2.76: Looking south along Macquarie Street between Bridge and Bent Streets, c. 1870. The gap between the buildings is where History House was later built.
(Source: ML, Small Pictures File, Sydney - Streets)



FIGURE 2.77: Looking south along Macquarie Street between Bridge and Bent Streets, c. 1870. The gap between the buildings is where History House was later built.

(Source: ML, Small Pictures File, Sydney – Macquarie Street)

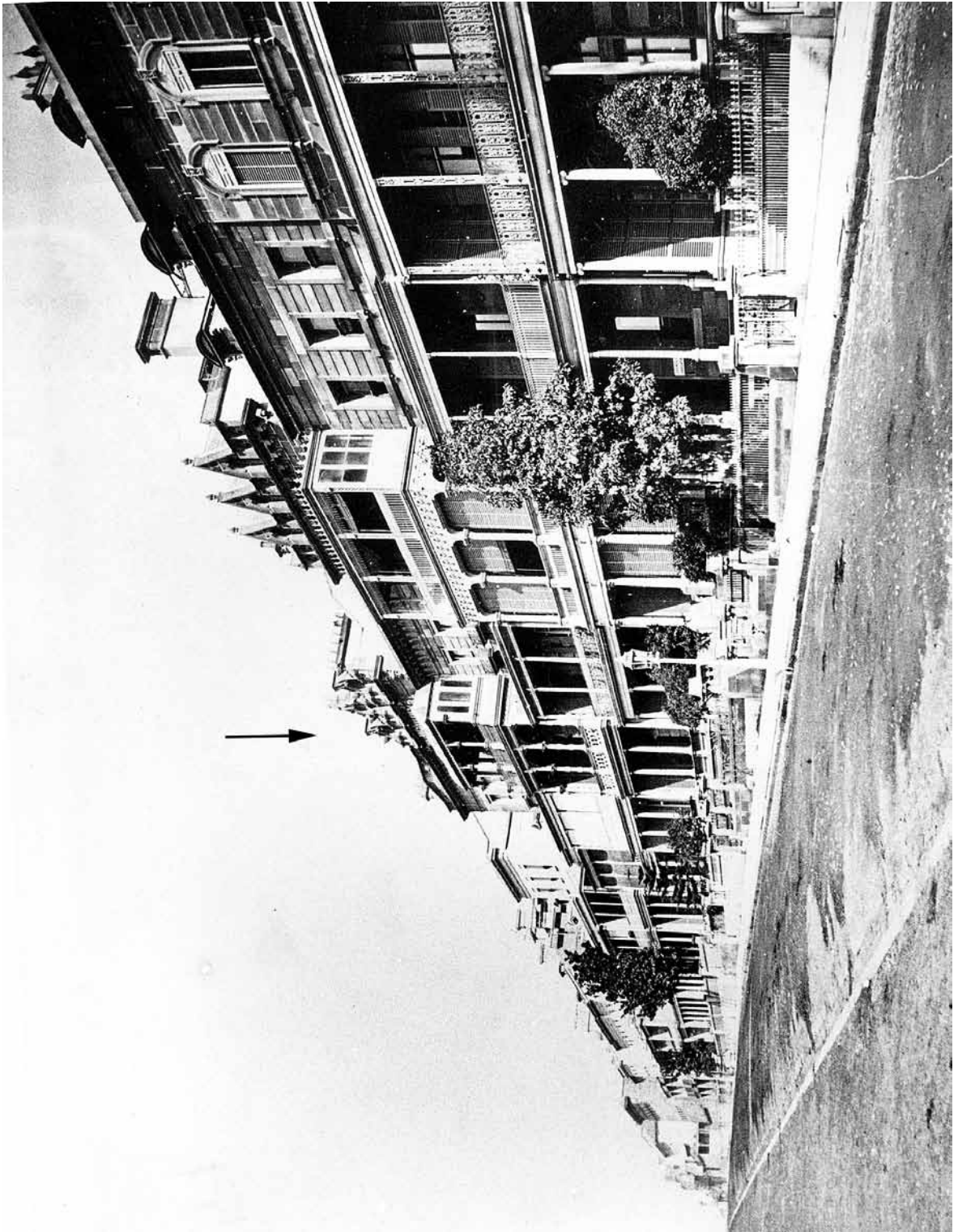


FIGURE 2.78: Looking south along Macquarie Street, c. 1875.
(Source: ML, *Small Pictures File, Sydney – Macquarie Street*)

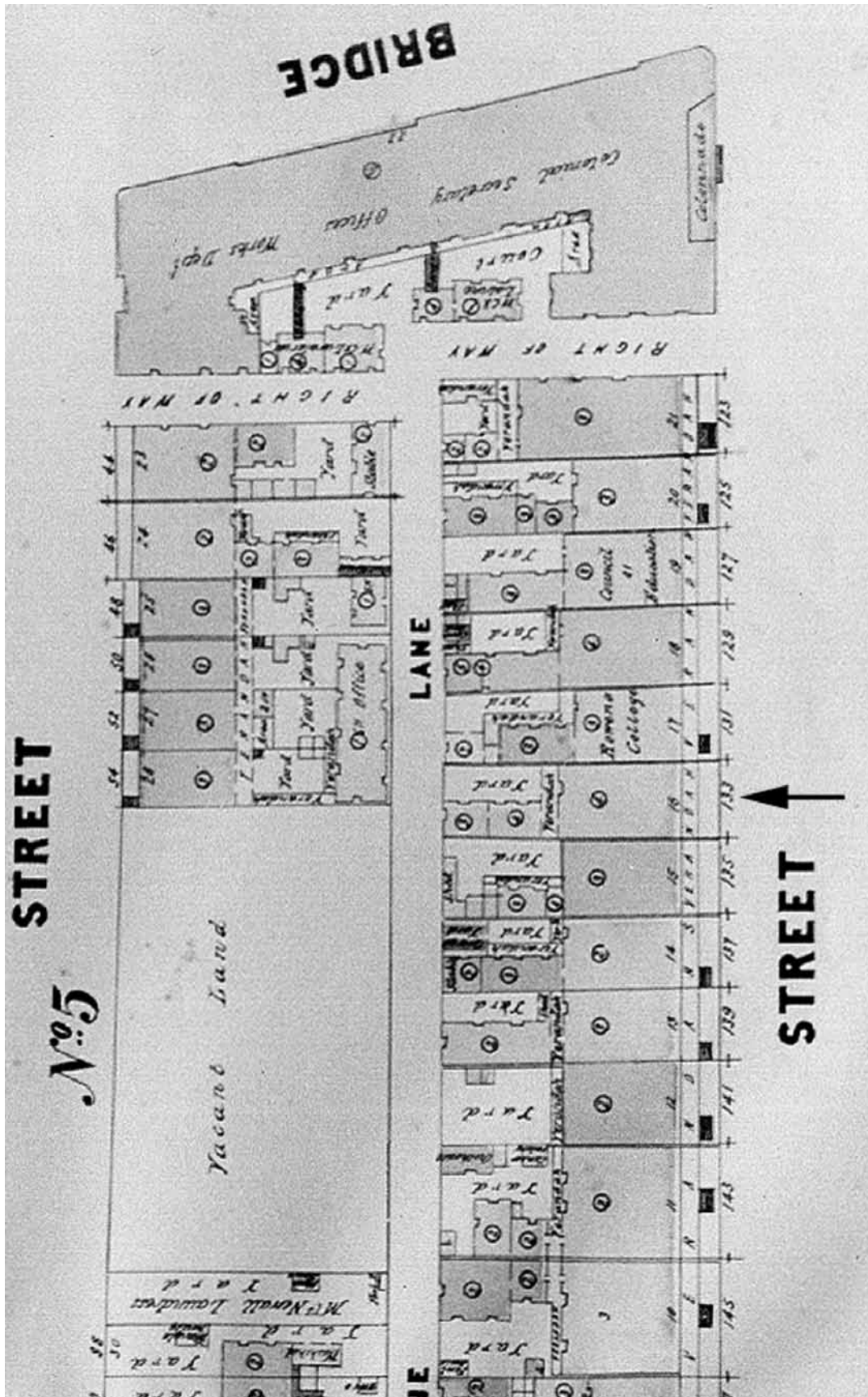


FIGURE 2.79: Plan of History House, showing number of storeys, back yard and verandah, 1880.
 (Source: H. Percy Dove, *Plans of Sydney*, 1880)



FIGURE 2.80: Looking north along Macquarie Street, 1900.
(Source: SRNSW, No. 454)

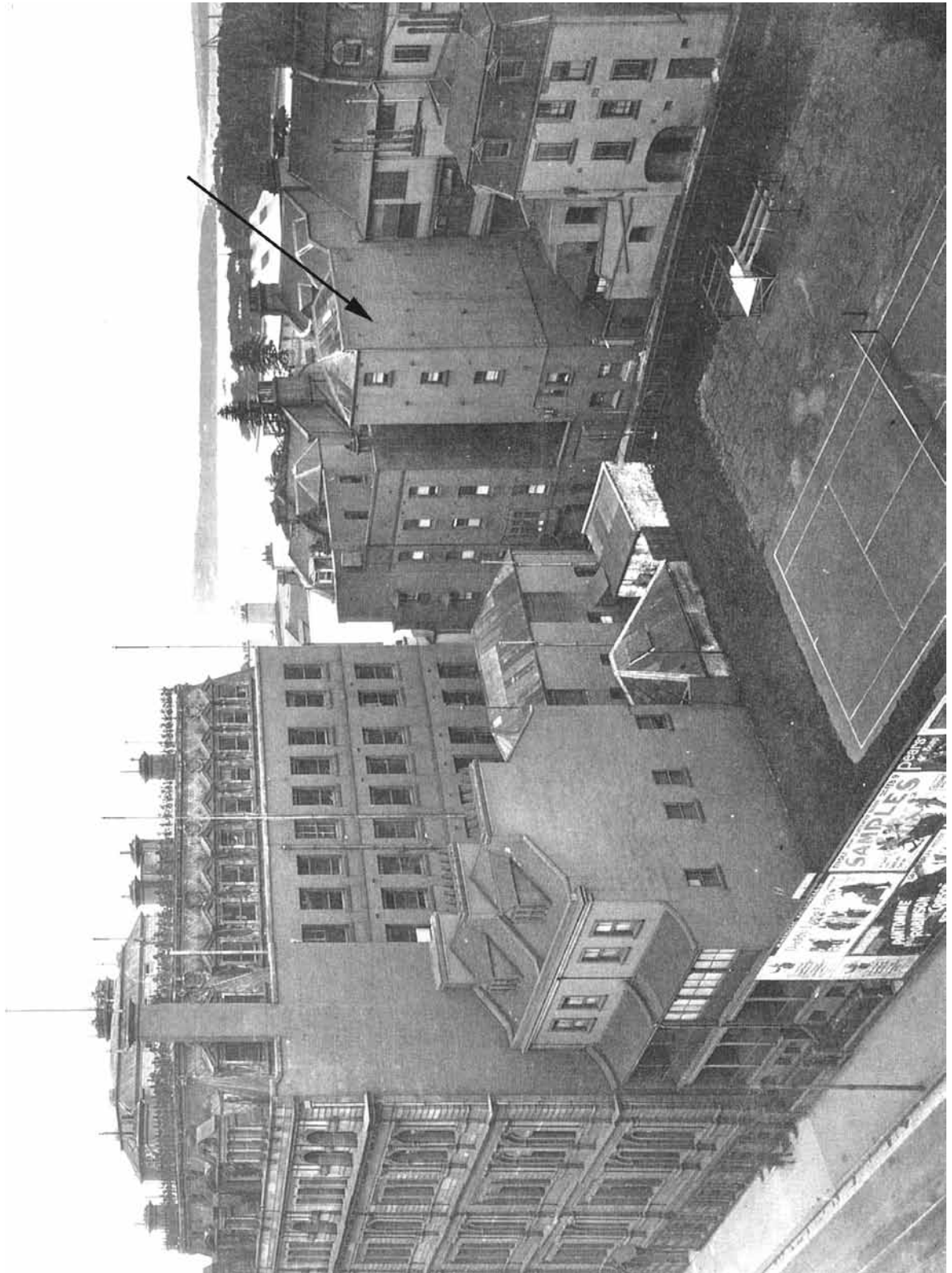


FIGURE 2.81 Rear wing of 133 Macquarie Street, backing onto Phillip Lane, 1918.
(Source: ML, *Small Pictures File, Sydney – Streets – Phillip Street*)



FIGURE 2.82: Front elevation of History House, c. mid 1950s.
(Source: Photographic copy held by RAHS)

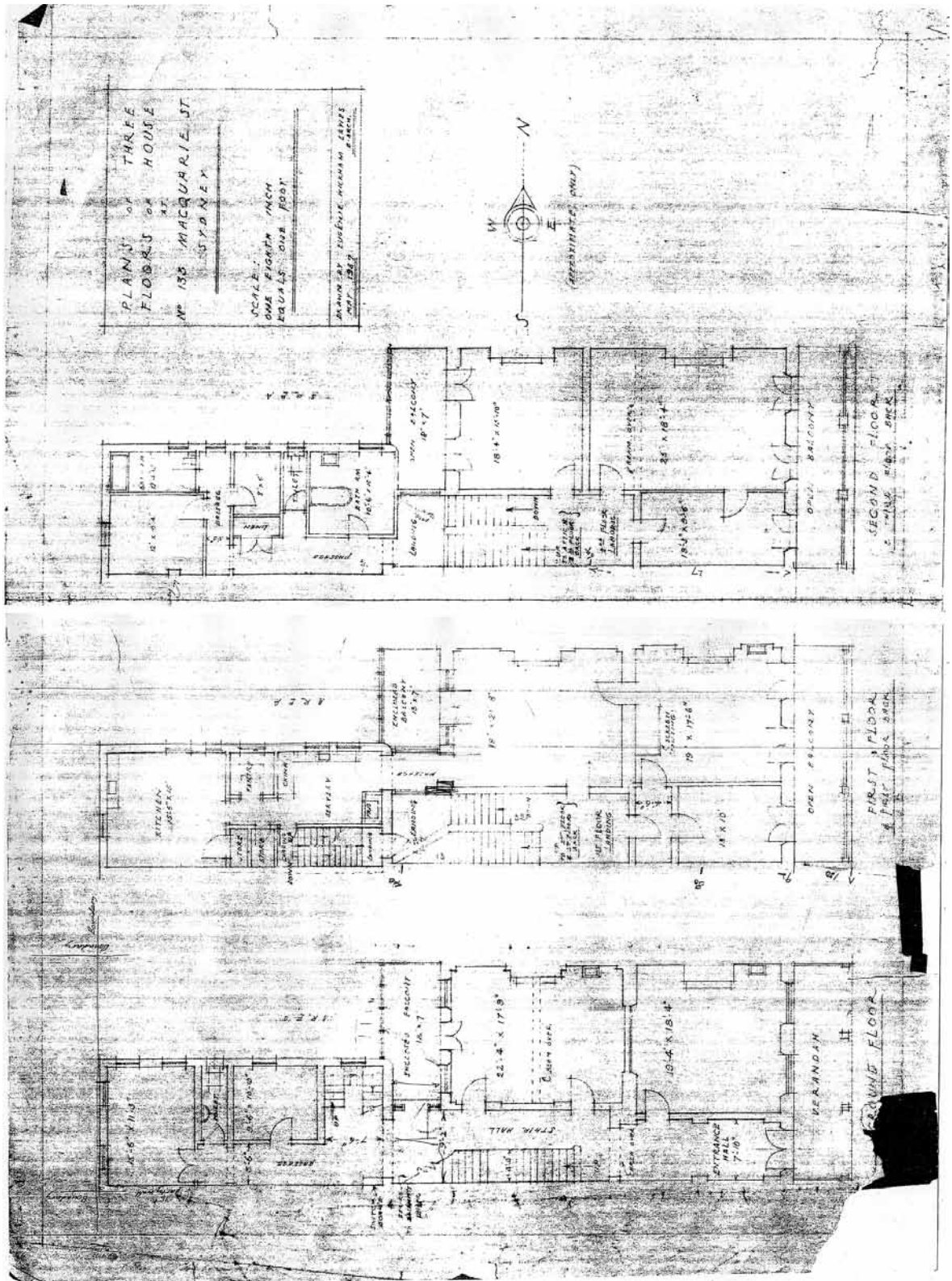


FIGURE 2.83: Floor plans by Eugenie Wickham Lawes, showing configuration in 1957.
 (Source: Royal Australian Historical Society)

