

# REVISED CONSERVATION MANAGEMENT PLAN

## FORMER AUSTRALIAN AGRICULTURAL COMPANY MINE MANAGER'S HOUSE HAMILTON NSW

195 Denison Street  
Hamilton NSW 2303

Lot 212 DP 1122139



Prepared by EJE Heritage  
December 2015  
10929-CMP-001 Rev D

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## 1. GENERAL

EJE Heritage has been requested to develop a Revised Conservation Management Plan (CMP) for the former Australian Agricultural Company (A.A. Company) Mine Manager's House, 195 Denison Street, Hamilton NSW 2303. The Revised CMP recapitulates and adds to the Sutera Architects CMP of March 2000.

The Historical Context section of this report was written and researched by David Campbell.

This Plan was prepared by David Campbell by order of Barney Collins, Heritage Architect and EJE Director.

Hamilton is a suburb founded by the A.A. Company and named after one of its leading figures. The former Mine Manager's House is the oldest extant link with its very earliest days. The dwelling originally housed James Lindsay, the Overman of the A.A. Company's nearby 'D' Pit colliery, to which Hamilton owes its beginnings; yet after the dismissal of Robert Whyte, Lindsay's superior, he was appointed as the A.A. Company's acting Mine Agent, or Colliery Manager, in Whyte's place. It would appear, also, that Whyte's permanent successor, James Barron Winship, whose advent caused Lindsay to resign from the Company's service, lived in the house while awaiting more suitable accommodation. The house was then occupied by Dixon Little, the Company's Chief Engineer.

When Little retired due to ill health, his son William, who had succeeded to the position, moved into the house, which he later purchased along with the two adjoining allotments. The property thereafter passed through two further generations of the Little family before being purchased, by way of a State government grant, by Newcastle City Council the current (December 2015) registered proprietor. The house is thought to be the oldest intact coal mining structure in Australia to continue in its original use; and it is certainly one of only a bare handful of Newcastle structures, including *Claremont* and *Toll Cottage* (also called *Rose Cottage*) extant in the 1840s-1850s.

The dwelling has, in the past two decades, become known as the 'Former Australian Agricultural Company's Mine Manager's House'. While the dwelling was originally built for the Overman (or overseer) of the nearby colliery, the fact that its original occupant went on temporarily to manage the A.A. Company's collieries, in addition to its later occupancy by the Company's best-known and most controversial colliery Manager (also called Mine Agent or sub-Viewer) justifies this nomenclature.

## 1.1 ACKNOWLEDGEMENTS

For their kind provision of historical information concerning the subject of this Revised CMP, and for permission to reproduce documents and images under their control, the author wishes to thank Ms Margaret Avard of the Australian National University Archives Program; the late Miss Ruth Butterworth; Ms Ruth Cotton of the 'Hidden Hamilton' blogspot; the Council of the City of Newcastle; the late Mr Frank Stevenson Eldridge; the late Miss Winifred Rodier Heath; Ms Helen Hopper of the ANU Archives Program; the late Mrs Heather Rose (nee McCourt); the late Mrs Naomi McCourt; the late Mr David Murray; Ms P.A. (Pennie) Pemberton, formerly of the ANU Archives Program; and Mrs Jennifer Pritchard (nee McCourt).

Ms Avard, Ms Hopper and Ms Pemberton were particularly helpful in locating primary map material concerning the early days of what is now the inner Newcastle suburb of Hamilton.

## 1.2 METHODOLOGY

This Revised CMP provides details as to why the A.A. Company house is considered to be of heritage significance. It outlines, also, policies for the maintenance of that significance, allowing for conservation; adaptive re-use as appropriate; new works as appropriate; and the ongoing management of the site and dwelling.

The document has been prepared in accordance with the following:

- James Semple Kerr, *The Conservation Plan* (5<sup>th</sup> ed.). Sydney: National Trust of Australia (NSW), 2000.
- NSW Heritage Office *Model Brief for the Preparation of a Conservation Management Plan or Other Documents*;
- NSW Heritage Office, *Assessing Heritage Significance*. Sydney: Heritage Office, 2002;
- Australia ICOMOS, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013. Burwood: Australia ICOMOS, 2013.
- Australia ICOMOS, *Practice Note: Understanding and Assessing Cultural Significance*;
- Australia ICOMOS, *Practice Note: Developing Policy*; and
- Australia ICOMOS, *Practice Note: Preparing Studies and Reports – Contractual and Ethical Issues*.

The *Burra Charter 2013*, Article 26.1, states that:

Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

The heritage significance of the place is determined by the analysis and assessment of the documentary, oral and physical evidence. An understanding of this significance allows decisions to be made about the future management of the place. It is, however, important that these do not endanger the cultural significance of the place. Places and items of significance are those which allow an understanding of the past and enrich the present. Their survival will allow them to be re-interpreted by future generations.

### 1.3 HERITAGE LISTINGS

The site and building make up a Heritage Item listed in the *Newcastle Local Environmental Plan 2012*, Schedule 5, Part 1, and is located in proximity to other Heritage Items. The place is listed as having State significance, having been nominated for the NSW State Heritage Register, but is not as yet included in that Register. It is included in the Register of the National Estate (ID No. 100018) which no longer has legislative force, but has persuasive value as confirmation of the heritage significance of items included therein. The place is not located within a Heritage Conservation Area, and is not in proximity to an Archaeological Item as listed in LEP 2012, Schedule 5, Part 2.

Suburb	Item Name	Address	Description	Significance	Item
Hamilton	A.A. Company House	195 and 196A-197 Denison Street	Lots 211 and 212, DP 1122139; Lot 3, DP 153592	State nominated	I 126

The subject property is within proximity to other LEP 2012 Heritage Items, as set out below:

Suburb	Item Name	Address	Description	Significance	Item
Broadmeadow	Fire Station	9 Belford St	Lot 1, DP 77912	Local	I 138
Hamilton	Date Palms	Chaucer St		Local	I 119
Hamilton	Hotel Bennett	146 Denison St	Lot 1, DP 1046949	Local	I 124
Hamilton	St. Peter's Church	148 Denison St	Lot 2, DP 1132328	Local	I 125
Hamilton	Public School	1A Dixon St	Lot 2, DP 809375	Local	I 127
Hamilton	Anzac House	117 Tudor St	Lots 2 and 3, DP 524404	Local	I 150
Hamilton	Gregson Park	130A Tudor St	Lots 101 and 102, DP 1079979	Local	I 151
Hamilton	John Parsons Monument	130A Tudor St	Lots 101 and 102, DP 1079979	Local	I 152
Hamilton	Tudor Street Gates	130A Tudor St	Lot 101, DP 1079979	Local	I 153
Hamilton	War Memorial	130A Tudor St	Lot 101, DP 1079979	Local	I 154



Figure 1. Excerpt from LEP 2012 Map LZN\_004C

## 1.4 SITE IDENTIFICATION

The site is identified as Lot 212 DP 1122139. It is located within the Newcastle Local Government Area. The site is zoned R2: Low Density Residential.



Figure 2. Location Image 1. The subject site is bordered in red. *Nearmaps* (by licence)



Figure 3. Location Image 2. The subject site is bordered in red. *Nearmap* (by licence)



Figure 4. Location Image 3. The subject site is bordered in red. Nearmap (by licence)

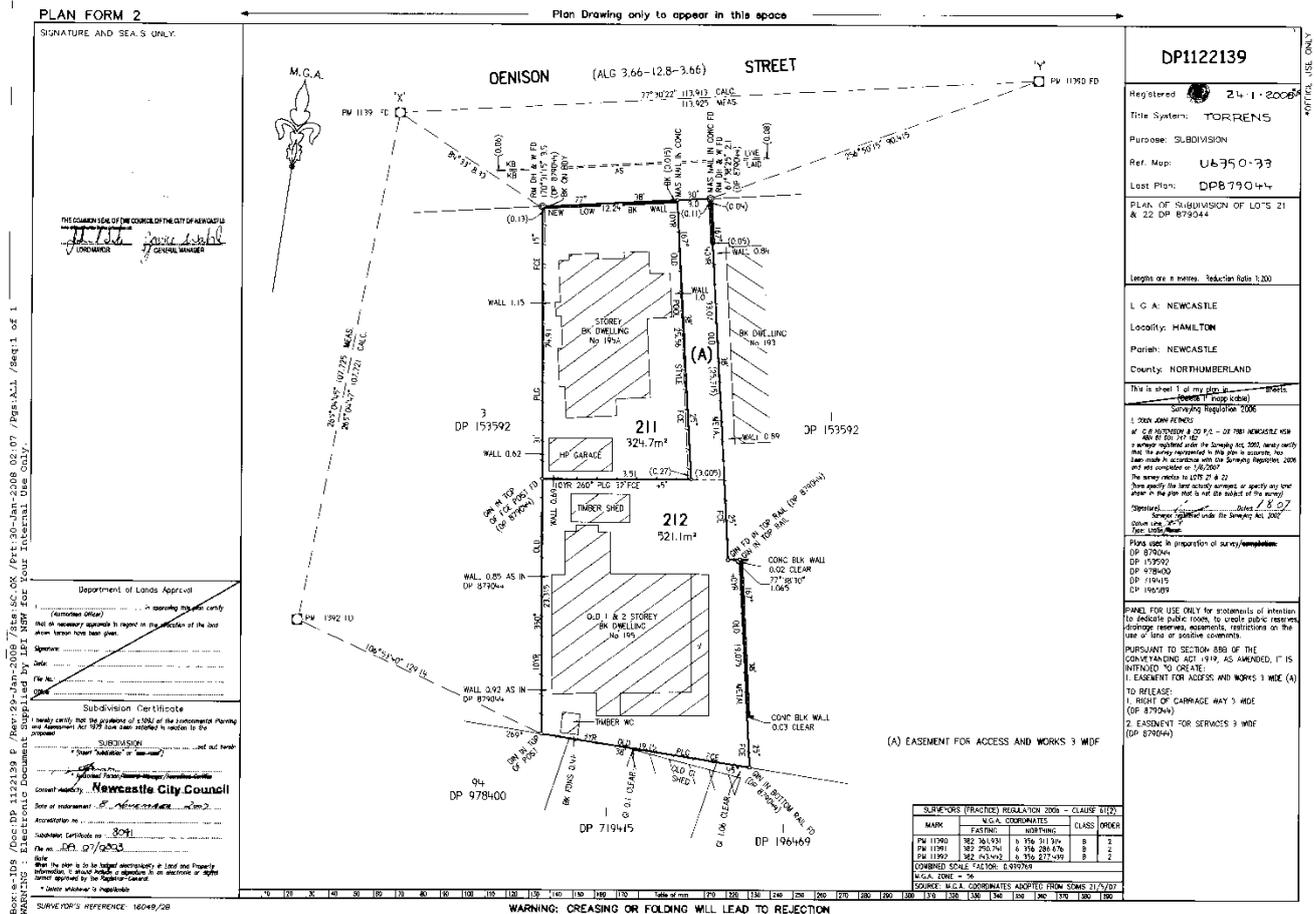


Figure 5. Current Deposited Plan

## 1.5 CONSTRAINTS AND LIMITATIONS

EJE is not qualified to offer structural and archaeological opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the structure, or as to archaeological resources, nor should it be construed in any way as so doing. Similarly, observations are limited to the fabric only; no comment is made as to the capacity, adequacy, or statutory compliance of any building services.

## 2. EXECUTIVE SUMMARY

The former Australian Agricultural Company (A.A. Company) Mine Manager's House, located at Hamilton NSW (formerly known as The Borehole, Pit Town and Happy Flat) is a Heritage Item included as having State heritage significance in LEP 2012. It is the first structure known to have been built on the site, and is thought to be the earliest intact coal mining structure in Australia to continue in its original use; a colliery structure of a somewhat earlier date survives at 18 Bingle Street, The Hill, Newcastle, but has long since been heavily modified in the course of its incorporation into a home known as *St. Ronan's*.

The dwelling, formerly known as 29 Winship Street, was constructed in or about 1849 as a simple symmetrical masonry structure with a separate kitchen, accommodated the Overman and family of the A.A. Company's 'D' Pit, generally called the Borehole. Situated on a prominent hill rising above the surrounding low-lying, scrubby and often waterlogged country, the house overlooked the nearby 'D' Pit and its associated village of primitive slab-built cottages. The Company's other pits on The Hill (Newcastle) were also visible, as were, later, the Company's smoky coke ovens to the south-west of the house. As the decades wore on, and living standards improved, alterations and additions were made to the dwelling. These consisted of a dining room; a rear entry with metal canopy into which is pressed a stylised Federation Star, in association with which were placed metal representations of two kangaroos and an emu as the animal supporters of the first coat of arms of the Australian Commonwealth; a pantry; the enlargement of the original attic bedroom and associated dormer; the replacement in concrete and rendered brick of the verandah floor; the introduction of gas light (later replaced by gas light); the provision of a Municipal pan service, and later a sewerer outhouse, to replace the original outhouse and cesspit; the rendering of the western wall of the dining room addition; and a weatherboard addition, accommodating a bathroom. It is thought that the existing masonry-built kitchen wing was not built at the time of construction of the original elements of the house, but was constructed at some stage before that of the western additions. These additions involved the removal of the western verandah by which access to the kitchen wing had been available.