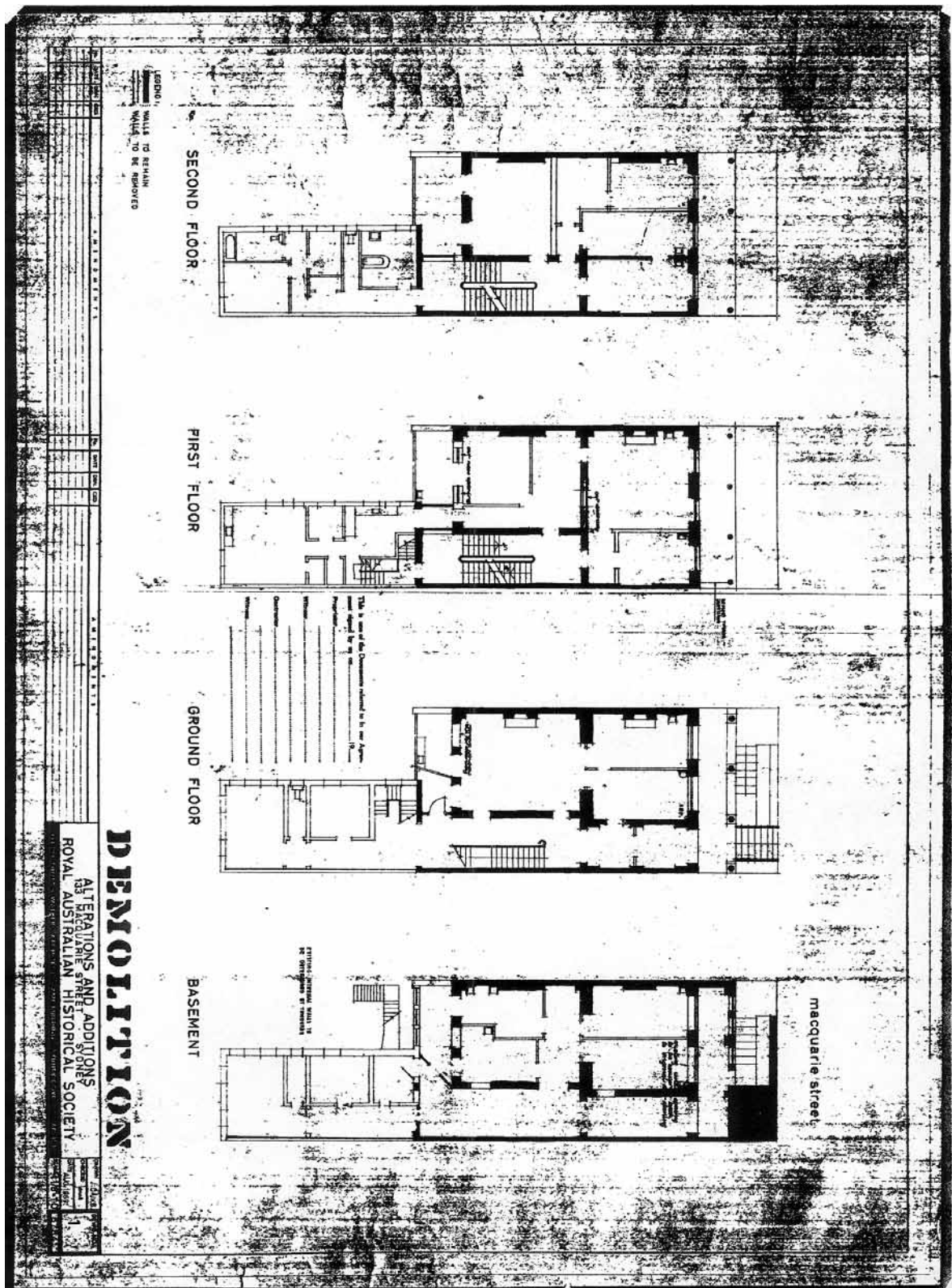


FIGURE 2.84: Floor plans by Peddle Thorp & Walker, showing existing configuration before alterations and additions, 1969. Walls to be removed are shown not filled.

(Source: Royal Australian Historical Society)

SECTION 3

Assessment of cultural significance

The 'Guidelines to the Burra Charter: Cultural Significance' states that, the assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report as defined in section 4.0 [of the Guidelines] are essential prerequisites to making decisions about the future of a place.

This section considers all of the information collected in Section 2 and clarifies what the culturally significant attributes of the place are. All aspects of significance are discussed and assessed to formulate clear statements of cultural significance.

3.1 BASIS OF ASSESSMENT

'Cultural significance' is defined in the Burra Charter as meaning the *aesthetic, historic, scientific, social or spiritual value for past, present or future generations*. These values are used as the basis for this discussion. The Charter further clarifies that *cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*.

With the creation of the State Heritage Register under Part 3A of the Heritage Act, in April 1999, the NSW Heritage Office has developed a set of seven criteria against which the cultural significance can be assessed to determine the level of significance, i.e. State or local. At the end of this discussion, the values of the place are tested against these criteria to determine whether it meets the threshold for listing on the State Heritage Register.

3.2 HISTORICAL SIGNIFICANCE

3.2.1 The Governor's Domain and Macquarie Street

The redefinition and reduction of the Governor's Domain in the 1840s and the extension of the street pattern towards the harbour from Bent Street, was a result of the construction of the new Government House and demolition of the original one in 1845. This was part of the first major replanning of Sydney since its form was established at first settlement and the boundaries of the Domain drawn by Governor Phillip in 1792. Other works, which were part of this replanning, were the construction of the semi Circular Quay. The plan of this part of the city has not essentially changed since then.

While this is historically significant, it is not evident in the fabric of the place except for its obvious late nineteenth century character and scale demonstrating the earlier configuration and scale of the street, and hence, the time of its formation.

3.2.2 The nineteenth century gentleman's townhouse

133 Macquarie Street was built as a very fine gentleman's townhouse. A common feature of this building type is the existence of two floors of principal rooms with the finest room, the main drawing room, on the first floor opening onto a balcony, overlooking the street. Most of the townhouses in Sydney up to the mid nineteenth century were based on this model, which dated from the late eighteenth century in English cities.

The Building Act of 1774, introduced in the cities of London and Westminster, set a building standard which transformed the architectural expression of housing in the United Kingdom into a more ordered one than before. The Act divided housing types into seven 'rates' or standards, setting out building and construction types and corresponding building values for each type. The current Building Code of Australia classifications (class 1 to 10) is but a modern version of this. A 'second rate' residence was described as having at least three storeys above ground level, a minimum of three bays wide and be worth not more than £850. Apart from the value, which is not known, 133 Macquarie Street is a very late expression of a 'second rate' house according to the 1774 Act. Although the 1774 Act was intended for London, it was highly influential and its expression spread wherever the British settled, including the colonies of New South Wales, Victoria and Tasmania.

A report by Clive Lucas, Stapleton & Partners in 1990, for the 'Merchant's House', a townhouse at 43-45 George Street North, The Rocks, discussed the characteristics of the townhouse type and extant examples of it in Sydney: *The planning of 43 George Street is typical of the late Georgian period townhouse where originally the basement would have contained the kitchen, scullery and cellars; ground floor the dining room, parlour, and entrance hall; first floor the drawing room with french doors onto a balcony, and bedrooms on the upper two floors. This is the archetype of the London townhouse which formed a large part of the early to mid nineteenth century housing stock in Sydney...but are now extremely rare. Other comparable contemporary [to 43-45 George Street, dated late 1840s] examples to survive include Horbury Terrace (now only a façade), 171-3 Macquarie Street; the College of Physicians, 145 Macquarie Street (substantially added to and altered); and the various townhouses in Lower Fort Street (now either substantially altered or of a different type).*

No. 133, because of its later date, is more elaborate in its decoration than these examples, but retains the plan form and sophistication of the best of its predecessors. The finest and largest of these would be No. 145 Macquarie Street. Most houses of quality from the latter half of the nineteenth century tended to be built further away from the city and were usually free-standing. Thus No. 133, in plan and detail, is unusual for its time, and somewhat old fashioned for its type. On the other hand, its decoration and finishes are very much up to date, and very fine for their period. No comparable examples from this period in the Sydney region, or NSW, are known to survive.

3.2.3 The gentleman's townhouse in Macquarie Street

No. 133 was the last remaining vacant lot in a row of impressive two, three, and four storeyed townhouses, all with timber and iron verandahs on the same alignment, and stone and iron palisade fences to the street. Each house was architecturally individual and self contained, and elegantly fashionable in its detail. When built, No. 133 expressed externally the more flamboyant style of the 1870s, more akin to the 'Boom Style' then prevalent in Melbourne. Even with this more florid expression, it fitted in well with the established wealthy residential pattern of the street. It respected and supported the same values. In fact, in its planning and details, it was very old fashioned as well as being conspicuously wealthy. It would seem to have been one of the last expressions of these values in Macquarie Street until the construction of the Astor in 1922.

With the amalgamation of sites and the building boom of the 1920s, many of these townhouses were demolished and now No. 133 survives as one of only two remaining gentleman's townhouses in this block, dwarfed by its twentieth century neighbours.

¹ D. Cruickshank & P. Wyld, *London: the Art of Georgian Building*, Architectural Press, London, 1975, pp. 24-29; also S. Parissien, *The Georgian Group Book of The Georgian House*, Aurum Press, London, 1995, pp. 27-28.

² Clive Lucas, Stapleton & Partners, *Conservation Analysis and Draft Conservation Policy, Heritage Centre Feasibility Study, 43-45 George Street North, The Rocks, Sydney, NSW*, October 1990, pp. 20-21. A report prepared for Sydney Cove Authority.

Today, many of the early street patterns and laneways, including Phillip Lane, are recognised as important evidence of the way the city was serviced and how it has developed. The house's relationship to these is an important part of this evidence. However, the rear servants' quarters to Phillip Lane, which used to form an integral part of the house, no longer exist and have diminished its ability to demonstrate this. In spite of this loss, No. 133 is no less intact than its near neighbour, No. 145. Although No. 145 is intact on the ground floor and stair hall, it has been altered substantially in the 1930s on its first and upper floors, and has also lost its service wing.

3.2.4 133 Macquarie Street as the work of George Allen Mansfield

Mansfield's domestic architecture is less well known than his commercial work. The house at 133 Macquarie Street, designed at the time when Mansfield's professional career was already firmly established, is typical of his general architectural style but bears comparison with his finest public projects as well as the domestic ones. It is a rare and rather unusual example of his domestic work. Other notable surviving examples are his extensive alterations and additions to Toxteth Park House at Glebe Point, and new houses at Burrengaralong and possibly Redleaf at Double Bay. Domestic work by Mansfield, which no longer survives, includes 'Eurama' in Faulconbridge (built 1882). Although Mansfield's work is representative of the high Victorian architecture practised in New South Wales, whether it was in domestic and commercial buildings, or in government and school buildings, it was better than most of its rivals, and is still highly valued.

The house designed for his uncle George Oakes probably did not offer Mansfield the full scope to demonstrate his skills in domestic design and planning. This in-fill house was the last to be built on the row, and much of the form, massing, material, asymmetrical planning and major architectural elements are characteristic of the already established architectural style on this part of the street. However, the quality and design of the fine stone carving, cedar joinery, and plasterwork is superior to his other known domestic work and is comparable to the very finest of his commercial and public work. It is in short, exceptional. This was obviously an important and valued commission for him, as evidenced by his submission of the drawings to the RIBA. The survival of his original elevation drawing for this house is rare and results directly from this submission to the RIBA.

3.2.5 Changing uses

As a gentleman's city residence, its life was short indeed, less than five years before it was used as a club.

George Oakes' house was built at a time when suburbanisation was already gathering pace and the city was becoming a less desirable place to live. Macquarie Street, however, has always been and continues to be a desired address. The changing uses of No. 133, from gentleman's residence, to gentleman's club, to boarding house, then doctors' rooms, and finally the headquarters of the Royal Australian Historical Society, kerb-side cafe and corporate offices, reflect quite accurately the changing uses and demographics of the rest of Macquarie Street. It also reflects the changes in building usage generally in central and inner Sydney, from residential to commercial. Remarkably, it has accommodated all of these while retaining its original residential character and scale. The original plan arrangement of the house and subsequent changes, are shown in Figures 2.46-2.51.

The gentleman's club use fitted well with the planning and architectural expression of the house. The only modification required was the relocation of the kitchen from the basement to the first floor, where there was level access to the principal rooms. This same kitchen arrangement suited the boarding house use but caused the suites of rooms to be divided into separate spaces on the ground floor and subdivision of the first floor drawing room. Further subdivision and compartmentalisation occurred with the doctors' surgeries, but with remarkably little change to the elaborate joinery.

While Macquarie Street continues to house many significant public buildings, almost all the nineteenth century townhouses have been replaced by office blocks. There is little that remains to demonstrate that Macquarie Street was once primarily a residential address. Apart from History House, only three other nineteenth century townhouse buildings on Macquarie Street survive. Presently, only 'The Astor' apartment block (built 1922-23) at 123 Macquarie Street remains solely as private residences; however Aurora Place, a mixed development of residential, commercial and retail uses, being built on the site of the State Office Block, should help to re-establish Macquarie

Street as a fashionable residential address. History House retains the ability to demonstrate the nineteenth century development of this use.

3.2.6 Historical associations with important persons and organisation

George Allen Mansfield

133 Macquarie Street is a rare and particularly fine example of the domestic work of the prominent nineteenth century architect George Allen Mansfield. Mansfield is one of the best known late nineteenth century architects in NSW. He played a leading role in the development of the architectural profession in NSW and was the first president of its professional body, the Institute of Architects of New South Wales, now part of the national organisation, the Royal Australian Institute of Architects (RAIA). He was also the first Australian to be elected a fellow of the Royal Institute of British Architects, having submitted drawings of 133 Macquarie Street as part of his portfolio for this.

George Oakes

History House is associated with the prominent public figure George Oakes. Although Mansfield had built 'a first class house in Macquarie Street' for his uncle George Oakes, it does not appear that the house was a family home but rather it was usually let. Indeed, throughout most of its life the house has been let as rooms and offices. The Oakes' family home was at Parramatta. However, Oakes does appear to have resided in the house spasmodically and also lived there when it was used as the Reform Club.

George Bell

History House has a significant association with the prominent medical practitioner and philanthropist, George Bell. He was a founding member, and president of the Royal Australasian College of Surgeons. Dr Bell owned No. 133 for 30 years from 1927, and had used the house as his residence and his medical practice. When the Royal Australian Historical Society acquired the house in 1969, it was occupied by a syndicate of doctors. It is not known when Dr Bell's medical practice at 133 Macquarie Street ceased.

Royal Australian Historical Society (RAHS)

The Royal Australian Historical Society is the oldest historical society in NSW, founded in 1901, to foster the study of Australian history. It is the parent body of a network of over 300 historical, heritage and special interest societies throughout New South Wales engaged in the research, publication and promotion of Australian history. It is estimated that the total number of individuals comprising the affiliated societies' network throughout New South Wales is more than 17,000. 133 Macquarie Street has been the home of the Society since it purchased the property in 1969.

3.3 AESTHETIC SIGNIFICANCE

3.3.1 133 Macquarie Street and its setting

While it was unlikely to have been the smartest townhouse in Sydney at the time it was built, it is believed to be one of the grandest nineteenth century townhouses known to survive in NSW. It is certainly the grandest in Sydney, being more elaborate than its more sober rival, No. 145 Macquarie Street. It is also an exceptionally fine example of a townhouse in the Victorian Italianate style, an expressive and decorative style associated with wealth (this style was known as the Boom Style in Victoria).

Houses from this period in Melbourne are generally regarded as more extravagant and opulent than those in Sydney, an indication of the wealth generated in Victoria by the gold rush. It may be that an equally or more elaborate example survives in Victoria, South Australia, or Tasmania, but this has not been investigated for this study.

The cleverly designed arrangement of different pedestals, columns, balustrades, cornices, and carved stone details, gives the front elevation a rather eclectic but sophisticated architectural unity. This vitality and unity strengthens the house's presence in its somewhat cramped position in the street. The quality and detail of the finely carved stone as well as the selection of the sandstone itself is of the highest order and equal to the finest public building of the time. The most significant losses are the original front fence, the first floor balustrading and the original timber pedestal linings to the upper level columns. The quarry tile paving to the steps and ground floor terrace are also an intrusive element. The loss of the original front doorcase is of less impact, being a high quality alteration reflecting the continued importance of the building in the early twentieth century.

The intimate relationship of the building's interior and verandah spaces to Macquarie Street and to the landscaped Domain beyond is the only major element of its original context to survive. This is best appreciated from within the building and from the verandahs.

The architectural arrangement of the internal spaces with their balanced elliptical arched niches, chimneypieces and panelled joinery is elegant and sophisticated. The quality and detail of the carved cedar joinery and moulded plasterwork is exceptional in domestic work in NSW. The carvings have their origin in plant forms but cannot be attributed with any certainty to any particular specimen.³ These elements are most intact and prominent in the ground floor rooms and almost as intact in the former front first floor drawing room. The second, first floor room has unfortunately lost its chimneypiece and its western joinery, key elements in this arrangement.

The joinery, stone architraves and sunk mouldings are highly unusual for their time, incorporating 'ovolo' mouldings instead of the standard late nineteenth century 'cyma reversa' mouldings. Normally such mouldings would suggest a late eighteenth/early nineteenth century date, and if used later, could be expected on more public buildings with aspirations towards an image of long-established stability. The use of these mouldings with the elegant heavily-corniced doorcases, and the formal, early nineteenth century symmetry and simplicity of arched recesses suggest a desire by Mansfield or Oakes, or both, to portray a sense of established wealth and public prominence. This is most evident in the two floors of reception rooms.

In spite of the interior having been adapted several times to accommodate various uses in the course of its history, most of the principal structural and decorative elements have survived intact. The service wing removed in 1970 for the present extension, the ceiling and cornice to the first floor drawing room, one chimneypiece and some joinery from the first floor, are the most significant losses to the interior. Evidence still exists to show the delineation between the main house and the servants' wing.

The 1970 addition is of little aesthetic merit. It is a functional piece, adding services, fire stair, and additional accommodation to the original building. While some aspects of its planning and design have been unfortunate in their impact, it has solved some very difficult problems and given the building a long term viability which it may not have had otherwise.

3.4 SOCIAL/SPIRITUAL SIGNIFICANCE

The State Heritage Inventory Guidelines narrow this category to that which has value to contemporary communities.

133 Macquarie Street is recognised as a landmark because it is now a rare survival from the nineteenth century. In the public perception, this rarity is reinforced by the building being surrounded, on three sides, by twentieth century high rise buildings.

133 Macquarie Street was renamed History House when it became the home of the Royal Australian Historical Society in 1970. The library of the Royal Australian Historical Society is open to its members and the general public, as are all its activities including lectures, seminars, workshops, most of which are held at 133 Macquarie Street. As such, History House is regarded as the home of the RAHS and a visual symbol of its focus and activities. It is possible that there are many members who regard the building as their tangible component of the national estate. The

³ These were inspected by Chris Pratten, historian, and Douglas Benson, senior ecologist at the Royal Botanic Gardens.

wider use of the public rooms and the basement restaurant give broad scope for public appreciation of the place and its qualities.

Although dwarfed by its neighbours, it is widely regarded as an important component of the prestigious and grand character of Macquarie Street.

3.5 SCIENTIFIC (TECHNICAL/RESEARCH) SIGNIFICANCE

Up until about 1845, Macquarie Street ended at Bent Street. It was only after the removal of the Governor to the present Government House in 1845 and the subsequent demolition of the First Government House, that the grounds of the First Government House were subdivided and several roads were extended northwards to the newly established Circular Quay. The 133 Macquarie Street site used to be part of these grounds. Because of the excavations of the original basement below natural ground level, it is doubtful any archaeology from the grounds of the First Government House survives. Likewise the disturbance caused by the construction of the 1970 wing is likely to have destroyed much of the evidence of the original service wing and remnants of pre-1872 archaeology.

The building technology evident in the building is a fine and increasingly rare example of the high quality workmanship of its original stonemason, plasterer and joiner.

History House has research potential as an important element in Mansfield's domestic work.

3.6 COMPARISON WITH SIMILAR PLACES

3.6.1 'Merchants House' - 43-45 George Street North, The Rocks

Merchants House at 43-45 George Street North, The Rocks, is of State heritage significance for their historical and scientific cultural values. The site and building are also of State heritage significance for their contribution to The Rocks area, which is of State Heritage significance in its own right.

Merchants House is the most intact example of the typical late Georgian period townhouse (with basement offices, ground floor dining room, first floor drawing room and upper bedrooms) known to survive in NSW. Constructed in 1848, Merchants House contains original elements both externally and internally of high quality, and within the streetscape of George Street North, contributes to the fine ensemble of residential buildings from the early Victorian to Edwardian period.

Merchants House is listed as an item of State heritage significance on the State Heritage Register (Item 01561), Sydney Cove Authority Section 170 Heritage and Conservation Register, (Item B028 and AR027).



Source: NSW State Heritage Register listing, www.environment.nsw.gov.au

3.6.2 'College of Physicians' - 145 Macquarie Street, Sydney

Constructed in 1848, the building at 145 Macquarie Street is one of the last grand terraces surviving from colonial Sydney town. It retains both original external fabric (stone, cast iron and timber) and internal fabric (plan layout, timber joinery and stair, marble fireplaces). The interior of the building was substantially altered in the 1930s on the first and second floors, and similar to History House, has lost its rear service wing.

145 Macquarie Street is of significance as the last grand terrace house surviving from Colonial Sydney designed by John Bibb and fully altered by Charles Slayter and Cobden Parkes, prominent Sydney architects. The building was the home of John Fairfax and later the offices of the Royal Australasian College of Physicians. The building demonstrates the nineteenth century form of Macquarie Street.

145 Macquarie Street is listed as an item of Local heritage significance on the City of Sydney LEP 2012 (Item I1876).



Source: NSW State Heritage Inventory listing, www.environment.nsw.gov.au

3.6.3 'Horbury Terrace' - 171-173 Macquarie Street, Sydney

Constructed in 1842, Horbury Terrace is a combined pair of 3 storey terraces (with basement) and originally part of a terrace of 7 residences, and part of a continuous streetscape of terraces on Macquarie Street.

Horbury Terrace is of historic, aesthetic and social significance as a rare surviving colonial city terrace retaining its external form and indicating the type of development that characterised Macquarie Street in the mid-nineteenth century. The primary significance is now the streetscape value, as the interiors have been demolished and rebuilt, and hence have no heritage significance.

Horbury Terrace is listed as an item of Local heritage significance on the City of Sydney LEP 2012 (I1877).



Source: NSW State Heritage Inventory listing, www.environment.nsw.gov.au

The above comparative assessment of similar properties within the city of Sydney municipality indicates that History House is a rare and substantially intact example of a first class Victorian gentleman's townhouse in New South Wales. No other comparable examples from this period in the Sydney region, or NSW, are known to survive.

3.7 STATE HERITAGE REGISTER CRITERIA

In order to determine whether the place meets the threshold for listing on the State Heritage Register, the above discussion and values of the place are now tested against the criteria for such listing.

The two levels of significance used by the Heritage Council of New South Wales are local and State significance. 'State significance' means significance to the people of New South Wales, while 'local significance' means significance within the local government area (in this case, the City of Sydney). Although 'regional significance' as a category for level of significance is not considered by various authorities, it is used here as a basis for determining a level of significance that is larger than local but smaller than State.

NSW heritage assessment criteria	Heritage significance	Level of significance
(a) An item important in the course, or pattern, of cultural or natural history	<p>133 Macquarie Street is a very fine, rare and representative example of a gentleman's townhouse in Sydney and NSW from the late Victorian period. It is possibly the finest surviving example in NSW.</p> <p>The changing uses of No. 133, from gentleman's residence, to gentleman's club, to boarding house, then doctors' rooms, and finally the headquarters of the Royal Australian Historical Society and corporate offices, reflect changing uses and demographics of Macquarie Street and central and inner Sydney generally, from residential to commercial.</p> <p>No. 133 is located on part of the former Government Domain and is associated with the major replanning of Sydney in the late 1840s.</p> <p>Its location on Macquarie Street and its relationship with the Botanic Gardens retains the key elements of its historic context and meaning as a fine gentleman's townhouse in arguably the finest street in Sydney.</p>	State
(b) An item has strong or special association with the life or works of a person, or group of persons, of importance in cultural or natural history	<p>133 Macquarie Street is a rare and particularly fine example of the domestic work of the prominent nineteenth century architect George Allen Mansfield. He played a leading role in the development of the architectural profession in NSW and was the first president of its professional body, the Institute of Architects of New South Wales, now part of the national organisation, the Royal Australian Institute of Architects (RAIA).</p> <p>The place is significant for its political, social, and medical associations with George Oakes, a prominent public figure, and Dr George Bell, eminent surgeon and philanthropist.</p>	Local
(c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative	<p>133 Macquarie Street is an exceptionally fine example of a townhouse in the Victorian Italianate style. The quality and execution of its stonework, plasterwork and cedar joinery is</p>	State

or technical achievement	<p>exceptional in domestic work in NSW. The architectural arrangement of the internal spaces with their balanced elliptical arched niches, chimney pieces and panelled joinery is elegant and sophisticated.</p> <p>The intimate relationship of the building's interior and verandah spaces to Macquarie Street and to the landscaped Domain beyond survives.</p>	
(d) An item has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	Since 1970, 133 Macquarie Street has been the headquarters of the Royal Australian Historical Society, the oldest historical society in NSW. It is held in high esteem by its members as a symbol of the work and focus of the society.	Local
(e) An item has potential to yield information that will contribute to an understanding of cultural or natural history	<p>The building technology evident in the building is a fine and increasingly rare example of the high quality workmanship of its original stonemason, plasterer and joiner.</p> <p>History House has research potential as an important element in Mansfield's domestic work.</p>	Local
(f) An item possesses uncommon, rare or endangered aspects of cultural or natural history	<p>133 Macquarie Street is a rare surviving example of a first class Victorian gentleman's townhouse in New South Wales.</p> <p>It is one of only two houses of its type to survive intact in Macquarie Street, the other being No. 145, now the home of the Royal College of Physicians of Australasia.</p>	State
(g) An item important in demonstrating the principal characteristics of a class of <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. 	133 Macquarie Street retains the ability to demonstrate the scale, quality, and history of nineteenth century residential development in one of Sydney's finest streets and most fashionable residential addresses.	State

Summary and conclusion

The above assessment against the seven criteria establishes that 133 Macquarie Street reaches the threshold for State significance, and therefore, should be listed on the State Heritage Register.

3.8 SIGNIFICANCE GRADINGS

The place includes structures, spaces and elements of varying cultural significance within this overall significance. These have been graded according to their relative significance in Figures 3.8.1 - 3.8.6.

Spaces/elements graded 1: Exceptional significance

These spaces or elements are of high cultural significance and should be retained in their existing configuration. Surviving original fabric and finishes should be conserved in situ and the integrity of the spaces or elements retained. They should not be obscured nor their significance diminished. The appreciation of the spatial quality and detail of these spaces should not be obscured or

diminished. The design intent and integrity of the original work should be respected and not obscured.

Spaces/Elements graded 2: High significance

These spaces or elements are of slightly less cultural significance than those in grade 1 because of later, and often unsympathetic additions or alterations, but retain a high degree of significant fabric. Their reduced significance may also result from their lesser role in significant attributes of the place. Where these spaces or elements form part of a space of higher significance, they should, if possible, have the later additions removed where these obscure the larger space. There is also the opportunity to adapt these spaces or elements while retaining surviving significant fabric in situ. The integrity of the spaces and fabric and their original design intent should be respected and, if possible, restored.

Spaces/Elements graded 3: Moderate significance

These spaces or elements retain some integrity but are of lesser cultural significance. Significant fabric may have been altered or obscured. Where these spaces or elements form part of a space of higher significance, they should, if possible, have the later additions removed where these obscure the larger space. These spaces may be adapted but significant fabric should be retained in situ if possible and the qualities and integrity of the spaces or elements respected. Walls and other elements shared between these spaces and other spaces of higher significance should be retained.

Spaces/Elements graded 4: Little/Neutral

These spaces or elements retain only minor significance and may be retained or adapted substantially. Elements of significant fabric should be retained and respected. Walls and other elements shared between these spaces and other spaces of higher significance should be retained.

Spaces/Elements graded 4: None/Intrusive

These spaces retain very little significance, and in some cases may be considered intrusive. They may be either removed or altered substantially. Elements shared between these spaces and other spaces of higher significance should be retained.