Council now intends to call for expressions of interest for the sale of the property to a suitably-qualified party prepared to purchase and conserve the dwelling, with a preference for its use as a place of residence. This Revised CMP aims to support this process in providing a practical and philosophical basis for the long-term survival of the place.

## **PART 1: INVESTIGATION AND ASSESSMENT**

### **1(a): Investigation of Significance**

### 3. HISTORICAL CONTEXT

#### 3.1 Introduction

The Australian Agricultural Company, colloquially known as the A.A. Company or A.A. Co., is the second oldest company in Australia, and the first to have been formed by Royal Charter. This Charter, executed in 1824, was based on that of the United Company of Merchants of England Trading to the East Indies, otherwise known as the East India Company. It proclaimed the Company's original objective as being 'the cultivation and improvement of waste lands in the Colony of New South Wales and for other purposes relating thereto',<sup>1</sup> the principal aim being the production of fine wool, in addition to 'cultivating the Vine, Olive, Flax, and other productions now imported [to the United Kingdom] from the Shores of the Mediterranean'.<sup>2</sup> Shares in the Company, domiciled in London, were held by persons of great social and political influence. These included Members of the United Kingdom Parliament, directors of the Bank of England; directors of the East India Company; and other prominent bankers and merchants. Such powerful origins, further strengthened by £1,000,000 in nominal capital, enabled the Company to secure from the Imperial Government the right to select, at its own choosing, 1,000,000 acres of Crown land in New South Wales.<sup>3</sup> The Company's nominal capital would today be equivalent to about \$90,000,000, although in the Colonial environment this sum was so huge as to protect it from political interference throughout the first quarter century of its life.

By 1825 the Company had become interested in the exploitation of mineral resources also, and accordingly approached the Imperial government for assistance in this. After a protracted period of negotiations, and despite opposition from the colonial Governor, General Sir Ralph Darling, the Company was given the further right to select of some 1,920 acres of coal-bearing land near Newcastle. In 1828, the Company secured from Whitehall coal mining and trading privileges substantially protecting it from competition for a period of 31 years. This amounted to what might nowadays be described as a fixed-term privatisation of coal resources. While not a monopoly in the true sense, the precise details of the arrangement were not known in New South Wales. This further discouraged competition, and tended to place the Company in a dominant situation,<sup>4</sup> which was just as well considering the Company's plans to bring the industrial revolution to the New South Wales mining sector.

<sup>1</sup> Australian Agricultural Company: Royal Charter, 1 November 1824, State Library of NSW MLMSS 3209 (Safe 1 / 110).

<sup>2</sup> Damaris Bairstow, *A Million Pounds, a Million Acres: The Pioneer Settlement of the Australian Agricultural Company*. Cremorne: the Author, 2003, p. 5

<sup>3</sup> *Ibid.*, pp. 6-7.

<sup>4</sup> J. W. Turner, *Coal Mining in Newcastle 1801-1900*. Newcastle: Council of the City of Newcastle, pp. 27-32

In 1831, in what amounted to the transplantation of Northern English technology and society to the far side of the world, the Company opened its 'A' Pit, Australia's first properly-planned and capitalised colliery. This, complete with a gravitational railway, the first such in Australia, was located a short distance north-west of the present intersection of Brown Street and Church Street.<sup>5</sup> The Company's second and third collieries, known as the 'B' and 'C' Pits, located south of the 'A' Pit, were completed in 1837<sup>6</sup> and 1842 respectively. In both the 'A' and 'B' Pits much of the workforce was made up of a mixture of convict miners and labourers, while the shaft of the 'C' Pit was sunk using convict labour.<sup>7</sup> The geology of the Yard and Nobbys coal seams were, however, so uncertain as to make these collieries difficult and sometimes dangerous to work. These so vexed the Company's Colliery Department that in the late 1840s an exploring party was assembled under the colliery Overman (or Overseer), Alexander Brown, generally called 'Big' Brown because of his size and demeanour, to locate a site for more viable mining operations.

### 3.2 The Site: 'The Borehole'

Brown and his men sank boreholes several locations around what is now Cooks Hill, but eventually determined to seek workable coal on a low hill in the western portion of the Company's Newcastle estate. In 1848, then, Brown and his party made their way through the waterlogged tea-tree scrub beyond which was thick bush called the Forest Country. Their test bores proved the existence of the thick and rich seam of workable coal<sup>8</sup> that became known as the 'New' seam or 'Company's seam'. It was soon called the Borehole seam, perhaps after the Borehole Hill, which was later known as Winship's Hill, and later still as Cameron's Hill. Although this elevation was comparatively slight, it rose prominently enough above the surrounding plain. The hill formed 'an island after a heavy fall of rain...the rest of the land being an extended flat, uniform in appearance almost level consisting of sand and silt deposited regularly over the whole',<sup>9</sup> and was therefore an eligible site for a colliery to replace the problematic earlier mines. The extensive plan, known as the Wallaby (or Walloby, or even Wallabee) Ground, or Wallaby Flat, had since the 1820s been a well-known hunting ground, first for the army Officers of the Newcastle penal settlement,<sup>10</sup> and later for the limited number of free persons who had settled at Newcastle.

<sup>5</sup> Parry to Court of Directors 26 Sep 1831, A.A. Co. Despatches

<sup>6</sup> Dumaresq to Court of Directors 24 Oct 1837, A.A. Co. Despatches.

<sup>7</sup> King to Court of Directors 24 June 1841, A.A. Co. Despatches.

<sup>8</sup> King to Engstrom, 9 Sep 1848, A.A. Co. Despatches.

<sup>9</sup> Whyte to Court of Directors, 6 November 1858, A.A. Co. Despatches 1/61/6, cited in Peter Murray, *From Borehole to Hamilton Jubilee Year 1848 – 1925*. Valentine: the Author, 2006, p. 4.

<sup>10</sup> See Cynthia Hunter, *The 1827 Newcastle Notebook and Letters of Lieutenant William S. Coke H.M. 39<sup>th</sup> Regiment*. Raymond Terrace: Hunter House Publications, 1997, p. 73; see also 'Newcastle', *Sydney Gazette and New South Wales Advertiser*, 29 October 1829, p. 2.

During 1848 and following year access to the seam was provided by means of a winding shaft; and in 1849 the new colliery, called the 'D' Pit in sequence from the Company's other pits, was opened up, with James Lindsay (generally known as Jimmy Lindsay) as Overman.<sup>11</sup> Full production does not appear to have commenced until November 1850.<sup>12</sup> In accordance with philosophy of the Company's Colliery Department, the new mine was well capitalised, and some of the colliery buildings were brick-built. The steam winding engine from the 'A' Pit was relocated to the new mine, enabling full skips to be raised to the surface for loading into tramway wagons, and empty ones to be returned underground. The winding engine and pumps, together with rails, skips and other such equipment, will have been gradually transported by bullock teams or horse drays to the site, known simply as 'The Borehole'. The colliery structures themselves, including the timber poppet head, were constructed using local materials. Bricks will have been made using clay from nearby brick pits and fired in an on-site clamp kiln, while shingles will have been cut from the timber interspersed between surrounding tea-tree and geebung scrub.<sup>13</sup>

Very little is known about the Aboriginal significance of the area in and around the 'D' Pit. The comparatively prominent hill, which being flood-free would have been a suitable camping place for hunting parties and the like, may have enjoyed some sacred or traditional importance. During the 1970s an old inhabitant of Hamilton suggested that the hill was indeed a significant place, even as late as the 1880s and early 1890s:

But most of all imprinted on his juvenile mind was the intermittent visit of up to half a dozen aborigines from Swansea who would move to a spot near the crest and then start throwing boomerangs down to where Gregson Park is.<sup>14</sup>

Hamilton was, he claimed, a 'favourite spot' which the group visited as part of their 'walkabout'. At an unknown date the visits are said to have ceased abruptly.<sup>15</sup> While no further evidence of these visits is to hand, it is not impossible that they formed part of a ceremonial calendar of which knowledge is now lost. The great disturbances of ground, including intensive housing development, that have taken place since European activity began in the area make it unlikely that physical evidence of Aboriginal occupation will be found immediately nearby. It should, however, be remarked that, in the 1930s, it was claimed that Hamilton had once been known, apparently in the Awabakal language, as *Nickimble*, meaning 'place of coal'.<sup>16</sup> Although the

<sup>11</sup> 'Newcastle and Suburbs; Municipal Progress; Hamilton', *NMH*, 6 July 1892, p. 6.

<sup>12</sup> Information supplied by P.A. Pemberton.

<sup>13</sup> 'Duplicate of Tracing forwarded to London Robt Whytte [sic] 12 Sep 1859', AA Co, 1/61/5 (map X656), *ANU Archives Program, Noel Butlin Archives Centre*.

<sup>14</sup> *Newcastle Sun*, 28 March 1975.

<sup>15</sup> *Ibid.*

<sup>16</sup> 'Aborigine Names', *Gloucester Advocate*, 9 October 1931, p. 3.

Awabakal word for coal was *nikkin*, a word similar in sound, the depth the coal seams makes it unlikely that the area will really have had such a name, unless such was applied after the commencement of mining operations in 1849. It is perhaps appropriate that the Awabakal Medical Centre is today located very near the scene of the ceremonial visits described above.

Given the unattractive nature of the land around the 'D' Pit, it was natural that the pit workers and their dependents should at first have been accommodated on the dry, high ground close to their place of work. From a government road, a track running through the scrub south-west from the Maitland Road and following the general alignment of what is now Denison Street provided access to the general area; and it was from this that a path branched before rising up the hill to the pithead, supplementing another track leading from what is now Glebe Road.<sup>17</sup> It was along the former thoroughfare that small slab huts, consisting of one or two rooms, were constructed by the Company for the use of its miners and their families. The village was called *The Borehole*, *Borehole*, or *the Coal-pits*. The first huts may have been erected to the east of Borehole Hill, near the present intersection of Denison Street and Beaumont Street,<sup>18</sup> while the Overman's house occupied an isolated position on the hill itself, to the west of the colliery and overlooking it.<sup>19</sup> This was in accordance with a practice long followed by Northern mining companies, one which maintained a separation between management and their families and the miners and their own dependents. The Overman's house was until the construction of Cameron's Hotel in the late 1850s the only brick building on the hill.<sup>20</sup> As the settlement grew, about nine additional bark-roofed slab huts of variable sizes known as Pit Row, addressing the path (later called Winship Street, although the old name died hard)<sup>21</sup> ascending the hill, were constructed,<sup>22</sup> as were about eight similar humpies on the western side of the north-south side track that in about 1855<sup>23</sup> was named Steel Street after the A.A. Company's colliery engineer.

Some idea of the nature of these dwellings is provided by records associated with Enoch Davies, an indentured A.A. Company miner from Bolton, near Manchester, who arrived in Newcastle in January 1850. Davies' wife, Catherine, was the daughter of James Lindsay's sister, Helen Williamson (nee Webster, nee Lindsay).<sup>24</sup> It is providential that several of Davies'

<sup>17</sup> Written recollections of Dixon Allan Little via Naomi McCourt.

<sup>18</sup> W.J. Goold, *Journal of the Newcastle and Hunter District Historical Society*, Vol II, Pt IV, January 1948, p.55.

<sup>19</sup> W.J. Goold, 'Hamilton', in *Journal of the Newcastle and District Historical Society*, Vol. VI, Part XI, August 1952, p.164.

<sup>20</sup> 'Newcastle Herald Agency', *NMH*, 9 December 1921, p. 5.

<sup>21</sup> Advertisement, *Newcastle Morning Herald*, 10 May 1886, p. 1.

<sup>22</sup> P.A. Pemberton, *Pure Merinos and Others: The "Shipping Lists" of the Australian Agricultural Company*. Canberra: Archives of Business and Labour, ANU, 1986; see also Duplicate of Tracing forwarded to London Robt Whytte [sic] 12 Sep 1859', AA Co, 1/61/5 (map X656), *ANU Archives Program*, Noel Butlin Archives Centre.

<sup>23</sup> With the laying out of the proposed village of Pit Town.