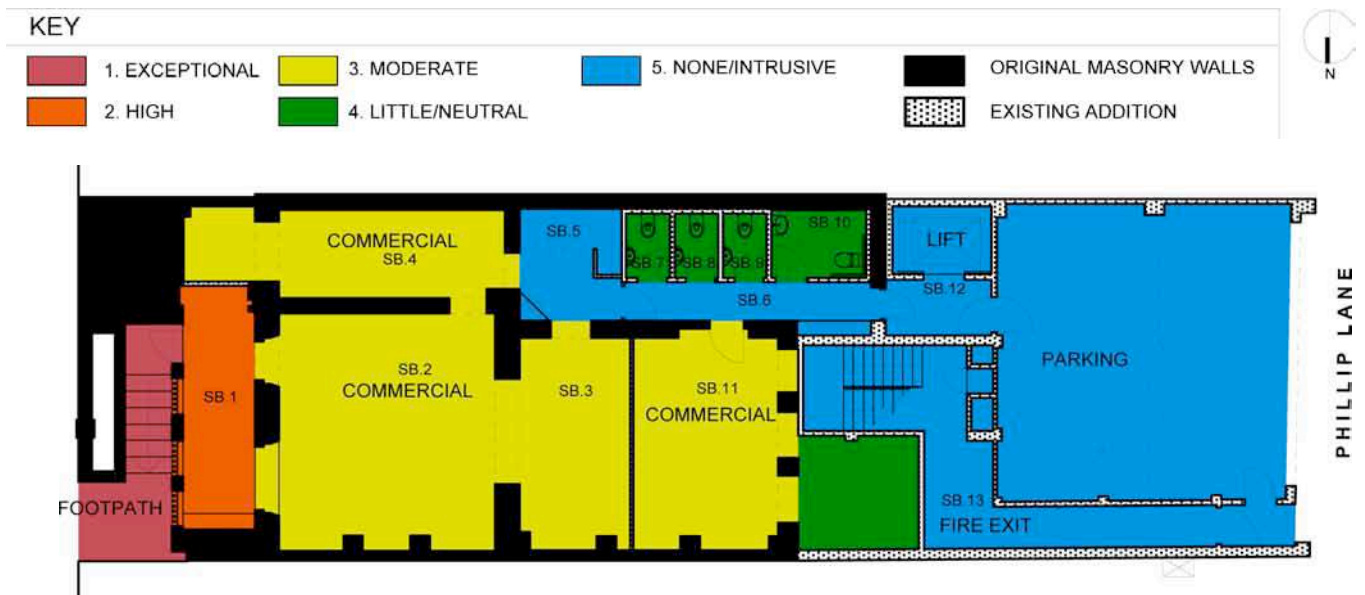


FIGURE 3.8.1: Basement significance diagram

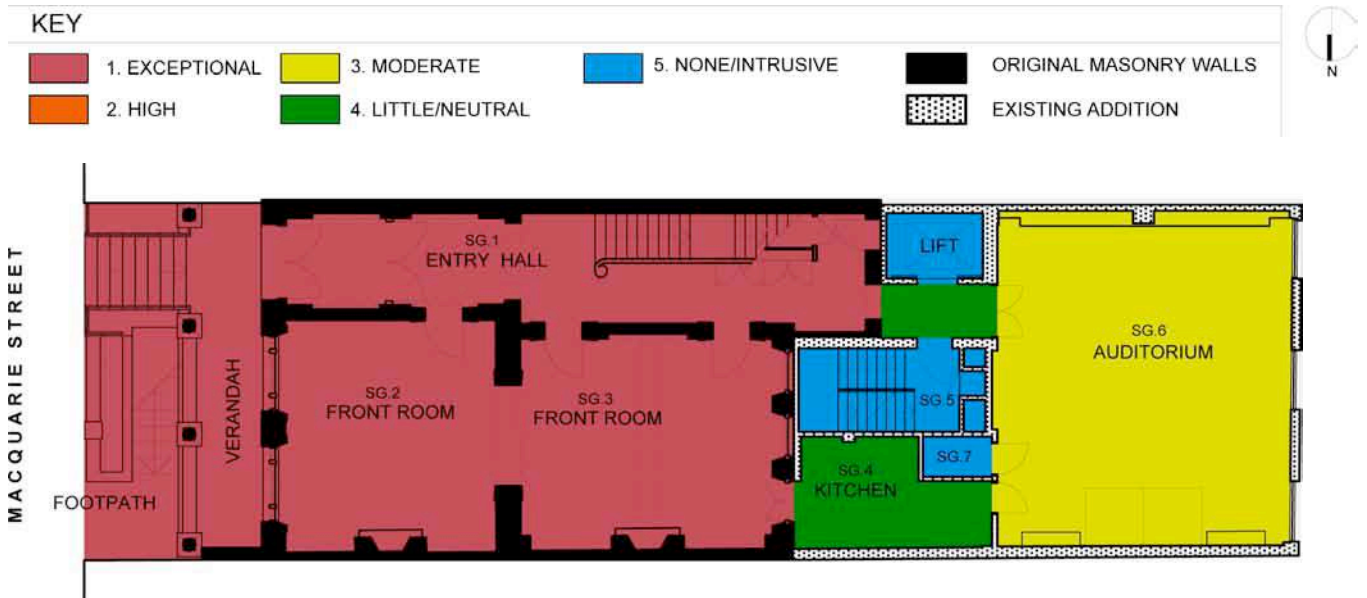


FIGURE 3.8.2: Ground floor significance diagram

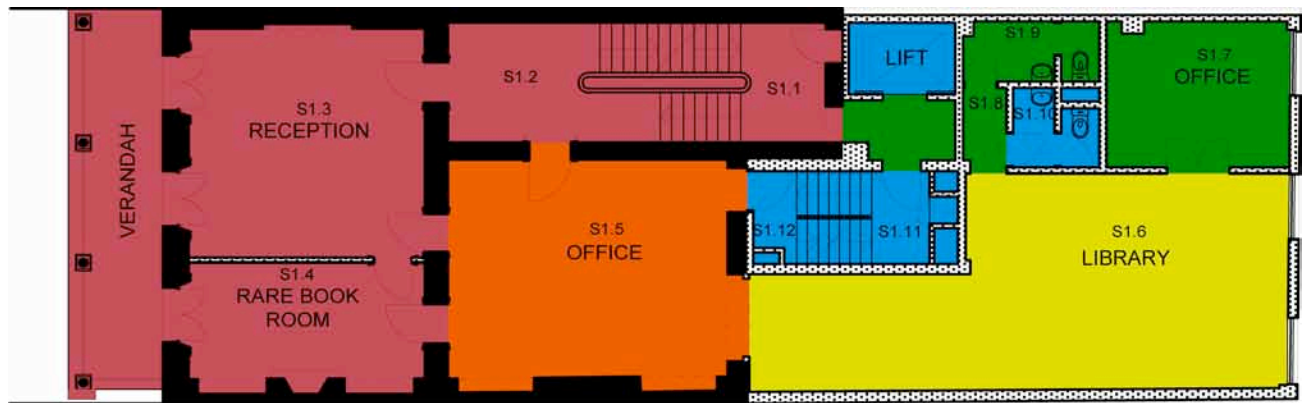


FIGURE 3.8.3: Level 1 significance diagram

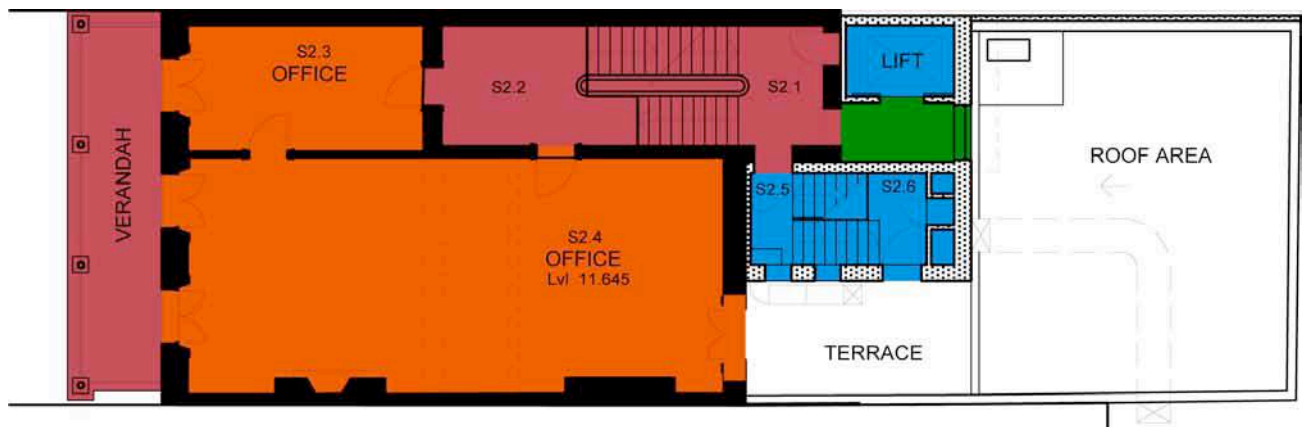


FIGURE 3.8.4: Level 2 significance diagram

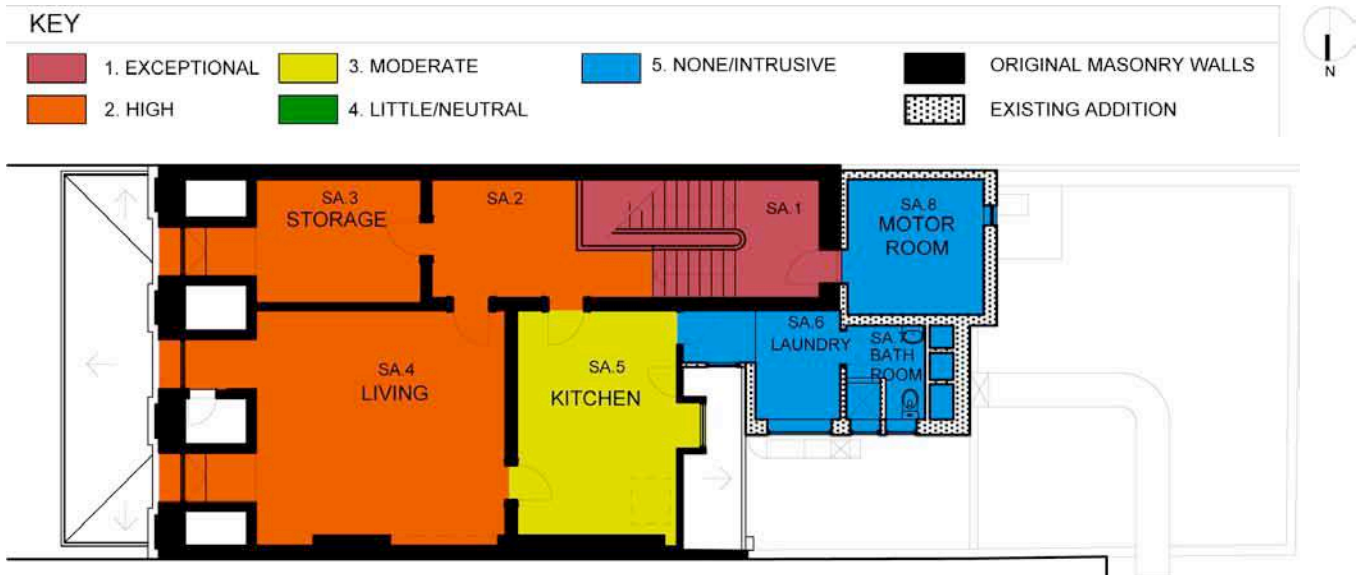


FIGURE 3.8.5: Level 3 (attic level) significance diagram

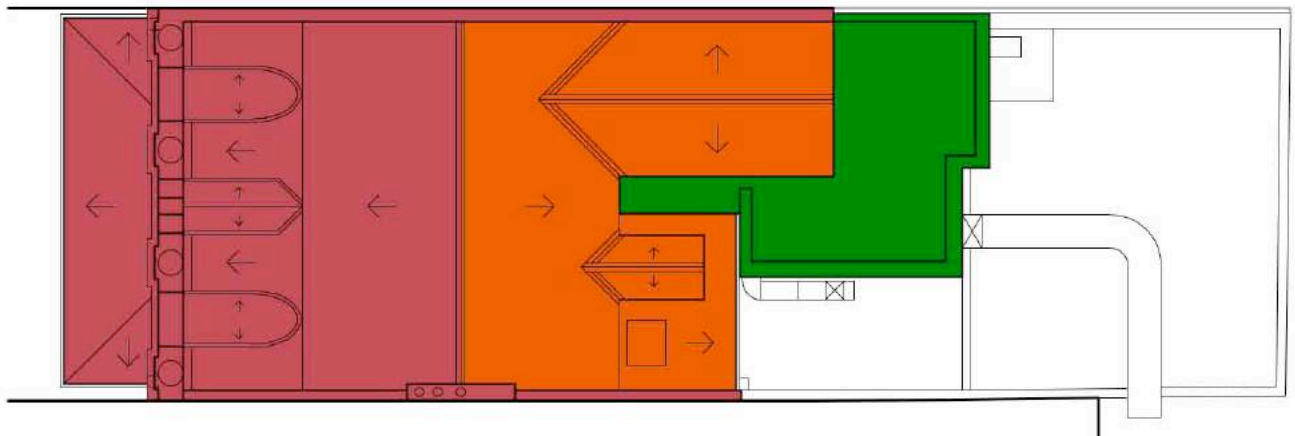


FIGURE 3.8.6: Roof level significance diagram

SECTION 4

Statement of cultural significance

4.1 SUMMARY STATEMENT OF SIGNIFICANCE

History House is a rare surviving example of a first class, late Victorian gentleman's townhouse, possibly the finest of its type, in New South Wales. It is an important, and possibly the finest example, of the domestic work of the prominent nineteenth century architect, George Allen Mansfield. The quality and execution of its stonework, plasterwork and cedar joinery is exceptional in domestic work in NSW.

History House stands on part of the original Governor's Domain, associated with the First Government House, which was subdivided and sold in the 1840s.

Its location on Macquarie Street and its relationship with the Botanic Gardens retains the key elements of its historic context and meaning as a fine gentleman's townhouse in this part of the city. It retains the ability to demonstrate the scale, quality, and history of nineteenth century residential development in one of Sydney's finest streets and most fashionable residential addresses.

The place is also significant for its political, social, and medical associations with George Oakes and Dr George Bell as well as being, most recently, the headquarters of the Royal Australian Historical Society.

The changing uses of No. 133 Macquarie Street, from gentleman's residence, to gentleman's club, to boarding house, then doctors' rooms, and finally the headquarters of the Royal Australian Historical Society, kerb-side cafe and corporate offices, reflect the changing uses and demographics of Macquarie Street and central and inner Sydney generally, from residential to commercial.

History House is significant as the national headquarters of the Royal Australian Historical Society, and held in high esteem by its members as a symbol of the work and focus of the society.

Conservation policy

SECTION 5 Issues and opportunities, and policies arising

To retain the cultural significance of History House at 133 Macquarie Street, policies must be developed to guide future decisions and work to the place. Before these can be drafted, key constraints, issues and opportunities arising from its cultural significance, the Burra Charter, statutory controls and requirements, the client's brief and the physical condition of the place must be identified and considered.

The purpose of the conservation policies is to provide guidance for the ongoing use, care and management of the building at 133 Macquarie Street, including any changes or development, and their intent is to retain, and if possible reinforce the significance of the place.

The integrated application of all the policies in this CMP is intended to achieve these objectives.

5.1 POLICY FRAMEWORK

The policies that arise from the following discussion are included here in italics. The real intent of any policy can only be fully understood with reference to the discussion and therefore must not be considered in isolation. The policies progress from the general to the more specific.

Policy 5.1.1

Policies should only be considered with reference to the supporting discussion, as it will make their context and meaning clear. This CMP should be used in an abridged format.

5.2 CLIENT'S REQUIREMENTS

This Conservation Management Plan has been commissioned by the Royal Australian Historical Society, the present owner of the site, to identify the significant values of History House and its site and then to formulate policies to guide and assist them in master planning and designing a new rear extension, which will retain and respect these values.

This development is being master planned and designed in accordance with the policies in this CMP.

5.3 CULTURAL SIGNIFICANCE

The following constraints, issues and opportunities arise directly from Sections 3 and 4 (Assessment and Statement of Cultural Significance). They cover setting, fabric, new work and use. For the sake of clarity and brevity the following discussion and policies consider issues and matters relating to adaptation and new work as an integrated part of consideration arising from cultural significance.

5.3.1 Generally

133 Macquarie Street is significant as a rare surviving example of a first class, late Victorian gentleman's townhouse, possibly the finest of its type, in New South Wales. It is of exceptional significance for the quality and execution of its design and details both externally and internally. Any use or works, which places these attributes at risk, is to be avoided.

Policy: 5.3.1

No. 133 Macquarie Street retains considerable cultural significance and must be retained and conserved. It must retain a use or uses, which conserve and enhance its significance and ensure its long term maintenance and survival.

Policy: 5.3.2

Aspects and components of the design of the place and its fabric, which contribute to its significance, must be retained and conserved in situ, and not obscured.

Policy: 5.3.3

133 Macquarie Street should retain a use or uses, which allow reasonable public access to its significant interior spaces. Such access should not place significant fabric of these areas at risk of damage or removal.

Its location on Macquarie Street and relationship with the Botanic Gardens retains the key elements of its historic context and meaning in this part of the city. It retains the ability to demonstrate the scale, quality, and history of nineteenth century residential development in one of Sydney's finest streets. This relationship should be respected and not obscured by any alterations or new development.

Policy: 5.3.4

The relationship of the place to Macquarie Street and the Botanic Gardens must be respected and not obscured.

It is an important, and possibly the finest example, of the domestic work of the prominent nineteenth century architect, George Allen Mansfield. The place is also significant for its political, social, and medical associations with George Oakes and Dr George Bell as well as being, most recently, the headquarters of the Royal Australian Historical Society. These associations are important and must be respected. They can be interpreted to visitors to the place.

Policy: 5.3.5

The significant associations of the place with past uses, prominent persons and organisations should be respected and not obscured.

5.3.2 Significance gradings

The History House building contains spaces and elements of varying cultural significance as illustrated in Figures 3.8.1 – 3.8.5. These have been graded according to their relative significance, their degree of intactness and their ability to demonstrate significance.

These gradings must be considered when carrying out works, so that the integrity and significance of the space or element is not compromised. Where such compromise is unavoidable, its impact should be reduced as much as possible. The constraints, issues, and opportunities, which arise from these significance rankings, are listed below. These have been formulated to retain significance while allowing change. Refer also to section 5.5 'The Burra Charter', for further discussion on appropriate processes.

It should be noted that some spaces may retain a high degree of integrity with reference to their original construction but may have a low significance. An example of this is the 1970 auditorium. Other spaces have less integrity but high significance, such as the two original first floor rooms.

Policy: 5.3.6

All spaces and elements of the place should be conserved and adapted in accordance with the various significance gradings given in Figures 3.8.1 and 3.8.6 and the corresponding policies set out below. They have been formulated to ensure that the integrity and significance of the space, structure or element is not compromised. Any works to the place must minimise the negative impact on the integrity and significance of its individual components and elements.

Spaces/elements graded 1

These spaces or elements are of high cultural significance and should be retained in their existing configuration. Surviving original fabric and finishes should be conserved in situ and the integrity of the spaces or elements retained. They should not be obscured nor their significance diminished. The appreciation of the spatial quality and detail of these spaces should not be

obscured or diminished. The design intent and integrity of the original work should also be respected and not obscured.

Spaces/elements graded 2

These spaces or elements are of slightly less cultural significance than those in grade 1 because of later, and often unsympathetic additions or alterations, but retain a high degree of significant fabric. Their reduced significance may also result from their lesser role in significant attributes of the place. Where these spaces or elements form part of a space of higher significance, they should, if possible, have the later additions removed where these obscure the larger space. There is also the opportunity to adapt these spaces or elements while retaining surviving significant fabric in situ. The integrity of the spaces and fabric and their original design intent should be respected and, if possible, restored.

Spaces/elements graded 3

These spaces or elements retain some integrity but are of lesser cultural significance. Significant fabric may have been altered or obscured. Where these spaces or elements form part of a space of higher significance, they should, if possible, have the later additions removed where these obscure the larger space. These spaces may be adapted but significant fabric should be retained in situ if possible and the qualities and integrity of the spaces or elements respected. Walls and other elements shared between these spaces and other spaces of higher significance should be retained.

Spaces/elements graded 4

These spaces or elements retain only minor significance and may be retained or adapted substantially. Elements of significant fabric should be retained and respected. Walls and other elements shared between these spaces and other spaces of higher significance should be retained.

Spaces/elements graded 5

These spaces retain very little significance, and in some cases may be considered intrusive. They may be either removed or altered substantially. Elements shared between these spaces and other spaces of higher significance should be retained.

In order to retain evidence of changes to the place for other uses, and thus, respect all phases of the history of the place, reconstruction of missing elements should be discouraged unless it is in accordance with Articles 20.1 and 20.2 of the Burra Charter.

Elements, which have been replaced with ones that detract from or confuse the significance of the place, should be considered for reconstruction or replacement with appropriate new elements. These would include the ground floor steps and paving; the first floor balustrade and column pedestals; second floor pedestals; and the louvred screens to the ends of the verandah.

Restoration of spaces to their former significant configuration should only be considered where the material to be altered or removed is of minor significance and/or where the later alteration has confused or obscured the significance of the space or element. Where reconstruction is required as part of this process, then this should be in accordance with Articles 20.1 and 20.2 of the Burra Charter.

These restoration works could include relocation of the french doors in the dining room to the centre bay, swapping with the adjacent window, and the removal of the recent partition in the first floor front room to restore it to a single space.

Policy: 5.3.7

In order to retain evidence of changes to the place for other uses, and thus, respect all phases of the history of the place, reconstruction of missing elements should be discouraged unless it is in accordance with Articles 20.1 and 20.2 of the Burra Charter.

Elements, which have been replaced with ones that detract from or confuse the significance of the place, should be considered for reconstruction or replacement with appropriate new elements. These would include the ground floor steps and paving; the first floor balustrade and column pedestals; second floor pedestals; and the louvred screens to the ends of the verandah.

Restoration of spaces to their former significant configuration should only be considered where the material to be altered or removed is of minor significance and/or where the later alteration has confused or obscured the significance of the space or element. Where reconstruction is required as part of this process, then this should be in accordance with Articles 20.1 and 20.2 of the Burra Charter.

These restoration works could include relocation of the french doors in the dining room to the centre bay, swapping with the adjacent window, and the removal of the recent partition in the first floor front room to restore it to a single space.

5.3.3 Context and setting

The scale of the setting of 133 Macquarie Street is greatly altered. Since the construction of BMA House in 1930 to the south and Hudson House in 1960s to the north, the place has become increasingly hemmed in by huge neighbours making the few surviving original houses appear out of place and strangely small scaled. The setting back of the bulk of Hudson House does mitigate this effect to a certain degree when the place is viewed from the west side of the street. The scale of development is not likely to be reversed and the finer of the tall buildings have themselves gained considerable significance with time. Macquarie Street is now, predominantly, a street of substantial buildings. 133 Macquarie Street is important evidence of the scale of the street around the 1900s.

The use of the pavement for restaurant/cafe use is to be encouraged as this encourages a humanisation of the scale of the street, which complements the place.

The recent placing of the 'Smart Pole' in the centre of the frontage of the place is crass and devoid of any sensitivity to the qualities of the place.

The view of the Botanic Gardens is of the utmost importance to the place and probably the only original aspect of the place's setting surviving. The view of the gardens from the principal rooms on the east side of the building should be maintained and if possible enhanced by improving the amenity and making greater use of the verandah. Traditional timber or bamboo blinds could be installed at the outer edge of the verandah to improve the climate control of the rooms adjacent. No fixed enclosure, except for end screens, should be installed at any of the verandah levels.

Policy: 5.3.8

Any diminution of the place's connection to Macquarie Street and the Botanic Gardens beyond must be avoided. Street furniture should be carefully chosen and placed to complement the place and not obscure this significant relationship.

Policy: 5.3.9

The view of the Botanic Gardens from the principal rooms on the east side of the building should be maintained and if possible enhanced by improving the amenity and making greater use of the verandah. Traditional timber or bamboo blinds could be installed at the outer edge of the verandah to improve the climate control of the rooms adjacent. No fixed enclosure, except for end screens, should be installed at any of the verandah levels.

Policy: 5.3.10

The recently installed City of Sydney 'Smart Pole' should, if possible, be relocated to a position where it does not detract from or obscure the relationship of the place with its setting.

5.3.4 Potential for extension

Despite being hemmed in by substantially larger neighbours, the place is still important in demonstrating the original scale of Macquarie Street before the advent of the larger buildings in the 1920s. Essentially, this limits the height of any extension to not be visible above the ridgeline of the original building from the Botanic Gardens.

In recent years, the RAHS has investigated the feasibility of extending the rear of History House to enable the extension of the commercial office area. In 1998, Design 5 Architects were commissioned by the Society to investigate possibilities for extending the library facilities, and produce sketch proposals for inclusion in a Federation Grant application. This application was unsuccessful at this time.

In May 2013, Hector Abrahams Architects explored designs for an additional four storeys to the 1970s rear section of the building. Design 5 Architects are currently exploring options for an additional 2 storeys of office space above the existing 1970s wing. The 1970 wing is the obvious area above which to build. The fabric is of low significance and capable of supporting additional accommodation. These additions will likely trigger upgrades to meet building code compliances in relation to structural adequacy, fire safety and services upgrades and disability access. Some building refurbishment is also desperately needed to address issues such as lift repairs, upgrade of toilets, IT network and services upgrades generally.

Any roof addition to the building at 133 Macquarie Street must respect and not diminish the aesthetic significance of the Victorian Mannerist façade or the legibility of the building's parapet. To ensure that the integrity of the existing Victorian Mannerist façade is not diminished, careful consideration must be given to ensure that any additional levels to the building are distinct and appropriately set back from the Macquarie Street elevation.

It is essential that any addition above the building appears as new work without an attempt to imitate the original building's façade. While respecting the rhythm and scale of the original structure, new structures should be clearly modern.

Policy: 5.3.11

New structures on the roof are permissible as long as they do not conflict with relevant policies of this CMP.

Policy: 5.3.12

Extension to the place should not adversely affect significant fabric and should be limited to over the 1970 concrete extension. It should retain the evidence of demarcation between the main 1871 house and the rear wing. The extension should not be readily visible above the ridgeline of the original roof when seen in short-medium distance views from the Botanic Gardens.

Policy: 5.3.13

Any addition above 133 Macquarie Street should appear as new work without imitation, and be differentiated from the original façade below. The new work should be in accordance with other policies in this CMP to retain, conserve and interpret the identified significant qualities of the building.

Policy: 5.4.14

The form, size and structural weight of any addition above 133 Macquarie Street should avoid or minimise substantial modification to the existing structure and structural system for it to sustain or accommodate the new work. Any additions should not necessitate the addition of new columns through the building, and should ensure the retention of an open floor plate on each level.

Policy: 5.3.15

Any extension should include provision for improving accessibility within the building and should enhance the viability of the significant historic structure.

5.3.5 Macquarie Street elevation

The integrity of the Macquarie Street elevation has been diminished by unsympathetic alterations to the verandah, the entrance steps and forecourt.

The steps from Macquarie Street are intrusively finished and distract from the quality of the place. It is possible that the alteration to these steps in 1959 involved the cutting back, rather than the total removal of the steps, in which case some significant, but badly damaged material may exist beneath the render and tiled finish. This material, if it still survives, could give important evidence of the original design of the steps and depending on the severity of the damage, may be able to be refaced with new treads.

Policy: 5.3.16

The present steps may be replaced. If the original fabric is found beneath the present finish, the potential for repair of that fabric shall be assessed prior to finalising the proposal for replacement. Repair of the original fabric shall be preferred to wholesale replacement of fabric.

The verandahs have had several, generally minor alterations. This has been to the detriment of the fabric through poor quality and unsuitable replacement of material. The early photographs show the verandah's original appearance; the first floor balustrade appears to have been wooden and was reasonably faithful to Mansfield's design drawing. The profile of this balustrade is recorded in the over painting marks on the stonework, the balustrading in this area has been replaced on two occasions, first in the early twentieth century and then, most recently in 1970 when the solid balustrade (c.1930?) was replaced with salvaged cast iron sections. The pedestals on the first and second floor have also been replaced over time. In both cases, the original pedestal casing was replaced with ones of much simpler and less sympathetic appearance. The overall effect of these changes has been to diminish the original design intent of gradually lightening detail with the height of the verandah as well as the loss of richness in the detail of the balustrading, which would have complemented the rest of the fabric.

Policy: 5.3.17

Unsympathetic alterations to the verandah should be removed or reversed, and where possible the earlier configuration of elements to this space should be reconstructed. Sympathetic alterations could be retained, as long as they do not obscure significant fabric or qualities of the place.

Policy: 5.3.18

The present first floor cast iron balustrade and first and second floor pedestal casings may be replaced. Any replacement should preferably reconstruct the original design intent of the

element. It must be recognisable as new work and not obscure evidence of the original fabric. The appearance of any new reconstructed elements shall be based on documentary and archaeological evidence.

The original louvred timber screens to the ends of the ground and first floor verandahs, and the windows to the second floor, have been removed at some stage, reducing the sense of detail and enclosure to the verandahs. This loss has also meant the exposure of a crudely finished wall to the north end of the ground floor and rather bland walls elsewhere. Their reconstruction would considerably enhance the sense of focus of the view relationship towards the gardens as well as the quality of each verandah space. Reconstruction of these screens should not be difficult as many of the details can be determined from the archaeological evidence on the wall and from the early images. They would appear from an initial investigation to be very similar to those, which survive at No.145, except that at No.133, there appears to have been a solid lower panel.

Policy: 5.3.19

Reconstruction of the louvred screens to the ground and first floor verandah ends, and window screens to the second floor should be considered as a means of enhancing the qualities of the verandah spaces at each level. The appearance of any new reconstructed elements shall be based on documentary and archaeological evidence.

Should these original elements be reconstructed, they could be treated as an interpretation of the original work rather than an exact copy. This may enable them to be carried out in less expensive materials and using readily available profiles or components. A cleverly creative but sympathetic approach should be adopted which supports an understanding of the original design intent of these elements, but is still honest to its time. All new elements should above all have a sense of quality in design and execution, which is commensurate with that of the original 1870s work.

Policy: 5.3.20

All new or reconstructed elements should preferably adopt a cleverly creative but sympathetic approach, which supports an understanding of the original design intent of these elements, but is still honest to its time. All new elements should above all have a sense of quality in design and execution, which is commensurate with that of the original 1870s work.

The existing early twentieth century (c.1930?) entry doorcase, replaced the original, probably more elaborate doorcase. However, it respects the scale, quality and detail of the rest of the house. Its retention would retain important evidence of the changes to the place, and therefore, reconstruction of the earlier configuration is not encouraged nor considered appropriate.

Policy: 5.3.21

The existing doorcase including the fanlight, should be retained as it retains significant associations with past uses. Consideration of its replacement with a reconstruction of the original 1870 configuration, should only occur if all the details are accurately known for this and the present doorcase requires replacement due to irreparable damage.

5.3.6 Interior

The most significant and intact parts of the house are the stairwell and the ground floor reception rooms. Their significance is only partially diminished by the west extension. These areas should not be altered to their detriment. The glazed inner doors in the entry hall divide the space and distort the perception of this area. They could be either removed or rebuilt in a more discrete manner. Any new doorset should give minimal visual presence in the space and be preferably of frameless glass. Daylighting could be introduced to the top level of the stairwell, via a carefully designed skylight or similar. This would improve the sense of connection to the outside, severely diminished with the addition of the 1970 wing.

Policy: 5.3.22

The ground floor reception rooms and the stairwell on all floors shall not be detrimentally altered or their integrity diminished.

Policy: 5.3.23

The glazed inner doors to the entry hall should be rebuilt in a manner, which has less impact on the significant entry space and does not obscure the sense of the whole space.

The west end of the stairwell was originally lit at each level via windows to the west verandah. This is no longer possible with the 1970 addition.

Policy: 5.3.24

Discrete daylighting could be introduced to the top level of the stairwell, via a carefully designed skylight or similar, respecting significant fabric and the existing ceiling layout.

The openings in the west wall of the former dining room, have been swapped around so that the originally centred french doors have been transposed with the adjacent window. This has diminished the strong architectural symmetry of this space and should if possible be reversed. This is very difficult at present because of the existence of the fire stair in that corner. However, there is an opportunity to use the space on the stair landing which is outside the required width, to add to a new centre access through to the kitchen. The two windows adjacent, now appear as black holes in the wall, backing onto the wall of this stair. It may be possible to backlight these blind openings or even paint a trompe l'oeil panel behind.

Policy: 25.3.25

If and when the opportunity arises, the french doors and adjacent window to the dining room should be restored to their original positions to re-centre the access from this space. Consider backlighting or other appropriate means to enhance the sense of lighted windows in this west wall.

The existing stair carpet is approximately the correct width but the whole staircase would be considerably enhanced if stair rods and a proper stair runner were installed. Such a device could considerably enhance the sense of the original stairhall with landings and clearly define the extent of the original work. The present floor coverings and furnishings in the two main rooms are appropriate to the period and scale of these spaces. In other areas of the house, fittings and furnishings should respect the domestic scale of the place and if possible strengthen its significance.

Policy: 5.3.26

Fittings and furnishings throughout the house should not obscure the domestic scale of the place and should if possible strengthen the understanding and significance of the place.

The rooms in the original part of the house on the first and second floor are of high cultural significance but have lost integrity owing to the loss of fabric; division or the breaking through of rooms; or being adversely affected by the 1970 extension. Of these the first floor front (east) rooms are the most significant, but this originally single room has been subdivided with a recent partition and the original ceiling and cornice have been lost. A new doorway has been added in the 1920s and another in 1970, relocated from an original opening. While these periods and their fabric should be respected, they may need to be reconsidered. The most significant surviving quality of all the eastern rooms is their connection with the verandah and the Botanic Gardens beyond. This should be enhanced by encouraging the use of the verandah and repairing the french door joinery and hardware.

Policy: 5.3.27

If the opportunity arises, remove the partition in the first floor front room and reinstate this as a single space. No subdivision or furnishing of this space which obscures an appreciation of it as one space should be carried out. The integrity of this space as a grand and formal room, should not be obscured.

Policy: 5.3.28

The relationship of the eastern rooms of the place to the verandah should be retained and, where possible, enhanced.

Policy: 5.3.29

The 1920s and 1970s openings between the two main first floor rooms reflect significant changes and contain significant fabric. In reconsidering these openings, the significance of these should be respected.

Policy: 5.3.30

The second floor spaces should not be further opened up. All evidence of earlier finishes and former spaces is to be retained in situ.

The basement has been altered several times, however despite this, considerable evidence survives of its original configuration and to a lesser extent its use. Any subsequent work should not unnecessarily conceal or damage this significant fabric.

Policy: 5.3.31

Changes to the basement area of the place shall not damage or unnecessarily conceal original fabric or evidence of the use of the place.

The attic areas are of relatively low significance for the original fabric because of considerable alteration to its joinery. However, the original layout of the rooms survives. This original layout and door positions should be respected in any alterations.

Policy: 5.3.32

The original layout of the attic rooms and door and dormer positions should be respected in any alterations to the attic level.

The 1970 extension is of low significance and may be altered or removed so long as those changes do not adversely affect adjacent areas of higher significance. Despite being intrusive the extension makes the building work and provides vital access and amenity. There is an opportunity to extend it by additional floors to provide further amenity.

Policy: 5.3.33

The 1970 extension to the place may be removed or altered so long as its removal or alteration does not adversely affect areas of higher significance.

Missing significant elements, such as the chimney piece in the first floor west room, should not be reconstructed unless the original one is found. This element could be interpreted by a new structure, which takes its dimensions from the original (which may be found from further investigation) or as a painted conjectural image on the wall, in the same location. Such a device could also be used, if desired, for the removed french doors to the western end of the second floor, or openings in the stair landings.

Policy: 5.3.34

Missing significant elements, such as doorcases, windows and chimney pieces should not be reconstructed where this is not required for the survival and ongoing use of the place. Such missing elements could, however, be interpreted by the use of modern 'skeletal' structures or painted images, so that the 'sense' of the missing element is acknowledged.

The joinery on the ground floor is intact and its finishes are sound; however, on the first and second floors, some of the polished joinery has been painted or otherwise damaged. This should be repaired and the traditional polished finish reinstated. Polyurethane and other modern door finishes should on no account be used on this building.

Policy: 5.3.35

All damage to significant and original joinery should be repaired, and where possible, the original wax polished finish reinstated to those elements, which have lost it.