<sup>24</sup> Information supplied by the late Miss Ruth Butterworth, Davies' relative by marriage.

letters to his family in England have survived. In July 1851 Davies told his father and brothers that:

This Company is sending for more men from Lancashire, and if we have got any Brothers or Friends you have got the opportunity of coming now, but if I must send word you must not come without considering how things stand at Home, and I will tell you how things stand here at present, the work is more laborious than even I saw at home and the get from 4 to 5 Shillings per day...<sup>25</sup>

In November 1851, in describing his accommodation at an earlier 'Pit Row', off what is now Darby Street, Cooks Hill, he also described the 'huts in the bushes', which may have been an allusion to the primitive conditions at The Borehole:

The Houses are Brick and covered with shingles that is wood About a foot Long 3 inches broad I never seen but one place Covered with slate since I left home and that is the Court of this City...huts in the bushes are built of slabs and covered with bark it is in Shites about six feet Long and in Different breadths it is Sold at 7d per Sheet...<sup>26</sup>

Pit Row was later incorporated into the main road to the colliery settlements of Lambton, Wallsend and beyond. The blocks upon which some Denison Street houses stand today appear to correspond, either singly or in an expanded form, to those of the early dwellings. The slab huts themselves were often the subject of complaint, with the miners demanding that their rent be substantially reduced.<sup>27</sup> The Company provided additional accommodation in a group of masonry houses known as Brick Row. These, of one or two rooms plus a rear skillion-roofed room, appear to have stood approximately at the south-eastern corner of what is now the intersection of Denison Street and Steel Street.<sup>28</sup> Brick Row was, however, built near the watercourse-cum-floodway, known as the River Styx or Styx Creek, that drained Wallaby Flat. This appears to have inconvenienced the residents and also to have disturbed the footings, so that several of the dwellings had to be demolished as early as the 1880s.<sup>29</sup> Apparently to accommodate strikers recruited from the Victorian goldfields, the Company in June 1862 completed a new 'Pit Row' or 'Brick Row' of ten brick cottages, although these served the Borehole No. 2 colliery, and were located at a sufficient distance to the south-east as to form a

<sup>25</sup> Enoch Davies to his father (name unknown), 24 July 1851, *Letter Book, 1850 – 1854*, Bolton Archives ZZ/287/1. For bringing these letters to my attention, I am grateful to the late Miss Ruth Butterworth, a Newcastle family historian.

<sup>26</sup> Enoch Davies to his brother (name unknown), 9 November 1851, *Letter Books, 1851 – 1854*, Bolton Archives UK ZZ/287/1.

<sup>27</sup> 'Termination of the Strike at Newcastle', *Empire*, 17 October 1861, p. 8.

<sup>28</sup> 'Duplicate of Tracing forwarded to London Robt Whytte [sic] 12 September 1859', AA Co, 1/61/5 (map X656), *ANU Archives Program, Noel Butlin Archives Centre*; see also 'The A.A. Company and their Miners', *Newcastle Chronicle*, 16 April 1862, p. 2.

<sup>29</sup> 'District News: Hamilton', *NMH*, 2 May 1883, p. 2.

discrete settlement. These later accommodated colliery officers and employees, and survived until the Great War period.<sup>30</sup>

During the 1850s the A.A. Company continued to develop new collieries in the area around The Borehole. These 'E' and 'G' Pits were located within a short distance of the original colliery.

In 1854 a reporter for the *Sydney Morning Herald*, visited The Borehole accompanied by James Lindsay, who probably entertained him in his house. Travelling from Newcastle along the A.A. Company's standard-gauge horse tramway in a short train of coal waggons, a common means of conveyance for those proceeding to or from Newcastle, the reporter vividly described the primitive conditions of the time:

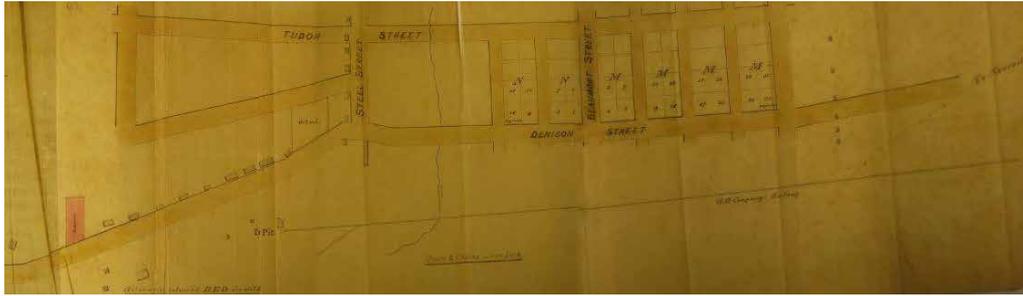
Having visited the A. A. Company's hill pit of 1843, we proceeded with the Government Examiner of Coal Fields (Mr. Keene), and the Company's Super-intendent (Mr. Lindsay), to the Bore-hole pits, and availing ourselves of a return train of tram-carriages, we soon found ourselves carried along by rail at a swift rate ; the good-humoured lad urging along his team, unchecked by reins, with a wild cry of "hulhui," or restraining them when approaching the junction lines, by (to his horses) an equally understood utterance. As we approached the Bore-hole, the exciting cries of our driver, the flitting to and fro of miners, men and young boys, with lighted lamps in their caps, "black as the sooty flag of Acheron," but who (to parody Addison) "Grimly smil'd, pleas'd with their golden prize, Nor envy'd Jove his sunshine and his skies." The clang of the engines and other attributes of a coal-mining locale, called up some day-dreams of Ere-bus and Nox, from which we were startled by the driver exclaiming, "We are now going over the 'River of Sticks."<sup>31</sup>

It is fortunate that two early maps, showing the settlements at Happy Flat, The Borehole and Pit Town, were contained in A.A. Company despatches to London, and are now in the keeping of the Noel Butlin Archives, Canberra.

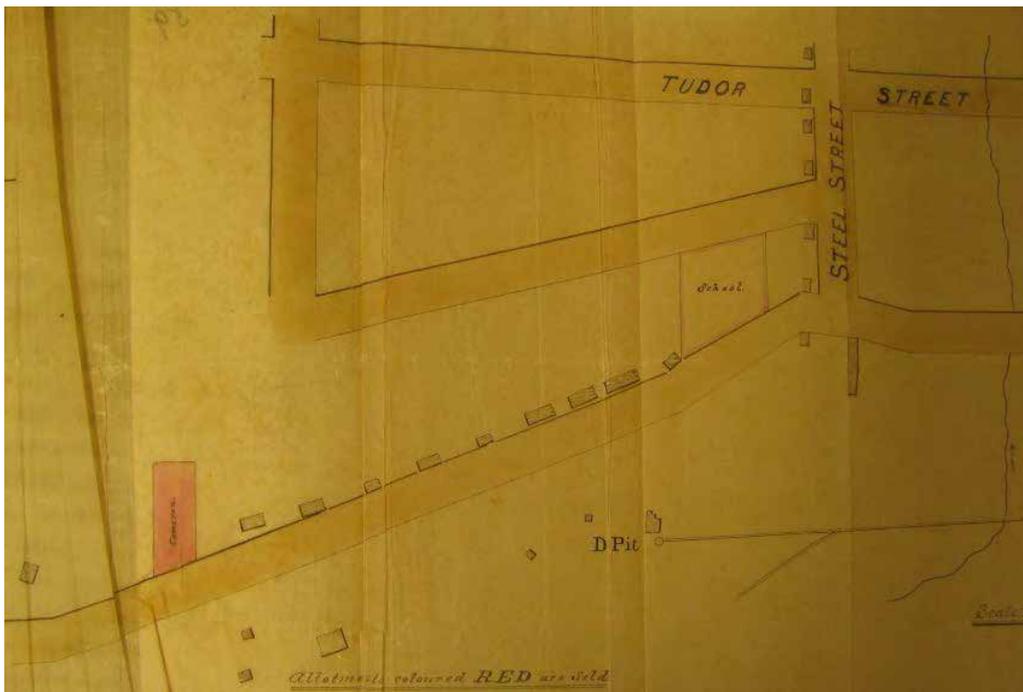
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<sup>30</sup> 'Australian Agricultural Company: Colliery', *Empire*, 2 May 1863, p. 4; the houses were located between what are now Beaumont Street and Lawson Street, in the vicinity of what is now Kemp Street, east of the present Broadmeadow racecourse: information supplied by late Dixon Allan Little via late Mrs Naomi McCourt.

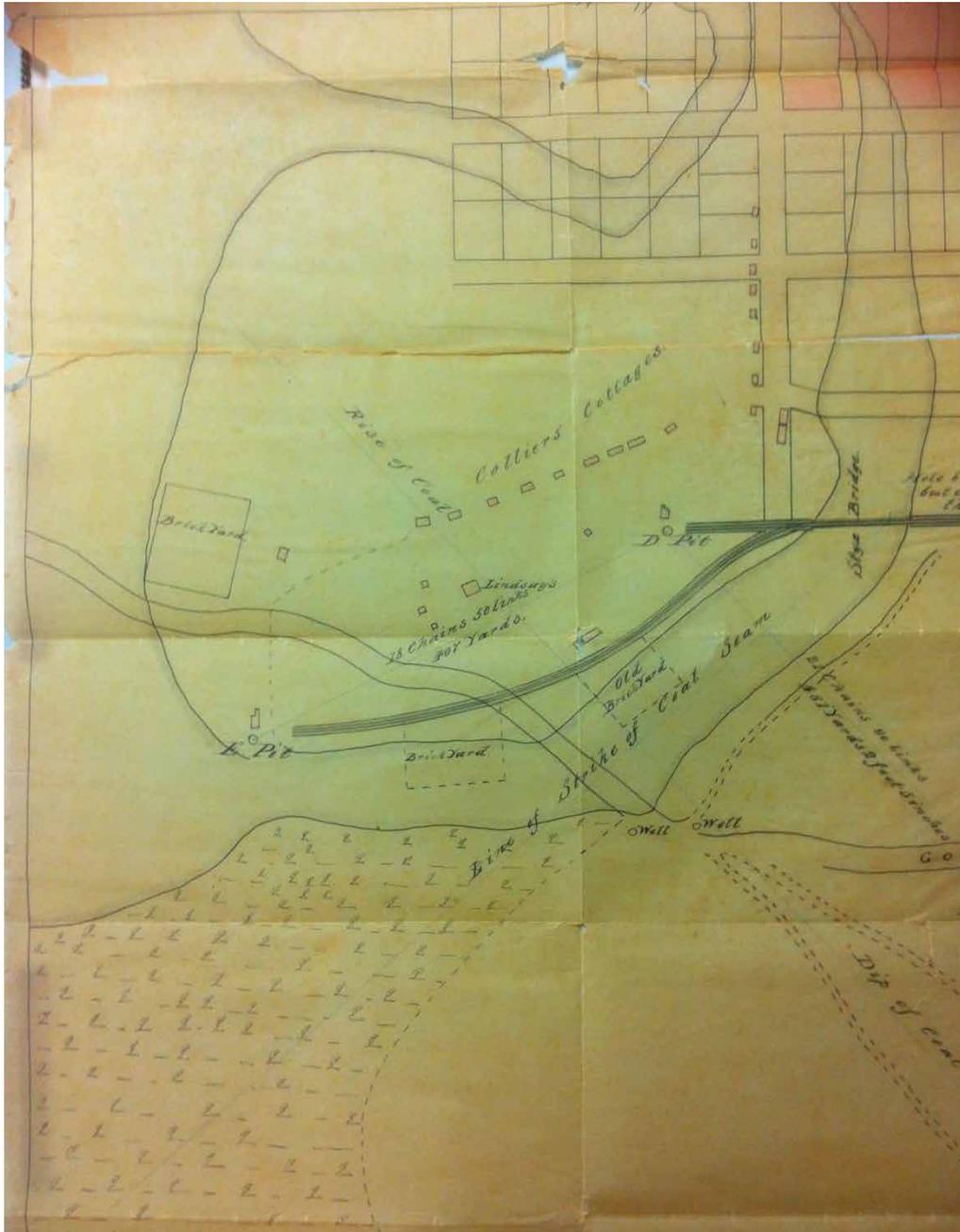
<sup>31</sup> 'Newcastle, Burwood and Stockton No. II', *Sydney Morning Herald*, 20 September 1854, p. 3.