5.3.7 Roof

The present roof of dark glazed marseille pattern tiles is not original and may be replaced with a more suitable, material. The original slate roof covering would not be suitable as a replacement due to its susceptibility to damage from falling refuse from neighbouring buildings. This has been a problem for some time. A plainer material than the existing tiles but with the strength and ease of replacement of the tile is what is required. Fortunately, the roof cannot be seen easily from the street, due to the height and complexity of the parapet and dormers. No new openings should be made or new structures built on those roof slopes visible from the east.

The stone urns have lost varying degrees of detail through age and exposure.

Policy: 5.3.36

The present roof covering may be replaced by a suitable, alternative, material. No new openings should be made or new structures built on those roof slopes visible from the east. The lost detail of the stone urns may be reinstated so long as any replacement is an accurate reconstruction of the original.

5.4 USE GENERALLY

5.4.1 Current use

133 Macquarie Street is the headquarters of the Royal Australian Historical Society. The Society uses the first floor for its offices and library. The original ground floor rooms in the historic part of the building are used for receptions while the western part, in the 1970 extension, is their auditorium. The basement has been converted in to office use that takes up most of the basement floor area. The remaining area houses the society's archive and the garage.

The second and third floors are let as offices to Celebrity Speakers, a private business.

The Society suffers from a chronic lack of space as well as the perennial problem of a shortage of funds. The renting out of office space, provides vital income to the Society which it could not afford to lose.

Policy: 5.4.1

The place shall remain as mixed use office space so long as that function does not compromise the cultural significance of the place or obscure an understanding of it having been a single house.

Policy: 5.4.2

The 1970 extension may be altered to accommodate compactii and additional filing cabinets so long as the structural limitations of the building are stringently adhered to.

Policy: 5.4.3

The original part of the building that forms the eastern end of the library may be reordered so long as that reordering does not diminish or obscure the significance of that space or its fabric.

5.4.2 Access and accessibility

Disability Discrimination Act 1992 (DDA)

The Disability Discrimination Act 1992 (DDA) makes it unlawful to discriminate against a person with a disability in the provision of access to building premises. The Disability (Access to Premises – Buildings) Standards 2010 set performance requirements and provide references to technical specifications (including the BCA and relevant Australian Standards) to ensure dignified access to, and use of, buildings for people with a disability. The objective of the standard is to:

The objects of these Standards are:

(a) to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, and facilities and services within buildings, is provided for people with a disability; and

(b) to give certainty to building certifiers, building developers and building managers that, if access to buildings is provided in accordance with these Standards, the provision of that access, to the extent covered by these Standards, will not be unlawful under the Act.

In the case of works to existing buildings, such as History House, the Premises standards will apply:

Where new work is undertaken on an existing building, such as an extension or renovation, the new or modified part of the building will be required to comply with the Premises Standards.

and,

In most circumstances, it will also be necessary to provide an accessible path of travel from, and including, the principal public entrance to the new or modified part of the building... Specific access requirements are not imposed on existing buildings outside the area of the new work, except in some cases to provide for an accessible path of travel to the new or modified part of the building. [Australian Government, Attorney-General's Department, Premises Standards – Frequently Asked Questions]

For History House, which is classified as a Class 5 building (Office Buildings), the Premises Standards generally apply to all parts of the building used by occupants, however, there are exemptions and concessions. A general exemption is provided for unjustifiable hardship. A claim of unjustifiable hardship will be available in circumstances where it is unreasonable to require full compliance with the Premises Standards, particularly when undertaking new work on existing buildings. Unjustifiable hardship is not defined but is a list of factors that could include (non exhaustive); costs, loss of value, impact on revenue, capacity to pay and impact on financial viability, technical building factors, the relationship of costs to the value of the building and the benefits of access, whether the building is used for public purposes or has a community function and the effort expended in trying to comply with the Standards. In the case of access to heritage sites, such as History House, an unjustifiable hardship may be caused when the alterations significantly threaten the heritage significance of the building. There is also a possibility that this may conflict with the heritage obligation to conserve places of heritage value and cultural significance and not alter them in such a way that adversely affects that significance.

Without limiting what is meant by the term, it demands an inquiry of what is fair and reasonable in the circumstances. It effectively places the onus on an applicant to establish that it would be unfair and unreasonable for them to comply in regard to particular requirements in the Premises Standards.

Current / possible future arrangement

The building has poor access for disabled people. The principal entrance from Macquarie Street is inaccessible to people in wheelchairs; the alternative access through the basement from Phillip

Lane is presently unsatisfactory owing to its distance from the entrance; its present appearance and the possibility of access being blocked by cars in the garage. There is, however, direct access from that point to the lift, unfortunately the lift links only the basement and ground floor directly. The lift services the half landings between the ground floor and first floor and between the first floor and second. As the library is situated on the first floor this is not helpful to wheelchair users.

The only method of giving wheelchair access from Macquarie Street is to install a chair lift on the entrance steps. Further chair lifts would be required to link the half landings to the principal floors. These chair lifts will be unsightly and will compromise the appearance of the entrance and the stair well, areas designated as having high significance.

In order to make the Phillip Lane entrance more attractive to wheel chair users it may be possible to designate a "disabled parking space". This would be detrimental to the functioning of the building because the additional width required for a wheelchair user's car would mean the loss of, at least, two parking spaces. The floor of the garage could be marked to allow a passageway between parked cars for a rear pedestrian entrance.

The altering of the lifts to link directly to the first and second floor is not possible without greatly affecting the functioning of the 1970 extension.

It is not unreasonable, given the nature of the building's uses, for a wheelchair user to ring ahead for assistance to access the building. This could most likely be achieved by the wheelchair user being escorted to the Philip Lane entrance and to the lift. Should access be required to the first floor a short chair lift could be installed to link the half landing to the first floor. A further lift linking the second floor from its half landing could be installed if need arose.

If the opportunity arises, the lift landings outside the lift (c1970s) should be reconfigured so that the lift stops at each floor level allowing wheelchair. Any work to alter the lift landing should not impact the original stair. This is preferred to the installation of potentially intrusive chair lifts in the main stair.

Policy: 5.4.5

Disabled person's access shall be via Phillip Lane, the floor of the garage may be marked to designate a clear route for wheel chair users. The building users shall arrange, if required, to escort wheelchair users to the Phillip Lane entrance.

Policy: 5.4.5

If the opportunity arises, the lift landings outside the lift (c1970s) should be reconfigured so that the lift stops at each floor level allowing wheelchair. Any work to alter the lift landing should not impact the original stair.

5.5 PHYSICAL CONDITION OF THE PLACE

The place was surveyed initially in 2001 and reviewed in May 2016 as part of the preparation of this CMP.

5.5.1 Outline schedule of conservation works

The fabric survey was used as the basis for an Outline Schedule of Conservation Works.

Policy 5.5.1

Conservation works including remedial and maintenance works to the building at 113 Macquarie Street must be based on an understanding of the cultural significance of the place and carried out in accordance with the guidelines and policies in this CMP.

The required conservation works are appended to this CMP. Reinstatement or interpretation of original elements/features must be based on available documentary and/or physical evidence.

5.5.2 Maintenance schedule

According to the Burra Charter, "Maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance" (Article 16).

Maintenance to conserve the significant fabric and elements on the building should be ongoing. It is important that regular inspections are made of the building, its facades and interiors to identify items requiring maintenance or repair before they become serious issues. For example:

- Inspection and any necessary maintenance of rainwater goods, flashings and linings must be carried out at regular intervals.
- The timber-framed windows on the street elevation should be regularly inspected and appropriately repainted to ensure they remain in working order and do not deteriorate. Colour should match existing or in accordance with policies of this CMP.

The maintenance regime should be guided by a maintenance plan and be adequately funded, organised and monitored. The maintenance plan should address the day-to-day maintenance requirements as well as upgrading of services.

Maintenance work should be carried out under the guidance of a suitably experienced conservation architect. Suitably qualified and experienced tradespeople should be employed to work on significant fabric.

The task of organising and monitoring maintenance is the responsibility of the RAHS, Body Corporate or building manager (whichever is relevant).

All people involved in the maintenance of the place should be made familiar with the contents of this CMP to ensure that the intent of the policies are adhered to and the cultural significance of 113 Macquarie Street is retained. A copy of this CMP should be retained on site for the use of such persons.

Policy 5.5.2

A maintenance plan for the whole place should be developed, adopted and implemented to address the day-to-day maintenance requirements as well as at regular intervals.

Policy 5.5.3

All work, including regular maintenance, carried out on significant fabric of 113 Macquarie Street should be guided by a suitably experienced conservation architect and be carried out by suitably qualified tradespeople and contractors experienced in conservation work. They should be made familiar with the history, significance and issues concerning the element to be worked on.

5.5.3 Identified conservation works

Front entranceway

- The front entrance steps are intrusively finished in quarry tiles, it would be desirable for this important element to be reconstructed in stone.
- Several of the baluster panels are missing from the front stair. If the stair is to be reconstructed these should be replaced with a handrail more appropriate to the significance of the place.

Front façade and verandahs

- There is differential movement in the stonework throughout the facade, with some mortar joints opening up, and sheer cracking around doorways and window openings. The lintel over the entrance was subject to structural engineers review and advice in April 2010. Recommended works included installation shear pins and lifting the lintel using methods described by the engineer. This work was carried out and the lintel should be continually monitored.
- There is minor delamination of stonework to the ground floor parapet and basement wall. Delamination should be pinned and missing sections remade in a matching mortar repair.
- Algae growth caused by concentrated water run-off from above should, in the first instance, be removed by an algaecide. The water run-off problem, possibly exacerbated by the terrace of the property to the north (Hudson House), will need to be addressed.
- Delamination of the stonework on the second floor appeared to have been caused by a defective parapet gutter, this has been repaired in 1996 and the stonework condition appears to have stabilised.
- The elements of the urns set on the parapet have been lost over many years. The stability of the urns should be checked and any loose sections should be pinned.

- The cutting through of stonework moulds on the first and second floors is important evidence of earlier screens and balustrades. These “scars” should not be repaired.

Verandah structure

- Following conservation works in 2004, the Macquarie Street verandah is good condition. Broadly, the 2004 works included:
 - Repair distortions in the structure at level 2 particularly.
 - Renew waterproof linings.
 - Cut out rot to structural elements including columns, floor structure (including floor boards) and level 2 bullnose roof. These elements were spliced, replaced or steel reinforced as required.
 - Renew flashings and weatherings as required.
 - Replacement of the galvanised steel roof on level 2 including gutters.
 - Repair and rust proofing of iron balustrading.
 - Removal, repair and reinstatement of the timber flagpoles.
 - Repaint all painted elements including iron and timber work.
- The paintwork to the verandah is starting to show signs of deterioration particularly to the ends of the floorboards. Areas of high exposure should receive more regular cycle of maintenance and repainting. The overall condition of the verandah should be reviewed with a view to repaint within the next five years.

External joinery

- Repairs to external joinery were carried out in 2004 and are in reasonable condition.
- Aluminium windows in the auditorium were recently replaced.

Internal joinery

- The cupboard doors opening into the fire stair should be up-graded to provide fire separation.
- It is possible that the ground floor inner lobby doors are not glazed in safety glass. This should be checked and if plain annealed glass has been used it should be replaced.
- Some of the ornate doorcases have lost some elements which ideally should be repaired.
- Some of the ornate carved brackets to the stair are missing detail. It would be desirable to reinstate this missing detail if it is known.
- Many of the original first and second floor doors, frames and architraves as well as the skirtings have had their original french polishing over-painted. It would be desirable for this finish to be removed and the french polish reinstated.
- The stair balustrade in the attic has been replaced (economically) in 1996 following removal of a partition. It would be desirable to reinstate a balustrade more in keeping with the original design.
- Kitchen dormer window. The upper sash is jammed. Ease, re-balance and overhaul as necessary.

Plasterwork

- The following issues were identified in the 1998 report and some of these have been addressed. However ongoing monitoring should still be required:
 - The cornice in G3 has been damaged by the insertion of the lobby door screen. Should this screen be replaced the cornice should be repaired.
 - There is a diagonal crack across south wall of F5 which should be observed.
 - There is extensive horizontal cracking on south wall above WC entrance in F6. The cause of this cracking should be investigated.
 - There is cracking on the west and north walls of F7 cracking observed.

- Diagonal crack above entrance door on south wall of S3. There is also movement through the wall and cornice at the north-east corner, this is caused by the differing footing of these walls.
- Diagonal crack across above principal entrance door of S7.

Water damage

- There has been a history of water ingress along the south wall of the stairwell likely caused by defective flashing on roof. This has not been an issue since roof works were carried out since 2010 but should continually be monitored.
- Moisture penetrating the south wall of the first floor rear office is unknown. Repair of roof flashing in 2015 did not appear to reduce the dampness. Services in BMA house were also investigated but found to be benign. This should be continually monitored.
- The following issues were identified in the 1998 report and should be monitored:
 - There is evidence of minor water damage in the north east corner of the ground floor Drawing room.
 - Similar damage to F3.
 - F5, Evidence of minor damp damage in the west alcove on the north wall.
 - F7, Indications of falling damp on the west wall. The source of the damp should be investigated.
 - S3, water penetration in north-east corner.

Structural movement

- Because the house uses the surviving walls of its original neighbours as its cross walls, and because of the differing foundations of these walls to those of History House there will always be differential movement between them. Structural movement is an ongoing issue of normal monitoring (observations) and maintenance where necessary.

Flooring

- The following issues were identified in the 1998 report and should be monitored:
 - B9 & B10 RAHS archives store room. The floor has been damaged by the insertion of electrical services. These should be repaired.
 - G5 Drawing room, there are some loose sections of infill material in the parquetry floor. Refix.
 - Some of the parquetry flooring of the entrance lobby has been water damaged. Consider better water protection measures outside the door, and anticipate minor repairs to the floor.
 - The carpet is worn in many places and will require replacement shortly.

Others

- Fireplaces and chimney pieces require cleaning, and flues and chimney pots require sweeping.

5.6 HERITAGE FLOOR SPACE

An incentive for the conservation of heritage items is provided through the award and allocation of floor space potential from heritage buildings listed in Schedule 5 of the *Sydney Local Environmental Plan 2012*.

The scheme is established by the planning controls in the [Sydney Local Environmental Plan 2012 \(clauses 6.10 and 6.11\)](#) and the [Sydney Development Control Plan 2012 \(section 5.1.9\)](#) details how HFS is awarded and allocated.

The possible extension to History House will involve an increase in floor space. The City of Sydney will need to determine if this constitutes a minor increase in the FSA of the building under

the relevant clause. If the Council determines that the proposed development is not minor it will preclude a HFS award.

Policy: 5.6.1

Should the Royal Australian Historical Society pursue an application for Heritage Floor Space, it should first consider the implications this will have on future development over the 1970 addition. Any approval should not prevent development in accordance with other policies in this document.

5.7 AUSTRALIA ICOMOS CHARTER (THE BURRA CHARTER) 1999

133 Macquarie Street has been assessed in the Conservation Analysis section of this CMP as having a High degree of Cultural Significance at State and local levels. It is generally accepted, and in many cases mandatory, that all work on such places should be carried out in accordance with the principles of the Australia ICOMOS *Burra Charter* (the complete Burra Charter is included as Appendix A in this CMP).

Policies that arise from the Burra Charter are discussed or considered under the relevant sub-sections.

Policy 5.7.1

Any and all works to 133 Macquarie Street should be carried out in accordance with the principles and processes set out in the Australia ICOMOS Burra Charter 2013.

5.7.2 Control of works on significant elements

The following are general policies to control works on significant elements as identified and graded in this report. Many of these policies are in accordance with the principles and processes of the Burra Charter (see sub-section 5.4 below).

Policy 5.7.2

All conservation, including repair, adaptive re-use and interpretation must be carried out in accordance with best conservation practice and the principles and processes defined in the Burra Charter.

Policy 5.7.3

Significant fabric from all periods of the place must be respected, with evidence of all phases of the history and use of the place kept in situ in accordance with the policies in this document.

Policy 5.7.4

Disturbance of significant physical fabric is acceptable where it provides information necessary for the conservation of the place and the loss of cultural significance is slight.

Policy 5.7.5

Where intervention of significant fabric for non-conservation purposes is unavoidable, the loss of cultural significance should be minimised. Within these areas, fabric of a lower relative significance should be disturbed in preference to fabric with a higher relative value.

Policy 5.7.6

Where significant fabric is damaged, the repair of the original element should be done in preference to its replacement with new. This preserves the intactness and the significance of the place.

Policy 5.7.7

All significant fabric should, wherever possible, be repaired in situ without removal of fixings. Earlier finishes such as paint, polish etc. should not be removed unless it is necessary for the repair of the elements, or the finish has deteriorated, or been substantially lost.

Policy 5.7.8

Adaptation to a new use and adaptation of spaces and elements must allow for ongoing access and maintenance to original and significant fabric.

Policy 5.7.9

The introduction of new fabric into an existing significant element should only occur where the original element is in danger of failure and the new fabric will ensure the long-term survival of the element.

Policy 5.7.10

All new evidence uncovered during works to the place should be recorded and added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.

Policy 5.7.11

The individuals responsible and the procedures for making policy decisions on the place must be identified and approved by Sydney City Council and other controlling authorities before any works can commence.

Policy 5.7.12

At the documentation and construction stages of any works on the significant elements of the place, a qualified conservation architect should be appointed. This architect should prepare the documentation and provide on site assistance and direction as the work proceeds. Suitably experienced tradesmen and contractors should be engaged to carry out the works. They should be approved by the conservation architect before work commences. All documentation should be in accordance with the policies in this Conservation Management Plan.

5.8 STATUTORY CONTROLS

The place is covered by various statutory and other legal controls, which are set out below. Policies that arise from these statutory controls are discussed or considered under the relevant subsections in Section 5 of this report.

5.8.1 New South Wales Government

5.8.1.1 Heritage Act 1977 (NSW)

The heritage assessment contained within this CMP establishes that History House is of significance at a State level for its historic, aesthetic, technical and social significance.

History House at 133 Macquarie Street is listed on the State Heritage Register (SHR) (Item 00692) and therefore is subject to the provisions of the *Heritage Act 1977* (New South Wales).

An item that is listed on the SHR means that its significance is at State level. Any major works proposed for SHR items, therefore, need to be assessed and approved by the Heritage Council to ensure that the item's heritage significance will not be adversely affected.

The listing of 133 Macquarie Street on the SHR also means that the Heritage Council becomes the joint consent authority with the City of Sydney Council for proposals for changes that may affect the significance of History House. This process is known as Integrated Development Assessment (IDA).

IDA applications for 133 Macquarie Street would be lodged with the City of Sydney Council in a similar manner to normal development applications. City of Sydney Council then refers the application to the Heritage Council.

Following completion of the IDA process, an application will need to be submitted to the Heritage Council to undertake the actual works, as required by section 60 of the Heritage Act.

The Conservation Management Plan for 133 Macquarie Street accompanying applications for approval under the Heritage Act will be received by the Heritage Council for the purpose of providing information to assist in the assessment of the application.

If the Heritage Council endorses a Conservation Management Plan for 133 Macquarie Street and the owner prepares proposals that are in line with the endorsed CMP, approval by the Heritage Council of those proposals would be likely; however, formal approval under section 60 of the Heritage Act would still be required.

Under Section 57(1) of the Heritage Act, the following activities require application to the Heritage Council:

- (a) *demolish the building or work,*
- (b) *damage or despoil the place, precinct or land, or any part of the place, precinct or land,*
- (c) *move, damage or destroy the relic or moveable object,*
- (d) *excavate any land for the purpose of exposing or moving the relic,*
- (e) *carry out any development in relation to the land on which the building, work or relic is situated, the land that comprises the place, or land within the precinct,*

- (f) *alter the building, work, relic or moveable object,*
- (g) *display any notice or advertisement on the place, building, work, relic, moveable object or land, or in the precinct,*
- (h) *damage or destroy any tree or other vegetation on or remove any tree or other vegetation from the place, precinct or land.*

The Minister, on the recommendation of the Heritage Council, may, by order published in the Gazette, grant an exemption from Section 57(1). If an exemption is granted, then the DA would not be integrated and would not need to follow the IDA provisions. In this case, therefore, a Section 60 application would not be required.

5.8.1.2 Standard Exemptions

The Heritage Act allows the Minister, on the recommendation of the Heritage Council, to grant exemptions for certain activities which would otherwise require approval under the Heritage Act.

These standard exemptions are listed and summarised below. However, refer the Heritage Division's "Standard Exemptions for Works Requiring Heritage Council Approval" (2006 edition, revised 2009) for complete details.

The following Standard Exemptions do not apply to anything affecting relics, items or sites of heritage significance to Aboriginal people or which affect traditional access by Aboriginal people.

Standard Exemption 1: Maintenance and Cleaning

Maintenance of an item to retain its condition or operation without the removal of or damage to the existing fabric or the introduction of new materials. It is a continuing process of protective care. Where these conditions are satisfied, no notice to the Heritage Division is required.

Cleaning including the removal of surface deposits, organic growths or graffiti by the appropriate means and methods. Where these conditions are satisfied, no notice to the Heritage Division is required.

Standard Exemption 2: Repairs

Repair and upgrading of services where this does not involve alterations to or damage to or the removal of significant fabric. Where these conditions are satisfied, no notice to the Heritage Division is required.

Repair or replacement of missing, damaged or deteriorated fabric, which matches the existing fabric in all respects and does not involve damage to or removal of significant fabric. Where these conditions are satisfied, no notice to the Heritage Division is required.

Standard Exemption 3: Painting

Repainting previously painted surfaces where this does not involve disturbance or removal of significant earlier layers and employs the same colour scheme and appropriate paint type. Where repainting employs a different colour scheme and paint type from an earlier scheme, notice to the Heritage Division is required. Painting of surfaces that were previously unpainted is not exempt from approval under this standard exemption.

Standard Exemption 4: Excavation

Excavation or disturbance of land where an archaeological assessment has been prepared in accordance with the Heritage Council's guidelines, which indicates that any relics in the land are unlikely to have State or local significance or where the excavation will only have a minor impact on archaeological relics or where excavation involves only the removal of unstratified fill. A statement to and notification from the Heritage Division are nevertheless required. Where substantial intact archaeological relics of State or local significance, not identified in the archaeological assessment or statement by this exemption, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Division notified in accordance with section 146 of the Act.

Standard Exemption 5: Restoration

Restoration of an item by returning significant fabric to a known earlier location without the introduction of new material (except for fixings) to reveal a known earlier configuration by removing accretions or reassembling existing components which does

not adversely affect the heritage significance of the item. A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 6: Development endorsed by the Heritage Council or Director-General

Minor development specifically identified as exempt development by a conservation policy or strategy within a conservation management plan endorsed by the Heritage Council or conservation management strategy endorsed by the Director-General. Where these conditions are satisfied, no notice to the Heritage Division is required. Development that is consistent with a conservation policy or strategy within a conservation management plan or conservation management strategy but not specifically identified as exempt development therewith, is not exempt from approval under this standard exemption.

Standard Exemption 7: Minor activities with little or no adverse impact on heritage significance

A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 8: Non-significant Fabric

The alteration of a building involving the construction or installation of new fabric or services or the removal of building fabric which will not adversely affect the item's significance. A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 9: Change of Use

Change of use or its curtilage or the commencement of an additional or temporary use that does not involve the alteration of the fabric, layout or setting of the item, or the use does not involve the cessation of the primary use for which the building was erected, a later significant use or the loss of significant associations. A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 10: New Buildings

Subdivision or alteration to new buildings constructed since the item's listing on the State Heritage Register or the gazettal of an interim heritage order. Where these conditions are satisfied, no notice to the Heritage Division is required. Subdivision of the curtilage of the exterior of a building would still require approval.

Standard Exemption 11: Temporary Structures

The erection of temporary structures (with specified time restrictions for their use and removal) and where they have no adverse impact on significant fabric including views of and from heritage items. A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 12: Landscape Maintenance

Landscape maintenance without damage or major alterations to layout, contours, plant species or other significant landscape features. Where these conditions are satisfied, no notice to the Heritage Division is required.

Standard Exemption 13: Signage

Temporary signage or interpretation signage or signage associated with a building's use (all with specified conditions) which does not adversely affect the heritage significance of the item or place. A statement to and notification from the Heritage Division are nevertheless required. Note, however, this standard exemption does not affect the requirements for consent by the City of Sydney Council or the need to satisfy any signage policies which may have been adopted by them.

Standard Exemption 14: Burial Sites and Cemeteries

The creation of a new grave, the erection of monuments or grave markers in a place of consistent character (including materials, size and form) which will not be in conflict with the character of the place, or an excavation or disturbance of land for the purpose of carrying out conservation or repair of monuments or grave markers – provided that there will be no disturbance to human remains, to relics in the form of grave goods, associated landscape features or to a place of Aboriginal heritage significance. This exemption does not apply to the erection of above-ground chambers, columbaria or vaults, or the designation of additional areas to be used as a burial place. A statement to and notification from the Heritage Division are nevertheless required.

Standard Exemption 15: Compliance with Minimum Standards and Orders

Compliance with minimum standards and orders relating to weather protection, fire prevention and protection, security and essential maintenance and repair to prevent serious or irreparable damage. Where these conditions are satisfied, no notice to the Heritage Division is required.

Standard Exemption 16: Safety and Security

Development or erection of temporary or emergency security measures to prevent unauthorised access or to secure public safety, which does not adversely affect the heritage significance of the item or place. Submission of a structural engineer's certificate to the Heritage Division is required.

Standard Exemption 17: Movable Heritage Items

Temporary relocation of movable heritage items to ensure their safety, maintenance and preservation, conservation or exhibition, ensure health or safety, the need for a controlled environment for those items, or to protect the place. A statement to and notification from the Heritage Division are nevertheless required.

Anything done pursuant to the Standard Exemptions must be specified, supervised and carried out by people with knowledge, skills and experience appropriate to the work.

Policy 5.8.1

This CMP should be referred to the City of Sydney Council and the Heritage Division as part of any application for change or development. It should be accompanied by a Statement of Heritage Impact that assesses the particular proposal.

Policy 5.8.2

All works to 113 Macquarie Street, whether they fall within the Heritage Council's standard exemptions or not, should retain and respect the cultural significance of the place, and be carried out by the appropriate licensed tradespeople with experience in conservation work and with advice from a heritage consultant.

5.8.1.3 Site-Specific Exemptions

The CMP for 113 Macquarie Street acts as a basis for the development of site-specific exemptions. If the owner of 133 Macquarie Street intends to develop site-specific exemptions, this must initially be discussed with the NSW Heritage Division.

Site-specific exemptions can only be approved by the Minister of Planning on the recommendation of the Heritage Council.

5.8.1.4 Minimum Standards

Owners of State Heritage Register items are now required to achieve minimum standards of maintenance and repair. These are minimum standards to ensure that heritage significance is maintained. The standards are set out in a Regulation, and they relate to:

- weatherproofing;
- fire protection;
- security; and
- essential maintenance.

5.8.2 City of Sydney Council

The Heritage Council and City of Sydney Council are joint consent authority for works or development to 113 Macquarie Street because of its listing on the State Heritage Register. City of Sydney Council must also fulfil its obligations as joint consent authority, observing the relevant regional and local planning instruments.

In its relationship with the NSW Heritage Council regarding an item listed on the State Heritage Register, the City of Sydney Council may refuse approval of a proposal approved by the Heritage Council but it cannot approve one which has been refused by them. While the Heritage Council must approve a heritage IDA for it to succeed, the City of Sydney Council is the final authority, who will also take into consideration non-heritage issues.

5.8.3 Building Code of Australia

The *Building Code of Australia* (BCA) (1996) is the principal document guiding all construction work in Australia. Under the Local Government (Approvals) Regulation 1993, the consent authority (City of Sydney Council) has the discretionary power to require that an existing building comply with current building standards, as a condition of approval of proposed works to the existing building. The BCA provisions regarding fire safety, access and egress, and services and equipment, are the most critical issues for the public use of the place.

Any strategies or solutions to make the place comply with the BCA requirements should be governed by the cultural significance of the place. Where necessary, alternative solutions and compromises should always be pursued so that the intent of the code is met without adversely impacting on culturally significant fabric.

Where other or further BCA matters arise, professional assessment and advice should be obtained.

Policy 5.8.1

Any strategies or solutions to make the place comply with the BCA requirements should be governed by the cultural significance of the place. Where necessary, alternative solutions and compromises should always be pursued so that the intent of the code is met without adversely impacting on culturally significant fabric.

5.9 HERITAGE LISTINGS

Listing on heritage registers is generally regarded as an indication of a place's heritage or cultural significance.

5.9.1 Statutory listings

5.9.1.1 NSW State Heritage Register

"History House" at 133 Macquarie Street is listed on the NSW State Heritage Register (Item 00692). Listing on the SHR has legal obligations; this is discussed in the previous Section 5.7.1 above.

5.9.1.2 Sydney Local Environmental Plan 2012

"History House" at 133 Macquarie Street is listed as an item of environmental heritage in Schedule 5 of the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) (Item I1874).

Listing on the Sydney LEP 2012 has legal obligations; this is discussed in the previous Section 5.7.2 above.

5.9.2 Non-statutory listings

5.9.2.1 National Trust of Australia (NSW)

History House was classified by the National Trust of Australia (New South Wales) in September 1974.

While the National Trust is a non-statutory body, its listings are highly regarded by government and other authorities. It is certain that the National Trust would be asked to comment on any development of the place, and their comments and recommendations will need to be addressed.

The Trust does not advocate rigid and unnecessarily restrictive development controls with regard to listed items or places but recommends that their significance - as part of the national, state, regional or local heritage - should be conserved through controls that allow, where necessary, for new and compatible development and associated works which respect the character of the place or item through enhancement rather than conflict.

The reasons for listing by the National Trust are given as:

An example of a Victorian town house now very rare. This building has long historical associations being built on land granted by Governor Fitz Roy in 1849 to Joseph Palmer. Shortly after completion it was bought and occupied by Dr. William Bland from 1853-7 who was the first President of the Australian Chapter of the British Medical Association. It was then owned by George Oakes, a member of the Legislative Assembly and later the Legislative Council of the New South Wales Parliament from 1857-81 whose son then held it until 1901. Alterations to the facade were carried out probably in the 1880s by George Oakes' son. The

house then passed through several hands until 1927 when the distinguished Australian surgeon, Dr. George Bell, bought it and lived and practised there until 1957. Bell was at one time Vice-President of the Australian Chapter of the British Medical Association and thus forged a link with William Bland.

Note that the information provided in the National Trust listing report contains several inaccuracies, most notably, the dating of the building. There is no evidence that there was a house on the site prior to the 1870s (for a fuller discussion, see Section 2.7: History of the place). It is uncertain what the reference to the probable 1880s alterations to the facade might have been. This is perhaps an erroneous inference from the decorative balustrade panels on the verandahs, which are characteristic of the 1880s late Victorian terraces. There might have been alterations made in the late 1870s or early 1890s when changes of use occurred (see Section 2.6: History of the place); however, until evidence for this is found, this remains a conjecture.

Policy 5.8.1

As soon as practicable after the finalisation of this Conservation Management Plan, a copy of Section 3.6 (State Heritage Register criteria) and Section 4 (Statement of Cultural Significance) should be forwarded to the National Trust of Australia (NSW) to amend and update its classification.

5.9.2.2 Register of the National Estate

“History House” at 133 Macquarie Street is listed on the Register of the National Estate (Item 1830).

The Register of the National Estate (RNE) was a statutory register established under the Australian Heritage Commission Act 1975. The Australian Heritage Commission Act 1975 has now been repealed and from 19 February 2007 the RNE was frozen, meaning that no places can be added or removed. On 19 February 2012 all references to the RNE were removed from the Environment Protection and Biodiversity Conservation Act and the Australian Heritage Council Act 2003. The RNE is now maintained on a non-statutory basis as a publicly available archive and educational resource.

The Statement of Significance reads as follows:

History House is one of only three remaining Victorian town houses in Macquarie Street. Such buildings were once a common feature of Macquarie Street, and are now extremely rare in inner-city Sydney. As the home of the Royal Australian Historical Society since 1971, it has been carefully restored and in excellent condition, making it one of the better preserved examples of this uncommon type (Criterion B2).

History House is highly authentic, well-preserved example of a Victorian town house in inner-Sydney. It is also a particularly good example of the domestic architecture of one of Australia's foremost architects of the Victorian period, George Allen Mansfield (Criterion D2).

5.10 ARCHAEOLOGY

A relic is defined in the Heritage Act as being a deposit, object or material evidence, not relating to an Aboriginal settlement, which is more than 50 years old.

Where proposed development to State Heritage Register sites involves excavation with the potential to expose, move, damage or destroy a relic, an excavation permit is required from the Heritage Council under section 60 of the Act unless the proposed work satisfies Standard Exemption 4: Excavation. Any excavation with the potential to affect Aboriginal objects must be referred to the Department of Environment and Conservation.