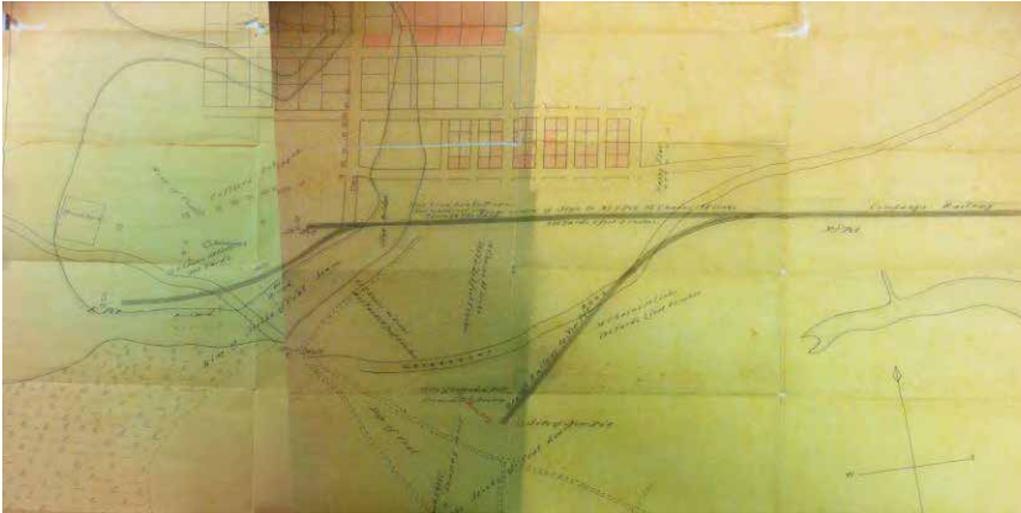
**Figure 6. Map of The Borehole, Pit Town and Happy Flat. At right are the six huts of Happy Flat; at left is the village of The Borehole; and between them the as-yet unbuilt on Pit Town subdivision. A.A. Co. Despatches, No. 63, 78130, 10 February 1858 p. 59.**



**Figure 7. Detail of above, showing The Borehole. Cameron's Inn is at left, below which is the Overman's house (unlabelled) with outbuildings. Pit Row, made up of the miners' slab huts near the colliery, address the road later known as Winship Street (later part of Denison Street); other huts face Steel Street and obstruct Tudor Street. The site of The Borehole National School (later Pit Town Public School and still later Hamilton Public School) is shown, while Brick Row is south of Steel Street. The 'D' Pit and its branch railway, with the siding leading to the coke ovens (not shown), demonstrate the settlement's reason for existence.**



**Figure 8. Detail of ‘Duplicate of Tracing forwarded to London Robt Whytte [sic] 12 Sep 1859’. This shows the miners’ huts at The Borehole, lining what are now Denison Street and Steel Street; the ‘D’ Pit and ‘E’ Pit and associated railways; the railway and road bridge across the so-called River Styx; the location of wells from which the miners and their families took water; the government road running nearby; and the various brick yards at which bricks were made for colliery purposes and accommodation improvements. James Lindsay’s house, with associated outbuildings, are clearly discernible in the centre of the image. AA Co, 1/61/5 (map X656), ANU Archives Program, Noel Butlin Archives Centre**



**Figure 9. ‘Duplicate of Tracing forwarded to London Robt Whytte [sic] 12 Sep 1859’, showing The Borehole, Happy Flat, the site of Pit Town, district roads, and the A.A. Company’s local mining infrastructure. AA Co, 1/61/5 (map X656), ANU Archives Program, Noel Butlin Archives Centre**

Conflict between the A.A. Company and its miners was by no means uncommon. In July 1850 Davies informed his father and brothers that:

There as been a Strike among the miners of New castle, for more per tun, the strike upwards of three weeks, but the did not Get what the strike for quite the price was 1s-1 1/2 per tun, for small and 1s-9d for large but the advanced to 1s”6d and 2s per tun the Masters did all the could to Get the men to work againe but all in vane, the Summonsed the men and one man got six week in Gale, and the gave all the other Notice to quite in Seven days, but before the time was out the advanced them and all began to work againe.<sup>32</sup>

Despite the gaolings and threats of eviction, Davies later told his brother that:

the Masters here are good Masers to Worke for and the men are Same as at home thear is all Countrys hear...<sup>33</sup>

<sup>32</sup> Enoch Davies to his father (name unknown), 24 July 1850, *Letter Book, 1850 – 1854*, Bolton Archives ZZ/287/1.

<sup>33</sup> Enoch Davies to his brother (name unknown), 9 November 1851, *Letter Book, 1850 – 1854*, Bolton Archives ZZ/287/1.

Davies' attitude may have been influenced by the Company having recently agreed to increase wages; as will be seen, it was not always so amendable. Davies' attitudes were later to change, to the extent that he went on to become the treasurer of the Coal Miners' Mutual Protective Association of the Hunter River District.

In 1861, in the aftermath of another bitter dispute between the Company and its miners, a local newspaper reported commented that

The miners who are employed in the works of the A. A. Company express more dissatisfaction, and exhibit a greater bitterness of feeling, than the men belonging to the other mines. They consider that they earn their money harder, and have been treated more arbitrarily than their fellow workmen. The huts and houses of the miners of the A. A. Company are also old and of inferior description, and the rent paid for them is said to be excessive in proportion to the charges at Minmi and elsewhere. The homes of the A.A. Company's miners, too, have a most comfortless appearance, and are almost entirely destitute of the commonest conveniences of civilised existence. The slab huts look as if they wished to run away, being inclined in all directions, and the brick cottages, standing at the foot of a slope, are flooded every time it rains heavily, and look black with damp and dirt. The rent paid by the miners to this Company for their brick cottages, each containing one room and a skillion, is, we are informed, 4s. per week; and for the slab huts 2s.11d. per week; some of the of the brick ones of a rather better class than the others 5s. per week...Many coalminers, however, have purchased plots of ground, and built comfortable cottages for themselves in and around Newcastle.<sup>34</sup>

The condition of the huts is illustrated by an 1868 news report indicating that a miner's wife fell through a slab in escaping her miner husband's attempt on her life by means of repeated blows with a pickaxe.<sup>35</sup>

In 1853 a new mine, the 'E' Pit, made necessary by the development of the coal trade with California and the west coast of South America, had been opened about 600 yards to the west of the 'D' Pit. This trade was to underwrite the prosperity of the Northern coal industry until the opening of the Panama Canal in 1914, a development which allowed coal to be cheaply shipped from the eastern United States. In 1855 Governor Denison visited The Borehole and watched while the 'E' Pit winding engine was put in motion for the first time. It was probably during this visit that the lower portion of the main thoroughfare of the village was named

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<sup>34</sup> 'The Coalmines and Miners of Newcastle', *Newcastle Chronicle and Hunter River District News*, 7 September 1861, p. 2.

<sup>35</sup> 'Local Items: Reported Murder at the Borehole', *Newcastle Chronicle*, 1 January 1868, p. 3.

Denison Street.<sup>36</sup> In 1859, the A.A. Company opened a battery of coke ovens nearby.<sup>37</sup> These activities contributed to the growth of the residential population, and this led to the establishment of new houses and businesses to serve them. Most of this growth occurred in settlements located near but separated from The Borehole, as the original village, despite being flood-free, was too close to the noisy, smoky and dirty atmosphere of the pits, the coke ovens and the railway sidings which served them. These settlements were known as Pit Town and Happy Flat, the former being eloquent of the staple employment of the residents, while the latter name might have found its origin in the laconic humour of mining families suffering physical discomforts on the edge of a swamp.<sup>38</sup> Pit Town, in which miners could pay for their land by instalments, was a carefully planned Company subdivision, laid out in 1855 by Company surveyor George Ogden,<sup>39</sup> with the first land sales taking place about two years afterwards. Happy Flat, which in 1855 was a row of detached, slab-walled, bark-roofed huts,<sup>40</sup> addressing the western side of a track later formed into Turner Street, appears to have been a spontaneous settlement, for some of the houses encroached on the alignment of the track from Newcastle.<sup>41</sup> The whole settlement amounted to some 20 or 30 huts with a single shop to serve them.<sup>42</sup> Water for drinking and other purposes could be drawn at nearby wells but the settlement appears to have enjoyed few other comforts.<sup>43</sup> For these the residents looked principally to Newcastle.

The site of Pit Town, hardly a salubrious one, was chosen only for its convenience to the collieries:

Whatever could have induced the people to settle down and build their houses on this sandy Sahara is more than your correspondent can answer for, but there it is, and either to get to it or walk along the streets when you are there with any degree of comfort, is impracticable, the proceeding being accompanied with misery and fatigue.<sup>44</sup>

<sup>36</sup> Brownrigg to Court of Directors 24 Oct 1853, 24 Mar 1855, A.A. Co Despatches; see also J. Gregson, *The Australian Agricultural Company 1824-1875*. Sydney: Angus and Robertson, 1907, pp. 224-225.

<sup>37</sup> D.F. Branagan, *Geology and Coal Mining in the Hunter Valley 1791-1861*. Newcastle: Council of the City of Newcastle, 1972, p. 69.

<sup>38</sup> Hamilton Municipal Council, *Hamilton Municipal Jubilee Souvenir 1921*. Newcastle: Hamilton Municipal Council, 1921. p7

<sup>39</sup> Brownrigg to Court of Directors, Despatch 47, A.A. Co. Despatches, information supplied by P.A. Pemberton.

<sup>40</sup> 'Hamilton Jubilee, 1871-1921, Old Hamilton's Sport', *Newcastle Sun*, 9 December 1921, p. 13.

<sup>41</sup> P.A. Pemberton, *Pure Merinos and Others*; see also 'Duplicate of Tracing forwarded to London Robt Whytte [sic] 12 September 1859', AA Co, 1/61/5 (map X656), *ANU Archives Program*, Noel Butlin Archives.

<sup>42</sup> Council of the City of Newcastle, *City of Newcastle 1929*, 'Old Identities'. Newcastle: Council of the City of Newcastle 1929; see also 'Hamilton Jubilee, 1821-1921': Mrs Helen Tudor', *Newcastle Sun*, 9 September 1921, p. 11.

<sup>43</sup> W.J. Goold, *Journal of the Newcastle and Hunter District Historical Society*, Vol II, Pt IV, January 1948, p.55.

<sup>44</sup> *Newcastle Chronicle*, 'The Borehole or Hamilton', 2 September 1871, p. 3.

By this time the residents of Winship's Hill were known as 'the Hill people' to differentiate them from the inhabitants of Pit Town and Happy Flat.<sup>45</sup>

The population of the three villages was overwhelmingly Protestant. As J.C. Docherty has shown, the religious orientation of communities in the Newcastle area was heavily influenced by the nature of economic activity and the national origins of the inhabitants.<sup>46</sup> The Borehole was no exception. As mining constituted the major source of employment in the area it was natural that the majority of miners were of Scottish, Northern and Midlands English or Welsh origin and that their religious affiliations would conform to their heritage. The first Roman Catholic church, located far from the original area of settlement, was not erected until the early 1880s.<sup>47</sup> The first Presbyterian services were held in 1855, and in 1858 the A.A. Company donated a block of land in Pit Town upon which a church was built during the following year. This 'Scots' Kirk' was dedicated by the Rev. Dr. John Dunmore Lang, the controversial leader of the 'free church' secessionist movement which sought to avoid State aid and influence.<sup>48</sup> In 1864 a slab-walled Anglican church was completed opposite the 'D' Pit. The A.A. Company provided generous financial and other support for the enterprise.<sup>49</sup> Methodism was established during 1858 and a church was completed in 1869.<sup>50</sup>

In 1871, as the result of popular agitation, the area surrounding the three villages was created a municipality. It was felt that the humble though picturesque nomenclature of the three villages did not befit the aspirations of the residents and the new seat of local government was gazetted as the 'Municipal District of Hamilton'. It seemed natural to name the municipality after Edward Terrick Hamilton who was then Governor of the company whose operations had constituted the genesis of white settlement in the immediate area.<sup>51</sup>

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<sup>45</sup> 1871 Memorandum ascribed to George Donald, first Mayor of Hamilton, 'Hamilton's Municipal Jubilee 1871-1921', *Newcastle Morning Herald and Miners' Advocate*, p. 4.

<sup>46</sup> J.C. Docherty, *Newcastle: The Making of an Australian City*. Sydney: Hale and Iremonger 1983, pp. 14-16.

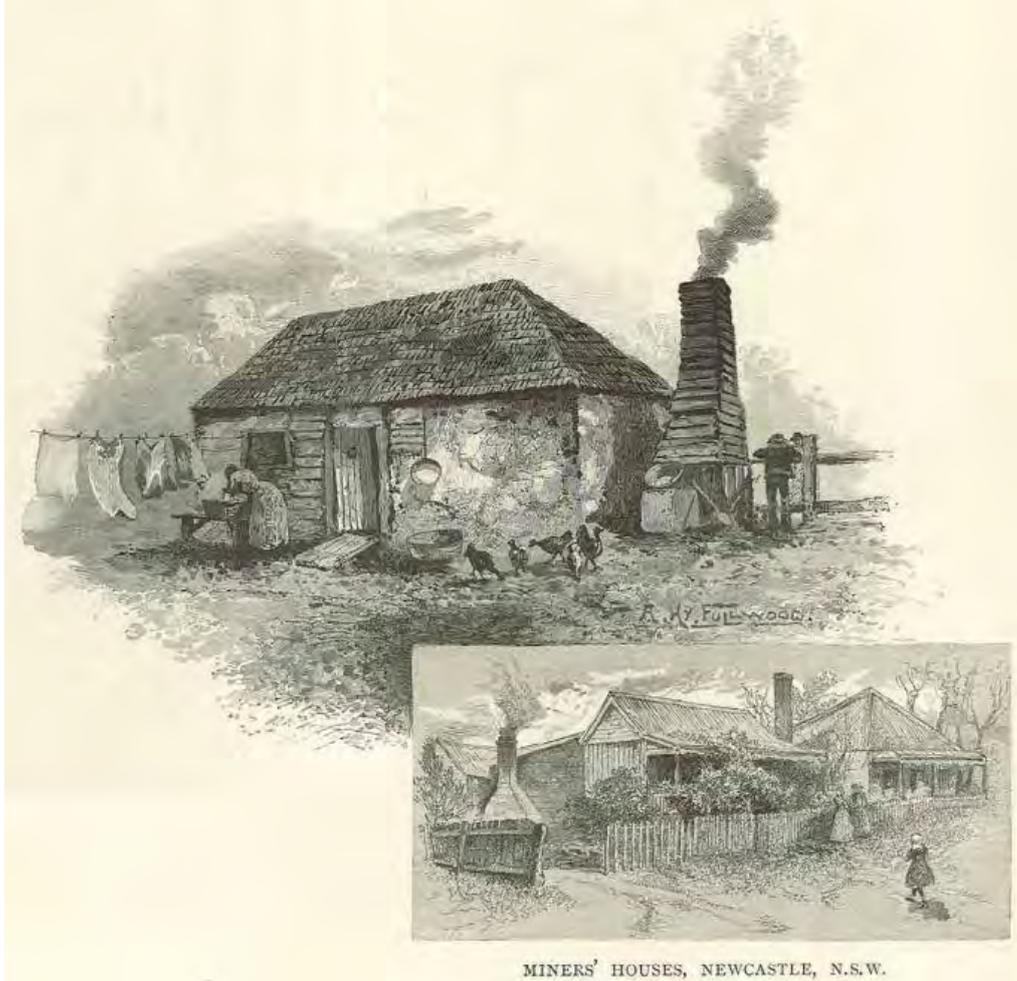
<sup>47</sup> Hamilton Municipal Council, *Hamilton Municipal Jubilee Souvenir 1921*, p. 41.

<sup>48</sup> Scots' Kirk, *Hamilton Presbyterian Parish 1882-1982*. Newcastle: Scots' Kirk 1982, p. 5.

<sup>49</sup> St. Peter's Anglican Church, *St. Peter's Church, Hamilton: The First 100 Years*. Newcastle: St. Peter's Anglican Church, 1985.

<sup>50</sup> Hamilton Municipal Council, *Hamilton Municipal Jubilee Souvenir 1921*.

<sup>51</sup> Supplement to *NSW Government Gazette*, 11 December 1871, p. 13.



**Figure 10. This view of miners' housing somewhere in Newcastle records the contrast in standards; the illustration may well show A.A. Company-owned huts at The Borehole (above), and private cottages at Pit Town (below), for the slab hut accords with contemporary descriptions. Andrew Garran and Frederic Schell, *Australasia Illustrated*. Sydney: Picturesque Publishing Company, 1892.**

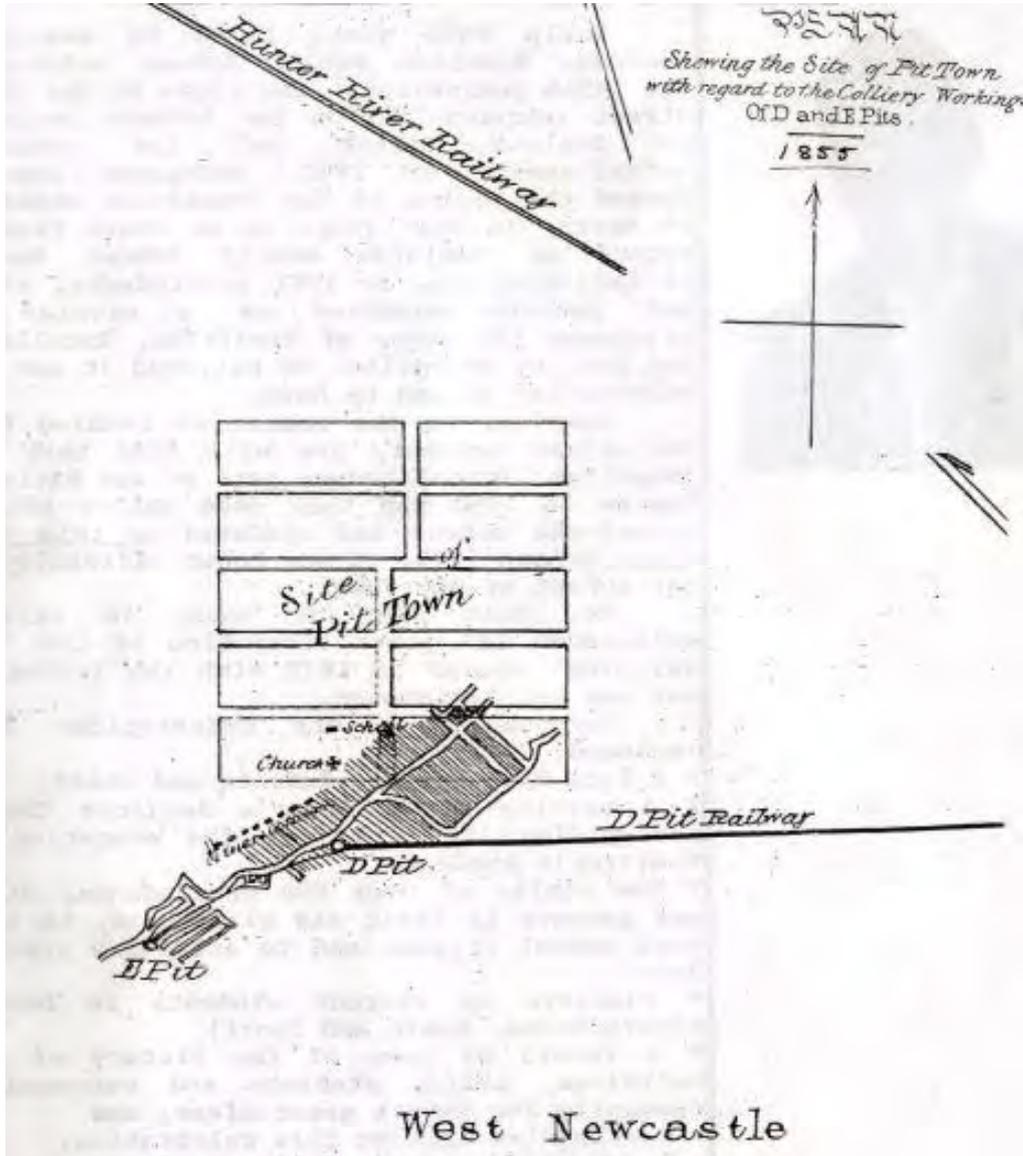


Figure 11. A copy of a detail of an 1855 map showing The Borehole and Pit Town. This shows the miners' huts of Pit Row, together with the Church of England and national school, together with the 'D' Pit and 'E' Pit. Original at Noel Butlin Archives, A.A. Co., 78/3/3 F394, Map No. X1723.

Bob James, *A History of Hamilton Public School 1858 – 1997*, p. 2.

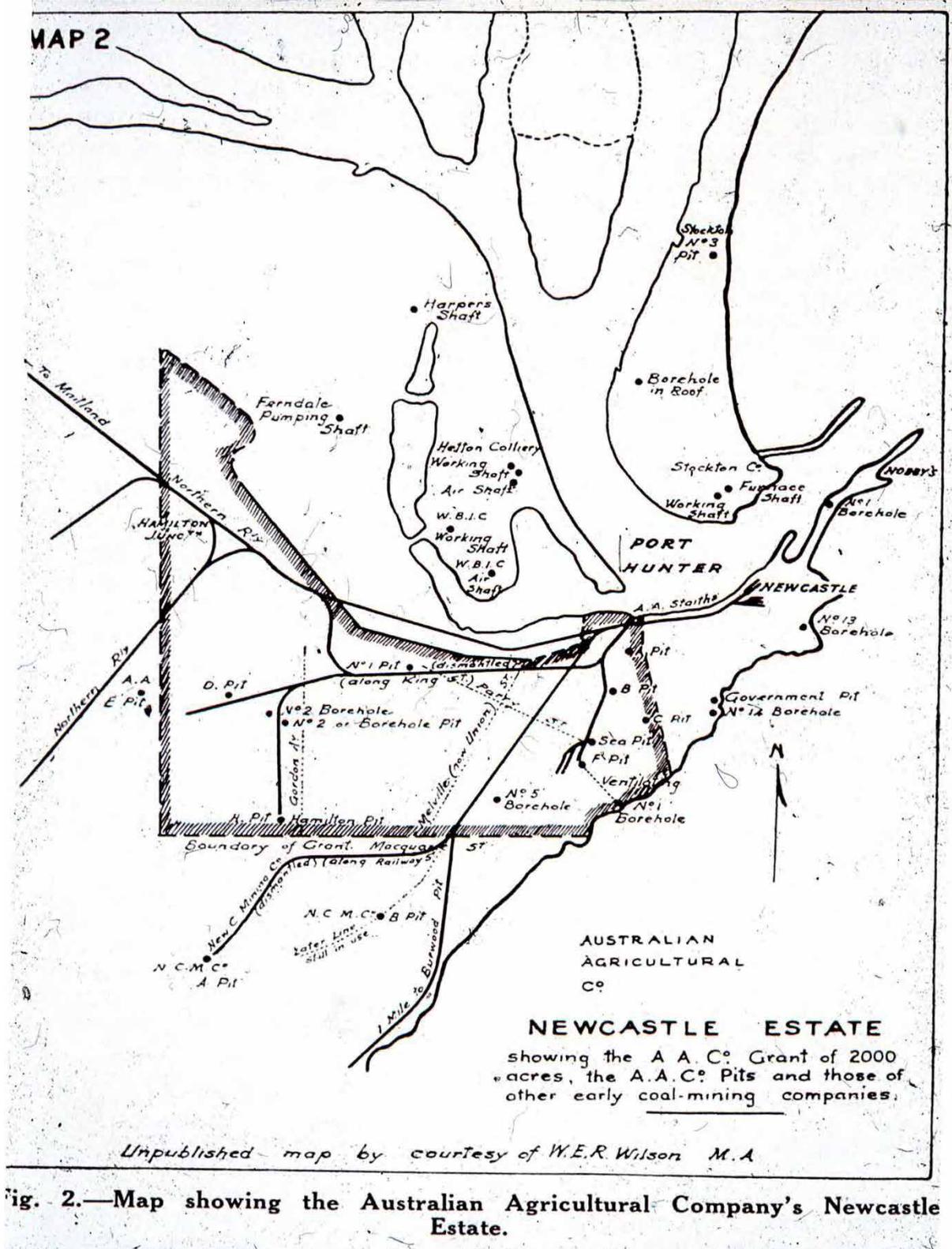


Figure 12. The Company's Newcastle estate and environs. W.E.R. Wilson's 'A History of the Australian Agricultural Company' (M.A. Thesis, 1933).

## 4. THE MANAGER'S HOUSE

It was the task of the 'D' Pit colliery Overman (a position today known as that of Undermanager) to superintend the day-to-day operations of the pit, and in so far as possible to be on the spot when and if required, day or night.<sup>52</sup> In view of the inconvenient distance between the Company's existing staff cottages at Newcastle, as well as the somewhat wild nature of the three-mile journey from thence, a four-roomed plus attic-room residence with central hallway, protected on at least three sides by a verandah, was constructed at The Borehole. The south-eastern room, a sitting room which doubled as an office as required, was accessible through a separate public entry as well as via the hallway. The south-western, north-western and north-eastern rooms were bedrooms. The attic room, accessible via steep and narrow stairs, will also have been used as a bedroom. A hallway arch, from which a curtain may have been suspended, separated the public and private areas of the house. In view of the danger of fire, a free-standing kitchen wing will have been provided. It is likely that this was slab-built, being subsequently replaced by the brick structure currently in evidence.