133 Macquarie Street is identified as an ‘Area of Archaeological Potential (AAP) in the Schedule of Sites and the map of the Archaeological Zoning Plan for Central Sydney 1992 due to its limited physical disturbance.

This category includes both above and below ground archaeological features such as remnant structures, significant fabric of extant buildings/structures, as well as below ground sites.

The site on which History House stands was a vacant one prior to the building's construction. Its neighbours were constructed about 20 years before it. Prior to the late 1840s subdivision, it was part of a field behind the First Government House, and may only have had some vegetation on it. Pre-1788 history of this site has not been researched for this report, but there may have been evidence of occupation on the site from this period. With construction in 1872, the site was excavated to Macquarie Street but level to Phillip Lane. The side walls of the adjacent buildings

survive as part of History House. The rear service wing was demolished in 1970, and the new structure most likely removed this earlier one entirely, except possibly for the boundary walls. Recent excavation in the garage area revealed no evidence of earlier structures or occupation, and this was over an area where walls would have been expected.

Due to the extent of disturbance from the 1970 work, the installation of drainage and other sub-floor services, it is anticipated that little, if anything, will be found. It is, however, important that should any disturbance be proposed, that an archaeologist monitors the works and records any findings.

Policy 5.10.1

Any evidence of the removed structures and beneath the existing structures, should be retained in situ.

Policy 5.10.2

Archaeological remains should not be exposed or removed from the site.

Policy 5.10.3

Investigation and recording should be undertaken by a qualified archaeologist in areas where the survival of evidence is under threat, about to be lost, made inaccessible or about to be covered.

Policy 5.10.4

Where work or development is proposed which may involve disturbance of sub-surface fabric, relevant permits should be obtained before the commencement of work. An archaeological assessment must be prepared by a qualified historical archaeologist in accordance with Guidelines published by the Heritage Council prior to further archaeological investigations. As a minimum, an archaeological watching brief or monitoring program may need to be undertaken.

Policy 5.10.5

A log must be kept of all new evidence found during works, and decisions arising from it added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.

5.11 INTERPRETATION

5.11.1 Generally

According to the Burra Charter, “Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented” (Article 24.1) and “The *cultural significance* of many places is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and enjoyment, and be culturally appropriate” (Article 25).

If the people involved with the place (including management, users and lessees of the site) are made aware of its importance, they may be encouraged to feel a greater sense of responsibility for its conservation.

There is an opportunity to explain, by the use of a variety of interpretation methods, what the place was, how it came to be and why it is significant. Through interpretation, there are also opportunities for the re-imagining of the place.

It is not intended that any of the spaces in the building be set aside, solely for interpretation or museum type uses. Any interpretation should form a backdrop to, or be part of an active and viable use and should enhance rather than hinder the user/visitor experience.

Policy 5.11.1

The significance of 133 Macquarie Street, including significant uses and associations, should be interpreted to the public and all those involved with its management, use and maintenance.

Policy 5.11.2

An Interpretation Plan should be prepared and implemented in order to achieve these objectives. In order to avoid fragmenting the site or treating it in a piecemeal manner, there should be an integrated approach to any signage and interpretation across the whole site.

Policy 5.11.3

Interpretation should form a backdrop to, or be part of an active and viable use and should enhance rather than hinder the user/visitor experience.

Policy 5.11.4

In situ interpretation should be located in areas which are publicly accessible and as well as in other less accessible areas where this is appropriate.

5.11.2 Existing interpretation

5.11.2.1 Royal Australia Historical Society – history of the place

RAHS has already published a history of the place, which is available to visitors and an article connected on its designer and his client. The Society takes considerable pains to present the history of the place to visitors.

5.11.2.2 Presentation of the ground floor reception rooms

The original reception rooms on the ground floor have been furnished and decorated to evoke the original appearance of the rooms. These rooms are well used for receptions and other gatherings.

5.11.2.3 Trompe l'oeil

With the closing in of the western side of the place by the 1970 extension the connection of the dining room to the outside was lost. The opportunity could be taken to paint a trompe l'oeil on the two blanked off window to give an impression of the original view from that end of the house.

5.11.2.4 Wallpaper

The uncovered wall paper found in attic was accidentally removed during recent painting works of the stairwell in 2013. Fragments of the wall paper have been retained and are stored by the RAHS. The reinstated wall paper to the ground floor main rooms had been deliberately chosen to reflect the earliest appearance of 133 as a gentleman's townhouse.

Policy: 5.11.5

The society should continue to explain the historical, social and aesthetic qualities of the place to members and visitors. The ground floor reception rooms should continue to be furnished in a manner that interprets the original use of the rooms and these shall remain available to the public.

5.11.3 Plaques, pamphlets and signage

The Interpretation Plan may include appropriate information panels as well as booklets and pamphlets available at an information desk or from a dispensing box on the site. Use of interpretation material, should ideally be seen by any tenant as an enhancement of its client's or user's experience and appreciation of the place.

Plaques, pamphlets and signage should be kept to a minimum but be sufficient to provide clear and appropriate information and interpretation of the site. Their location should be carefully considered to respect the former use of the particular part of the site and their size should be scaled to fit comfortably and not dominate the site.

A small interpretation plaque could be made for each building and mounted on the wall adjacent or near to the entrance. This plaque should set out the significant dates of construction, alterations, and its uses and associations. It could also incorporate illustrations and historical photographs as appropriate.

Policy 5.11.6

Interpretation material may include appropriate booklets and pamphlets available at an information desk or from a dispensing box on the site.

Policy 5.11.7

Memorials, plaques, information panels and signage should be kept to a minimum but be sufficient to provide clear and appropriate information and interpretation of the site. Their location should be carefully considered to respect the former use of the particular part of the site and their size should be scaled to fit comfortably and not dominate the site.

¹ Annable, Rosemary, *History House, a history of the place*.

² Frappell, Ruth, '133 Macquarie Street, Architect and Client', *History*, October 1996.

5.11.4 Tours and Open Days

There is the opportunity to provide access and interpretation of 133 Macquarie Street to the wider public through Open Days and the like, for example, during the annual Heritage Festival organised by the National Trust of Australia (NSW). This could be in the form of a guided tour visiting those spaces not normally open to the public.

A number of areas in Sydney now include tours of such sites in guided walks (often called Heritage Walks) and inclusion of the place in such a tour should be investigated and, if possible, implemented.

Policy 5.11.8

As the opportunity arises, general access and/or guided tours should be provided as special Open Days or similar events to allow interpretation for and appreciation by the general public.

5.12 MANAGEMENT AND MAINTENANCE OF THE PLACE

5.12.1 Generally

In order to retain the significant attributes and values of 133 Macquarie Street in the future, it is essential that all those involved with the management and maintenance of the building are made aware of its significance. Such knowledge will be required in order to make sound and appropriate decisions about any of the elements, spaces or fabric of the place.

A strategy should be formulated and implemented for the management and maintenance of the place, based on sound conservation principles coupled with an understanding of the significance of the place.

Policy 5.12.1

In order to conserve the significant fabric of the place, a strategy for management and maintenance must be adopted.

Policy 5.12.2

All persons involved with the management and maintenance of the place should be made familiar with the contents of this report to ensure that the intent of the policies are adhered to and the cultural significance of the place is retained. This is particularly important where any changes or works are proposed to the place.

Policy 5.12.3

A copy of this report should be retained on site at all times for the use by all those involved with the management and maintenance of the place.

5.12.2 Management

The ongoing maintenance and repairs to 133 Macquarie Street is controlled and managed by the Royal Australian Historical Society.

It is important that regular inspections are made of the building to identify items requiring maintenance or repair before they become serious issues.

The Society should ensure that one person is responsible for arranging maintenance and repairs are undertaken in a comprehensive and satisfactory manner. The maintenance regime should be guided by a maintenance plan and be adequately funded.

All proposed work on the significant elements of the place should be documented and directed by a suitably qualified and experienced conservation architect. Such documentation should be based on policies contained in this report and on research on the fabric. Suitably experienced conservation engineers may also be required to give advice as part of this process. Archaeologists may be required at various intervals if it is proposed to remove or cover up evidence of earlier structures or occupations. Areas of non-compliance with the Building Code of Australia that require rectification should be gradually addressed and should form part of the maintenance plan.

The tenants in the offices need to understand the issues related to the continuing conservation and maintenance of the place. The Conservation Management Plan may form part of lease documents so they can be aware of the limitations on their use of the place.

Policy 5.12.4

The ongoing care, maintenance and management of the building must be controlled by a single entity, preferably the building owner. With exception of a possible residential use of the top floor (refer to Policy 5.4.3), subdivision of the building is discouraged.

Policy 5.12.5

RAHS should continue to be responsible for the management and maintenance (site and fabric) of the place, including the management of tenants and tenancy fitout. The impact of the latter should be closely scrutinised and professional conservation advice should be sought as necessary.

Policy 5.12.6

Tenants and users of the place should be made aware of the issues relating to the continuing conservation and maintenance of the place. Compliance by all persons and bodies involved with the place with the policies of the plan should be periodically checked.

Policy 5.12.7

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills. They should be made familiar with the history, significance and issues concerning the element to be worked on.

5.12.3 Maintenance

Maintenance to conserve the significant fabric and elements on the whole site should be ongoing. It is important that regular inspections are made of each of the buildings and the whole site to identify items requiring maintenance or repair before they become serious issues.

The maintenance regime should be guided by a maintenance plan and be adequately funded, organised and monitored. The maintenance plan should address the day-to-day maintenance requirements as well as upgrading of services.

Maintenance work should be carried out under the guidance of a suitably qualified conservation consultant. Suitably qualified and experienced tradespeople should be employed to work on significant fabric.

All people involved in the maintenance of the place should be made familiar with the contents of this report to ensure that the intent of the policies are adhered to and the cultural significance of the place is retained. A copy of this report should be retained on site for the use of these persons.

An item requiring regular monitoring is the presence of termites at the place. This requires a detailed inspection of the whole site and its periphery and if necessary, treatment by a qualified pest specialist. Note that no pesticides should be used which may be dangerous to humans e.g. archaeologists, electricians and architects.

Policy 5.12.8

A maintenance plan for the whole place should be developed, adopted and implemented to address the day-to-day maintenance requirements as well as the upgrading of services.

Policy 5.12.9

All work, including regular maintenance, carried out on significant fabric of the place should be done by suitably qualified tradespeople and contractors experienced in conservation work. They should be made familiar with the history, significance and issues concerning the element to be worked on.

Policy 5.12.10

The program of termite inspection and monitoring should be maintained for the whole site.

5.12.4 Heritage management during construction work

Future refurbishment of 133 Macquarie Street would involve elements/features of heritage significance. Such works will require compliance with the City of Sydney Heritage Control Plan, to achieve the following objectives:

- Establish the framework for detailed heritage and conservation planning; and
- Ensure that requirements of the development applications for heritage items are identified and that the works within heritage conservation areas and heritage streetscapes are assessed on the basis of heritage significance and desired heritage.

To achieve the above, a Statement of Heritage Impact must be prepared in accordance with an approved Conservation Management Plan and submitted to Council.

During construction, these works are likely to require the following control measures in keeping with these objectives:

- Training and induction of personnel working on the site of elements/features of heritage significance.

- Prior to the commencement of demolition, identify and retain significant internal and external fabric and building elements in line with the development consent.
- Implement vibration control measures.
- Careful removal of unsympathetic and/or non-significant alterations and additions.
- Monitoring of elements/features of heritage significance during the project to ensure control measures are implemented.

5.13 ADOPTION, IMPLEMENTATION AND REVIEW

This Conservation Management Plan, its analysis and policy sections should be reviewed by the Royal Australian Historical Society for comment before being adopted.

The adopted report should then be used by RAHS as a reference document in the consent authority's assessment of future application for development or works.

As already discussed in sub-section 5.4 (Australia ICOMOS Charter), the conservation of the place and implementation of the policies contained in this document should be at the direction of a qualified conservation consultant with the appropriate knowledge and skills.

If there is a substantial change in the management or proposed use of the place which has not been covered by these policies, then the policy section should be reviewed.

It is anticipated that the leasing of some spaces out to tenants will continue to be an important aspect of the use of the site. It is important that the tenants understand and follow the philosophy of the continuing conservation of the place. Thus each current and every new tenant must be made aware of this Conservation Management Plan. A copy of this report must be kept on site and be available for inspection or reference.

Policy 5.13.1

This Conservation Management Plan, with its analysis and policy sections, should be adopted by RAHS, and used to guide all future works on the place including planning and development controls for the site. It should also be used as a basis to evaluate development applications, variations or exemptions to accepted statutory requirements or previously given rulings regarding any works to the place.

Policy 5.13.2

A copy of this report, as adopted by RAHS, should be placed in a permanent archive at City of Sydney Council and be available for public inspection. A copy must also be kept on site and be available for inspection or reference. Copies should also be lodged with the NSW Heritage Division library.

Policy 5.13.3

Sources of funding must be identified and secured before any works can be commenced on site. The staging sequence and extent of the works will be determined by the nature and amount of funding.

Policy 5.13.4

Conservation of the place and implementation of changes to the place should be at the direction of a qualified conservation consultant/consultants with the appropriate knowledge and skills.

Policy 5.13.5

All work undertaken on significant fabric of 33 Macquarie Street should be in accordance with policies set out in sub-section 5.3.2 'Significance grading' of this report.

Policy 5.13.6

Should earlier significant fabric or previously unknown evidence (not already covered by this Conservation Management Plan) relating to the place be uncovered, it should be recorded and added to the existing archive on the place or incorporated into a report or as an addendum to this Conservation Management Plan, as appropriate. The analysis and policy sections should also be revised or updated, if necessary.

Policy 5.13.7

The place should be fully recorded photographically for archival purposes before any intervention or works commence.

Policy 5.13.9

This conservation policy document should be reviewed every 10 years or sooner if:

- *if the management structure of the place changes,*

- *if there is a major change of use is proposed for the place (other than those that fall within the constraints of this Conservation Management Plan),*
- *if new physical or documentary evidence changes the known significance of the place.*

5.14 FURTHER RESEARCH

5.14.1 Aboriginal history

No research has been carried out on the Aboriginal history of the place or the period of the Governor's Domain. Research in these areas would assist in a fuller understanding of these aspects but would not alter the significance of the extant structure.

Policy: 5.14.1

When the opportunity arises, research should be carried out on the Aboriginal and early European occupation of the site, to give a more thorough understanding of the historical context of the site.

5.14.2 Royal Australian Historical Society

A brief history of the Royal Australian Historical Society should be prepared and included in this CMP so that the significance of the Society's association with 133 Macquarie Street can be assessed and better understood.

Policy: 5.14.1

A brief history of the Royal Australian Historical Society should be prepared, and the historical information included in this CMP.

5.14.3 133 Macquarie Street

The land on which History House was later built was already in George Oakes' ownership from 1857. The house is listed in the directories as vacant prior to Oakes' occupation of 133 Macquarie Street (then No. 163) in 1875 and 1876. The relationship between the construction of the townhouse and Oakes' election as MLA for East Sydney is a matter for further consideration.

The 1871 front elevation drawing by George Allen Mansfield is the only original drawing found on the house for George Oakes. Mansfield's original floor plans have not been located. If these drawings were found, they would provide information about the planning and use of both the main part of the house and the rear wing. Apart from the evidence provided by the surviving fabric, little is known about the original interior furnishings.

The two timber flag poles projecting from the first floor verandah were mostly likely put up for the Royal Australian Historical Society. The poles are shown in a photograph in the *Australian Women's Weekly* of 11 March 1970. Evidence for the precise dating of the installation of the poles has not been found to date.

If further information about the owners or occupants, or subsequent alterations to the house is found, this information might assist in the understanding of the place and the evolutionary changes which have occurred, although it is unlikely that this would alter the known significance of the place.

Policy: 5.14.2

As further information (such as plans, drawings and photographs) is found about George Allen Mansfield's original design, and subsequent changes, or other history associated with the place, its occupants or owners, it should be added to this report as an appendix and, if necessary, the significance of the place reviewed.

As part of the future review process, the strong or special association with the life of a person, or group of persons, of importance in NSW's or the local area's cultural or natural history (as discussed in section 3.2.6) should be reviewed and the significance of those associations clarified.

Policy: 5.14.3

As part of the future review process, the strong or special association with the life of a person, or group of persons, of importance in NSW's or the local area's cultural or natural history (as discussed in section 3.2.6) should be reviewed and the significance of those associations clarified.