Situated near the crest of Borehole Hill some distance from the colliery, but within easy sight of both it<sup>53</sup> and the coke ovens later built to the south-west, the property included extensive grounds. The northern boundary, protected by a six-foot high decorative picket fence with double gates for sulkies, addressed the track called Pit Row, along which straggled the miners' huts.<sup>54</sup> This presented an interesting contrast between the living and working conditions of the Company's colliery workers and those of its salaried officials, and made clear the social hierarchy. An equivalent four-roomed brick cottage for the Overman of the Borehole No. 2 colliery to the south of the hill was erected in 1863, although for reasons of convenience the Overman's office was attached to the house, rather than forming an integral part of it.<sup>55</sup>

The house was similar in design and dimensions to two other A.A. Company residences near the 'A' Pit. Another such dwelling was later built to serve another Company colliery further to the south. There are, therefore, grounds to believe that the house was executed to a standard design developed by the Colliery Department.

The house and its grounds were laid out as an area quite independent of The Borehole village to the north and north-east, the grounds being suitable for the growing of vegetables, the

<sup>52</sup> 'Australian Agricultural Company: Colliery', *Newcastle Chronicle and Hunter River District News*, 2 May 1863, p. 4.

<sup>53</sup> W.J. Goold, 'Hamilton'. *Journal of the Newcastle and Hunter District Historical Society*, Vol VI, Pt XI, August 1952, p. 164.

<sup>54</sup> Little Family Records.

<sup>55</sup> E.C. Merewether to Governor and Court of Directors, reproduced in *Newcastle Chronicle and Hunter River District News*, 17 October 1863, 'Colliery: Houses'.

keeping of fowls and goats, the storage of sulkies and the like, and the stabling and grazing of the Overman's horse or horses. A brick-built, lime mortar-lined underground tank, fed by water discharged from the roofs and channelled along brick drains,<sup>56</sup> provided a source of water independent of the wells resorted to by the miners and their families.

The residence was constructed, as were the colliery buildings, of locally-made brick and the roof was composed of carefully laid shingle. The dwelling contained only four rooms together with an attic and a separate kitchen, which, as in the case of Company dwellings at Stroud, may have been located behind the house on the axis of the corridor. Given its important purpose, the building may today seem unimpressive. Yet the fact that the house was located near the top of the rise and endowed with brick walls, a shingled roof, timber floors, ceilings, ornate fireplaces and fittings exhibited the power of the A.A. Company to the mine workers living in huts from which they might at any time be evicted.

The specific history of the house is a product of the people who lived there; and this social history is rich. During the mid-1850s the Company employed two Overmen (who would today be called under-managers) to oversee the day to day operations at the collieries. One of these, Charlton, was designated Assistant Superintendent of Collieries and was quartered at Newcastle, in a house just to the east of the Blane Street tramway bridge. The other, James Lindsay, was the first Overman of the 'D' Pit, and he and his family lived in the Borehole residence from 1849 until at least 1854.<sup>57</sup> Lindsay (1820 – 1893), together with his wife, Ellen, and daughter, and other family members, arrived in New South Wales in 1841 on the *Hero of Malown*. Scots-born Lindsay, who had 'gone down the pit' at an early age, was a skilled 'mechanic', after the parlance of the day, and he proved his worth by prolonging the life of the 'C' Pit, for which he was Underground Overman (or Underground Looker) for the seven years to 1853. He extended its life by two years despite its geological problems<sup>58</sup> and the fact that the Mine Agent (or colliery manager), Frank Beaumont, had previously disregarded his advice against the use of longwall working instead of the more conservative bord and pillar method.<sup>59</sup> He also planned and superintended the relaying and extension of the Company's horse tramway along which coal was hauled from The Borehole to the Company coal staithes at Newcastle. Lindsay assisted, also, in the introduction of locomotive traction to the line which occurred during 1857.<sup>60</sup> The isolated nature of the Borehole establishment was made clear when on 5 December 1854 the Company's buildings at the 'D' Pit and 'E' Pit, and at The

<sup>56</sup> Plan of Residence c. 1900, *LFR*

<sup>57</sup> 'Duplicate of Tracing forwarded to London Robt Whytte [sic] 12 September 1859', AA Co, 1/61/5 (map X656), *ANU Archives Program, Noel Butlin Archives*.

<sup>58</sup> Brownrigg to Court of Directors, Despatch 15, 24 August 1853, A.A. Co. Despatches 78/1/21.

<sup>59</sup> Brownrigg to Court of Directors, Despatch 22, 11 November 1854, A.A. Co. Despatches 78/1/21.

<sup>60</sup> Brownrigg to Court of Directors, 24 August 1853, 11 November 1845; see also Charlton and Lindsay's Enclosure to Dispatch 24 October 1853, A.A. Company Despatches.



Borehole generally, had a 'near escape' from a bushfire, being saved only by the intervention of Lindsay and Charlton.<sup>61</sup>

In 1849, Lindsay, Ellen and their children were living somewhere in Newcastle, for in that year Ellen was burnt to death by a fire caused by gun powder, upset by fowls, that Lindsay had left to dry in an outbuilding.<sup>62</sup> In 1853, he, together with his children and his new wife were living in a cottage in Watt Street. This had formerly belonged to the Company, but had subsequently been sold to William Croasdill, formerly an A.A. Company official. In December 1853 Croasdill demanded vacant possession,<sup>63</sup> it must have been at this time that the Lindsays returned to the Overman's house at Borehole, for in 1855 James Lindsay is noted as a County Elector (a householder sufficiently well-to-do as to be accorded parliamentary voting rights) to residing in a dwelling there, being in fact the only such person at the Borehole.<sup>64</sup>

Lindsay was certainly still resident in May 1858, when he gave evidence at a schoolroom inquest into the death of a miner who had fallen down the 'D' Pit shaft at night, it being Lindsay's duty to go frequently to the pit at night-time to check that all was well, a coal-fired brazier being kept burning on the bank of the shaft to provide illumination.<sup>65</sup> Lindsay and his second wife had six children by his second wife, in addition to those born to his first wife.<sup>66</sup> While not all of these will have lived at the Overman's house, its four rooms, kitchen and attic room must have been very crowded indeed. In addition to his professional and family responsibilities, Lindsay was Chairman of the Borehole Co-operative Society, and a founder and Chairman of the local temperance society, which first met at the National School<sup>67</sup> (later Hamilton Public School), originally accommodated in a brick-floored slab building provided by the A.A. Company.<sup>68</sup> Lindsay was also Chairman of the Borehole Co-operative Store,<sup>69</sup> a small enterprise founded to prevent local monopolies, and for the convenience of the miners and their families, who otherwise had to travel to Newcastle. To Lindsay also fell duties, such as the recruitment of volunteer soldiers and the settling of village personal disputes, falling far beyond his job description.

<sup>61</sup> Ebsworth to Court of Directors, 15 December 1854, A.A. Co. Despatches.

<sup>62</sup> 'Newcastle: Inquest', *Maitland Mercury and Hunter River General Advertiser*, 21 March 1849, pp. 2-3.

<sup>63</sup> Research notes provided by P.A. Pemberton, A.A. Company Despatches (1/41A).

<sup>64</sup> 'List of County Electors for Police District of Newcastle', 27 June 1855

[http://www.jenwillets.com/county\\_electors\\_1855.htm](http://www.jenwillets.com/county_electors_1855.htm)

<sup>65</sup> 'Newcastle; May 25<sup>th</sup>-Fearful Accident', *Sydney Morning Herald*, 28 May 1858, p. 2.

<sup>66</sup> Information supplied by late Miss Ruth Butterworth, family historian, Lindsay's relative by marriage.

<sup>67</sup> 'Temperance Soiree at the Borehole', *Newcastle Chronicle*, 2 September 1861, p. 2.

<sup>68</sup> 'The Public School', 'Hamilton's Municipal Jubilee 1871-1921', *NMH*, p. 4.

<sup>69</sup> *Maitland Mercury*, 2 March 1861, p. 1.





Figure 13. This map, apparently drawn by Company surveyor George Ogden, shows the Company's Newcastle estate in the mid-1850s.



Figure 14. Detail of above map, showing row of miners' huts along Pit Row, and what appears to be the Overman's house just south of them (at extreme left).

## 4.1 Robert Whyte

In November 1856 a new Superintendent of Collieries, Robert Whyte, arrived at Newcastle determined to place mining operations on a modern footing. Whyte had been promised free accommodation and coal for the five-year period of his engagement in the position, which was at the time also described as that of Manager, Mine Agent or sub-Viewer. The Overman's house at the Borehole might well have been suitable, but the supposed presence there of the Lindsay family will have prevented this.<sup>70</sup> In lieu of the promised accommodation, Whyte agreed to an allowance in lieu, permitting him to rent a house of his own choice.<sup>71</sup> Despite his enthusiasm he made no attempt to reform the existing pits, considering it impossible to introduce new methods into an old colliery. During 1858 Whyte began to sink a new shaft, named 'No. 1', near Happy Flat and this was soundly bricked to a depth of 35 feet before a spring was encountered. The spring gave off so much water that an 18 horsepower engine was needed to prevent the shaft from flooding altogether. Whyte then decided to bore to ensure the presence of coal, but a case pipe joint snapped below ground and an entirely new bore had to be sunk. Operations had thus far cost some £2,140, which Edward Terrick Hamilton thought 'a sum of trifling amount if we get the coal, but too much to expend while the issue was uncertain.'<sup>72</sup>

Whyte next tried a location nearer The Borehole. Although tests recorded a smudge which may have been the Company (or Borehole) seam, Whyte decided to prove the presence of coal by driving a drift from the older workings. By April 1859 the coal had been reached and a new shaft was soon commenced at the new site. Because of the depth of surface sand, iron drums had to be used to strengthen the excavation, but when clay was reached the lateral pressure became so intense that a complete collapse was feared. E.O. Moriarty, the Government Chief Engineer for Harbours and Rivers, inspected the work and found that there was no danger of a general collapse; General Superintendent Arthur Hodgson had, however, lost confidence in Whyte, not least because of accusations that he was too fond of the bottle; in January 1860, therefore, Whyte was dismissed from the Company's service.<sup>73</sup>

<sup>70</sup> On the 'Duplicate of Tracing forwarded to London Robt Whyte [sic] 12 September 1859', the Overman's house is described as 'Lindsay's House'.

<sup>71</sup> Hodgson to Court of Directors, Despatch 10, 31 January 1857, A. A. Co Despatches 78/1/27.

<sup>72</sup> E.T. Hamilton, Report to Court of Directors 1859, in J. Gregson, *Australian Agricultural Company*, pp. 206-207.

<sup>73</sup> Gregson, *ibid.*, pp. 219-221; P. A. Pemberton, *Pure Merinos and Others*, p. 35

## 4.2 James Barron Winship

After the dismissal of Whyte, James Lindsay took on his position in an acting capacity. He was described as having for years been the mainstay of the Colliery Department, despite Alexander ('Big') Brown's repeated attempt to tempt him away from Company's service in favour of that of the Newcastle Wallsend Coal Company, which was to become a determined competitor.<sup>74</sup> Although Lindsay might have wished for a longer-term appointment, his lack of formal qualifications will have told against him,<sup>75</sup> and the position passed to an Englishman, James Barron Winship. Born in Durham c.1819, Winship at an early age he entered the coal mining industry, later managing collieries in Derbyshire and at Preston in Lancashire.<sup>76</sup> It was in the latter place that he was engaged by the A.A. Company on the advice of Matthew Liddell, the company's Consulting Viewer. In October 1860 he and his wife sailed for Sydney on the *Star of Peace*<sup>77</sup> arriving at Sydney in January 1861.<sup>78</sup>

Winship, like his predecessor Whyte, had been promised free accommodation; but the property concerned having been sold, Winship and his wife were forced to stay for some time at Newcastle's Great Northern Hotel, which although adequate was hardly salubrious. This was an obviously unsatisfactory situation. Lindsay's subsequent resignation appears to have provided a temporary solution. There is long-standing tradition<sup>79</sup> to the effect that Winship, who was certainly a memorable figure, moved into the Overman's house after the Lindsay family had vacated it, this tradition being confirmed by two changes of nomenclature that occurred at about this time: Pit Row (exclusive of Denison Street) became Winship Street, while Borehole Hill became known as Winship's Hill. It may have been at this time that the existing kitchen wing was built, and possibly the rear (western) verandah if that was not already extant. Winship and his wife are known to have eventually removed to Church Street, Newcastle, where they rented, with a view to purchase, a comfortable house with commanding views towards the Company's coal loading staiths, and across the city and harbour beyond.<sup>80</sup> Another tradition has it that a doctor at some stage resided in the Overman's house. If this is so, this will have occurred at some time after the departure of Winship.<sup>81</sup>

Winship oversaw the further development of the mining infrastructure of the A.A. Company. Sinking of the No. 2 shaft was recommenced and the Borehole seam was reached in June

<sup>74</sup> Hodgson to Governor of A.A. Company, private despatch, 13 January 1860, 78/1/33, A.A. Co. Despatches.

<sup>75</sup> *Ibid.*

<sup>76</sup> "Mr J.B. Winship", *Sydney Morning Herald*, 30 September 1876, p. 5.

<sup>77</sup> P.A. Pemberton, *Pure Merinos and Others*, p. 35.

<sup>78</sup> Information supplied to author by P.A. Pemberton.

<sup>79</sup> Information supplied to author by the late Mrs Naomi McCourt and the late Mr David Murray, elder of a multi-generational Hamilton family, in 1993.

<sup>80</sup> Information supplied to author by P.A. Pemberton.

<sup>81</sup> Information supplied to author by the late Mrs Naomi McCourt.

1861. Despite this activity, General Superintendent Arthur Hodgson became worried that the 'D' and 'E' Pit workings were so nearly exhausted that the supply of coal was threatened. A new shaft, called the 'G' Pit, had therefore been sunk on the flat immediately to the west of The Borehole.<sup>82</sup>

Winship's record is characterised by bitter industrial conflict. In 1861, General Superintendent Arthur Hodgson, soon to be succeeded by Edward Christopher Merewether, chaired a meeting of officers of the four main colliery companies,

...for the purpose of taking into consideration the propriety of combined action amongst the Coal proprietors in the neighbourhood of Newcastle with a view to check the unjust and exorbitant demands of the Miners.<sup>83</sup>

This 'combined action' involved the imposition of a 20 per cent reduction in the hewing rate, leading to a two-month strike in which the district miners' union was victorious, mainly because of the disunity of the employers. During the strike plans had been made to recruit miners from outside the district and the employers hoped by such means irreparably to damage the union.<sup>84</sup>

Winship was heavily involved in these activities. As R.A. Gollan wrote,

The initiative was taken by the A.A. Company and the most active spirit was the colliery manager, J.B. Winship. An experienced, able, and energetic man, he had been brought by the company from the north of England towards the end of 1860. He carried out substantial improvements in the organisation of the colliery, and then in 1862 devoted himself with energy and enthusiasm to destroying the union for which he had a deep personal antipathy.<sup>85</sup>

Winship provoked the miners by insisting that a reduced hewing rate should be paid in the No. 2 colliery, the laying out of which he had overseen. When his offer was refused the superintendent travelled to Victoria and South Australia to recruit labour and he was able to secure about 300 men.<sup>86</sup> These were taken to Newcastle by sea and some brought their families with them. Although many of the strike-breakers were accommodated in or near Newcastle, single men were quartered at The Borehole. To make way for them striking miners

<sup>82</sup> J. Gregson, *Australian Agricultural Company*, pp. 225, 227.

<sup>83</sup> R.A. Gollan, *The Coal Miners of New South Wales: A History of the Union*. Melbourne: Melbourne University Press, 1963, p. 37; Harper to Merewether, 7 June 1862 A.A. Company *Despatches*, cited in Peter Murray, *From Borehole to Hamilton*, p. 33.

<sup>84</sup> Peter Murray, *From Borehole to Hamilton*, pp. 37-39.

<sup>85</sup> R.A. Gollan, *Coal Miners of NSW*, p. 40.

<sup>86</sup> pp. 40-41



were evicted from the Company-owned dwellings.<sup>87</sup> One of Winship's men described the scene before the evictions took place:

According to your instructions, I went around the Houses with Ketteridge and we valued the Houses as well as we could. We did not go close to the Houses to examine them we only looked at them at a Distance. No one took any notice of us. Some of the Houses is very good will last for years particular those Slab Huts. It is my opinion that those Houses might be purchased for one half the money they are valued at. I have enclosed with this note a description of the Houses in short; some of those bark Houses has Board Floors others have nothing but the earth for floors. There is a little brick store by the Pits as might be made for a Dwelling House for some young men. There is a fireplace and everything complete – it only wants cleaning out. If you think it advisable I will get it cleaned out at White washed.<sup>88</sup>

Despite such harsh measures the strike continued. Winship made it his business personally to track down importees who fled the mines and he prosecuted many workers who had sympathised with the unionists and broken their contracts. On one occasion he ranged as far as the railway construction works at Picton, where he had one absconder arrested. The unfortunate individual was, along with 20 others, sent to Sydney in chains.<sup>89</sup>

James Lindsay, who Winship considered had for too long had things his own way, in August 1861 resigned from the Company's service,<sup>90</sup> going on to manage the West Hartley and Minmi collieries.<sup>91</sup> The resignation of this corporate 'mainstay' demonstrates that Lindsay's sympathies were with the community with which he had so long been involved, and that Winship's overly fixed ideas were already telling against him. As a contemporary newspaper report asserted,

The gentleman who has the superintendence of these mines, although a man of great experience, is very unpopular with the men; and the underground manager, who had been in the service of the Company for more than twenty years, and had received repeated testimonials from the board at home, resigned his position in consequence of not approving of the steps taken by the commissioner and manager, which led to the strike.<sup>92</sup>

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<sup>87</sup> P.A. Pemberton, *Pure Merinos and Others*, p. 37.

<sup>88</sup> Harper to Winship, in R.A. Gollan, *Coal Miners of NSW*, pp. 41-42.

<sup>89</sup> Winship to E.C. Merewether, cited in R.A Gollan, *The Coal Miners of NSW*, p. 43.

<sup>90</sup> Information supplied by P.A. Pemberton.

<sup>91</sup> *Newcastle Chronicle*, 20 December 1864, p. 3.

<sup>92</sup> 'The Coalmines and Miners of Newcastle', *Newcastle Chronicle and Hunter River District News*, 7 September 1861, p. 2.

It was as a result of a disagreement concerning Winship's policies that James Lindsay, who had of course built up valuable relationships with men affected by the new broom, left the service of the A.A. Company and entered that of the New Hartley and West Hartley collieries, Lake Macquarie.<sup>93</sup> He ultimately settled at Wallsend, itself a well-established mining township,<sup>94</sup> where he died in May 1893.<sup>95</sup>

Winship remained Colliery Superintendent until his resignation in January 1876. During that year he became a founding director of an entity called the 'New A.A. Company', a name which caused much local merriment until, after protests from the 'old' A.A. Company, it changed its title to that of the Newcastle Coal Mining Company Ltd. This aimed to exploit the Borehole seam from leases on the Merewether Estate. Winship travelled to Melbourne on behalf of the new firm but in September he was drowned when the steamer *Dandenong* foundered on its return voyage.<sup>96</sup>

**MR. J. B. WINSHIP.**—Among the passengers who perished in the ill-fated steamer *Dandenong* there was none more widely known than Mr. James Barron Winship. Born in Durham, in England, in 1819, he began his business career in the coal mines of that and the adjoining country. Thence he passed to Derbyshire, where he obtained the position of manager of Lord Chesterfield's coal mines, and subsequently he assumed the management of a colliery near Preston, in Lancashire. Whilst at this place, the Australian Agricultural Company offered him the appointment of viewer or mining engineer in their coal mines at Newcastle, in this colony. The offer was accepted, and for fifteen years he served the company in a skilful and prudent manner. Some time ago he resigned his office with a view to assuming the management of a new coal company. In this venture he was himself largely interested, providing two-sevenths of the capital. He visited Melbourne with Mr. F. Ash, one of his fellow-partners, for the purpose of arranging the details with co-partners there, and he was returning when he met with his death, Mr. Ash providentially escaping a similar fate. Probably there was no man better known in Newcastle and its neighbourhood than Mr. Winship, and his loss will be felt by the district. He was of an energetic and speculative disposition, and ever ready to embark in any enterprise calculated to promote the general prosperity.

Figure 15. *Sydney Morning Herald*, 30 September 1876, p. 5.

<sup>93</sup> 'Newcastle: Mineral Discovery', *Newcastle Chronicle*, 30 September 1865, p. 3.

<sup>94</sup> 'Newcastle and Suburbs; Municipal Progress; Hamilton', *Newcastle Morning Herald and Miners' Advocate*, 6 July 1892, p. 6.

<sup>95</sup> 'Death of Mr J. Lindsay', *Evening News*, 11 May 1893, p. 6.

<sup>96</sup> Dixon, *History of Merewether*. Newcastle: Merewether Municipal Council, 1935, p. 74.

## 5. THE ADVENT OF DIXON LITTLE

Winship was succeeded as Superintendent of Collieries by William Turnbull, who occupied the position until 1904.<sup>97</sup> Turnbull did not, however, live in the house on Winship's Hill, which because of rising expectations as to living conditions could hardly satisfied the expectations of the Company's new senior colliery officer. The dwelling was instead occupied by Dixon Little, the A.A. Company's colliery engineer. It was logical that Little should have been quartered near the Company's pits in the Borehole/Pit Town (Hamilton) area.

Little was born at Newcastle-upon-Tyne in 1830. At the age of 10 years (nothing unusual at the time) he commenced his career in the Percy Main Colliery, Northumberland, where he remained until he was 14 years of age. He then moved to Seaton Delaval colliery (opened 1838), adjoining the coastal village of that name, where he was apprenticed in the engineering trade. Having suffered serious injury in an underground accident, the effects of which he felt for the rest of his life, Little was unable to continue at Seaton Delaval; he therefore moved back to Newcastle-upon-Tyne, where he took up a position at the Elswick Engine Works of W.G. Armstrong and Co.



**Figure 16. Dixon Little in later life. Jennifer Pritchard**

<sup>97</sup> Pemberton, *op. cit.*, p. 102.  
Prepared by EJE Heritage



**Figure 17. Mary Little (nee Millican). Jennifer Pritchard**

Little became a kind of travelling mechanic, collaborating in the completion of the Durham water supply scheme and the erection of hydraulic machinery (for which the Elswick works was famous) and winding equipment in an English lead mine. He helped to provide steam power with which to operate the working models at the still-famous Great Exhibition of the Works of Industry of All Nations, held in London during 1851. While in the Imperial capital, Little witnessed the opening of the Exhibition by Queen Victoria, and also the funeral of the Duke of Wellington, the 'Hero of Waterloo'. He later helped to erect coal hoists at the West India Docks and on the Regent's Canal; to install cranes in the great goods sheds of King's Cross railway station, and to build a bridge on the Great Western Railway. Having by then become a most valuable engineer; Little was recalled to the Elswick works, where he was to work for the next 10 years.<sup>98</sup>

<sup>98</sup> 'The Retirement of Mr Dixon Little', *Newcastle Morning Herald and Miners' Advocate*, 22 May 1899.  
Prepared by EJE Heritage  
Nominated Architect – Barney Collins No. 4438



**Figure 18. Queen Victoria opens the Great Exhibition in the Crystal Palace in Hyde Park, London, in 1851, by Louis Haghe (1806-1885), as scene observed by Dixon Little. *Wikipedia Commons***

Dixon Little was, however, 'determined to seek fresh fields for the pursuit of additional knowledge',<sup>99</sup> and may also have been seeking new professional opportunities, for during 1863 he decided to emigrate to the Australian colonies. Until 1869 he served as an engineer for the expanding New South Wales Government Railways, after which he secured a position with the A.A. Company, in whose employment he was to remain for the next 30 years, during the last 18 of which he was Chief Engineer for the Colliery Department.<sup>100</sup> As the early Borehole pits had been closed during 1863 and 1864, Little's attentions were at first directed towards the Borehole No. 2 colliery, a much larger concern, the pit top of which was easily visible from the southern verandah of the residence. At this time a Sydney correspondent, referring to the dirt and coal dust by which the miners were covered after coming out-by, described The Borehole as 'a kind of township. From the colour of its inhabitants I should think an African one, and I for one would not like to be the Stanley to search for a Livingstone in a locality so puzzling.'<sup>101</sup>

<sup>99</sup> *Ibid.*

<sup>100</sup> *Ibid.*

<sup>101</sup> Sydney Morning Herald, 31 December 1873.



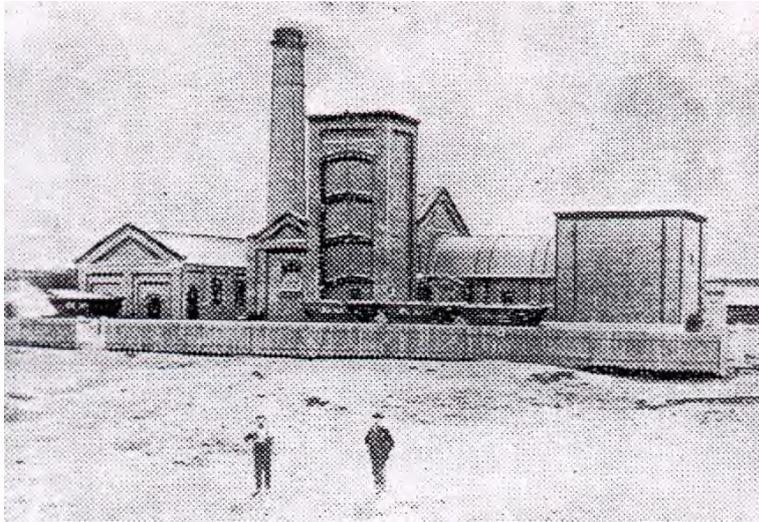


Figure 19. Pit top of 'D' Pit in its ultimate guise as a ventilation shaft for newer Company workings. *Official Souvenir of the Municipal Jubilee of Hamilton, 1871 – 1921.*

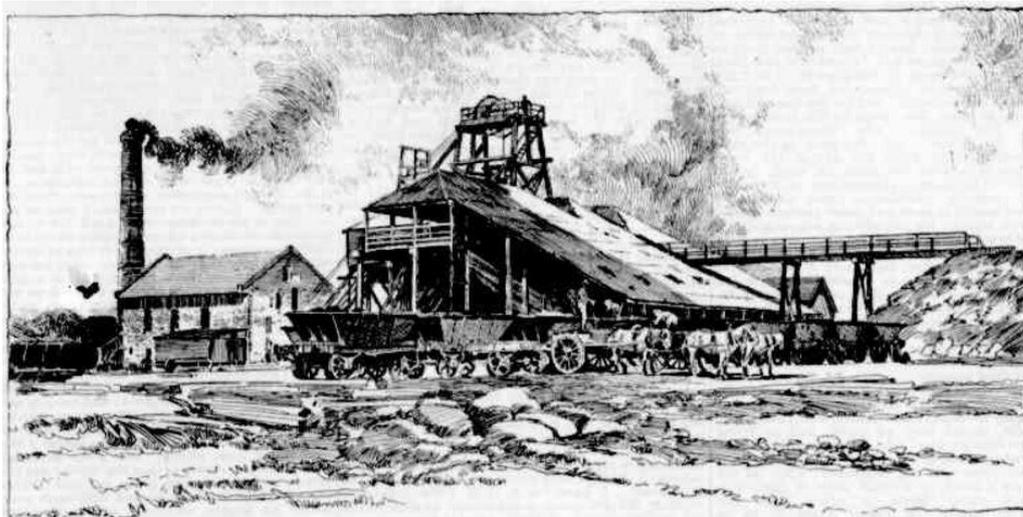


Figure 20. Pit top, Borehole No. 2 colliery, 1889. *Australian Town and Country Journal*, 2 November 1889, p. 24.

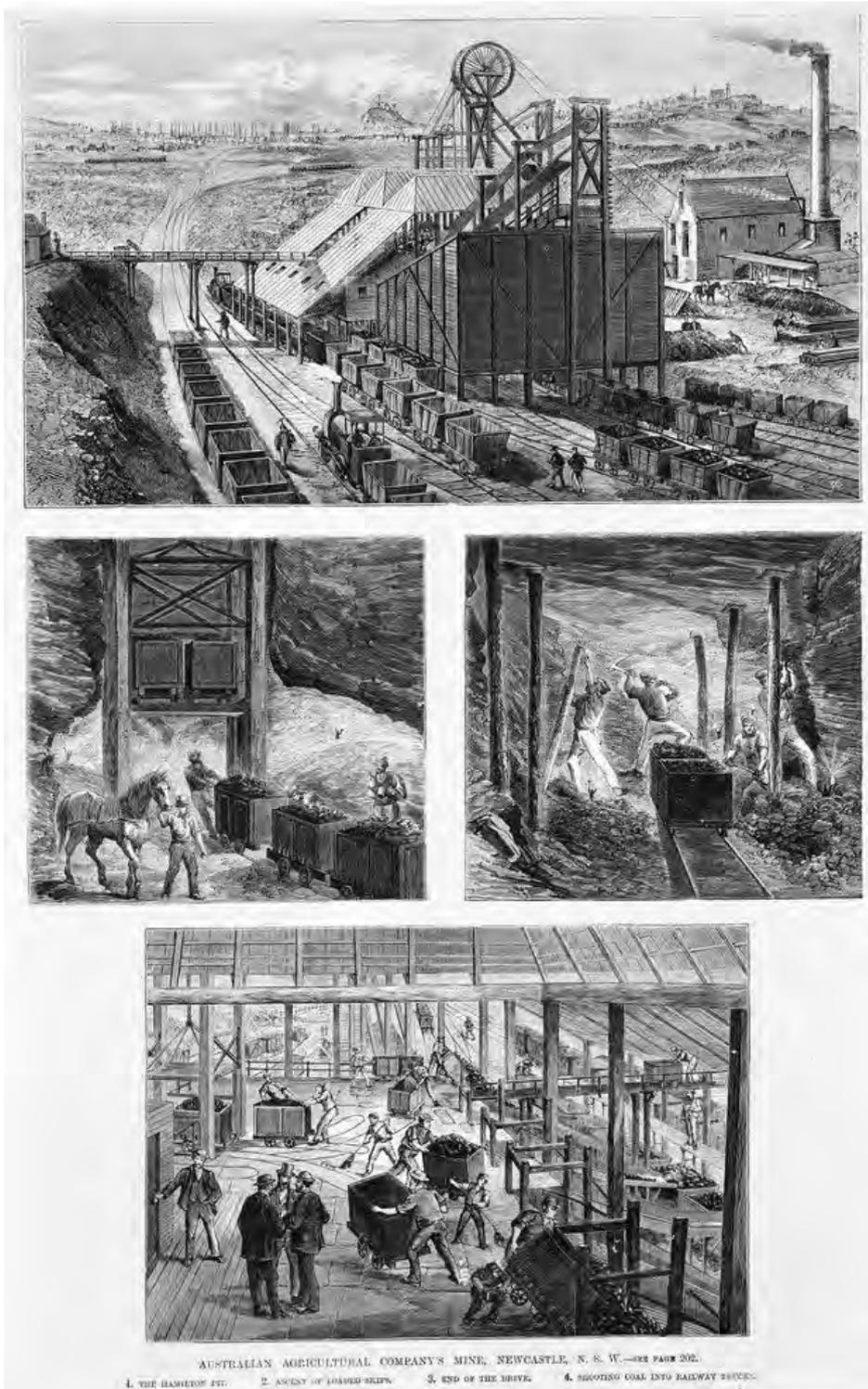


**Figure 21. Borehole No. 2 Colliery, Wallaby Flat, Hamilton. Chief Engineer Dixon Little, accompanied by his dog, is at left. *Newcastle Region Library***

A new mine, the 'H' Pit (also known as the Hamilton Pit after Edward Terrick Hamilton), near the southern boundary of the Company's Newcastle estate, was opened in the mid-1870s with Dixon Little superintending underground engineering operations.<sup>102</sup> The well-equipped colliery remained a highly successful one until the morning of Saturday 22 June 1889, when in a great fall of roof 11 men and boys were entombed in the western crosscut district; this was to the west of Glebe Hill, around what is now Henderson Park at Merewether West. Many miners had only narrowly escaped. Determined efforts were made to reach the victims, but by Sunday evening all hope had been surrendered. On the following Wednesday the Governor, Baron Carrington, visited the colliery as a gesture of sympathy. An extensive operation, partly under the direction of Dixon Little, was mounted in an attempt to recover the remains of the miners, but the last body was not released until September.<sup>103</sup>

<sup>102</sup> Working Notes of Dixon Little.

<sup>103</sup> J. Dixon, *History of Merewether*, pp. 75-77.



**Figure 22. The ‘H’ Pit, or Hamilton Pit, of the A.A. Company, situated in and around what is now Henry Park, Hamilton South, in happier times. The Company’s railway system is seen to advantage, which the City of Newcastle and its harbour are visible in the distance. *Illustrated Sydney News and New South Wales Agriculturalist and Grazier*, 22 November 1873, p. 13. Illustration by Samuel Calvert, then a well-known newspaper artist.**

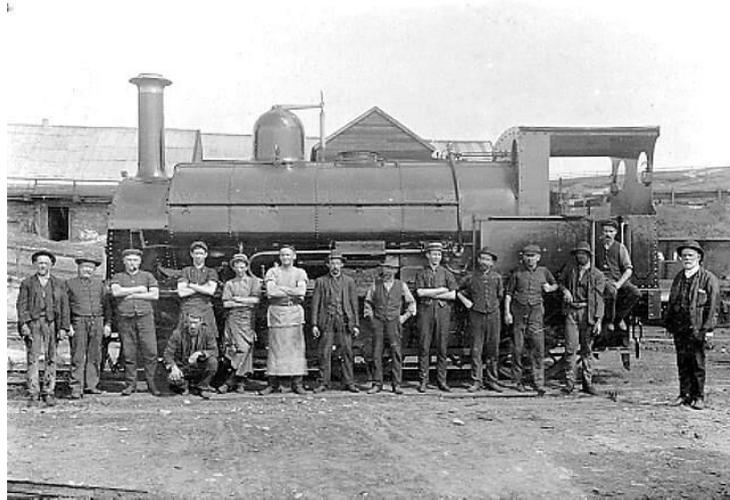


**Figure 23. A Ralph Snowball photograph of the scene at the ‘H’ Pit, Saturday 22 June 1889. Note the crowds that have gathered out of concern for the men and boys trapped below. Such gatherings were usual in the days following Northern coalfields pit disasters. Note that the pit top has been considerably developed over the previous 15 years.**  
*Newcastle Region Library*

All necessary equipment used in the course of the rescue attempt was, as is to be expected, supplied by the A.A. Company. Dixon Little oversaw its use and afterwards compiled a detailed list of equipment lost in the disaster. He also calculated the cost of the recovery operation, including the wages of the rescuers and, more chillingly, the coffins for the victims. The caskets were made at the Company’s workshops, the cost being carefully calculated and recorded. The shorter coffins cost, in all, £2/6/7 (two pounds, six shillings and seven pence), while the longer ones came to £2/7/3. If some of the dead had been shorter the A.A. Company might have saved 1/8/0 per coffin. For the Colliery Department of the Australian Agricultural Company, even death had its price.<sup>104</sup>

After the bodies had been recovered the ‘H’ Pit was closed, operations from thenceforth being centred on the Borehole No. 2 pit until the opening in 1888 of the New Winning colliery (generally called the Sea Pit, as it worked partly under the nearby ocean) at Cook’s Hill, only a short distance by rail from the Company’s harbourside loading staiths. Dixon Little again equipped the very well capitalised and laid out pit, and superintended engineering operations.<sup>105</sup>

<sup>104</sup> ‘Material Lost throughout Hamilton Pit Saturday June 22<sup>nd</sup>’: Working Notes of Dixon Little.



**Figure 24. The A.A. Company engineering staff at the New Winning Colliery. At extreme right is Dixon Little as Chief Engineer. The condition of the locomotive engine, one of two at this time owned by the Company, demonstrates the pride of workmanship upon which Little, as an old hand, will have insisted. This photograph has traditionally been described as having been taken c.1910, but this is much too late a date. Little's bowler hat, apparently habitually worn, is a mark of Little's authority. Beyond the rising ground at rear are the ocean cliffs. This photograph may have been taken to mark Little's retirement in 1899. *Newcastle Region Library***



**Figure 25. A.A. Company colliery officials, 1897. A bolwer-hatted Dixon Little is seated at extreme right. *Australian Town and Country Journal*, 17 July 1897, p. 24.**

Little was active in the Hamilton Methodist Church; Second Newcastle Investment and Building Society; and the Newcastle Gold-Mining Company. There is a local tradition to the effect that Dixon Street, Hamilton, is named after him. Having served as Chief Engineer for over 16 years, Little was forced to retire in May 1899 due to the effects of his old work injuries. Winship's Hill had by this time been renamed Cameron's Hill after the proprietor of the Queen's Arms Inn which had been built opposite the Company residence in the late 1850s. It was at that hostelry, by 1899 known as Sharp's Hotel, that Dixon Little was farewelled before a 'large and representative assemblage' of the Company's surface workers, their willing attendance affording the best proof of the respect in which he was held.

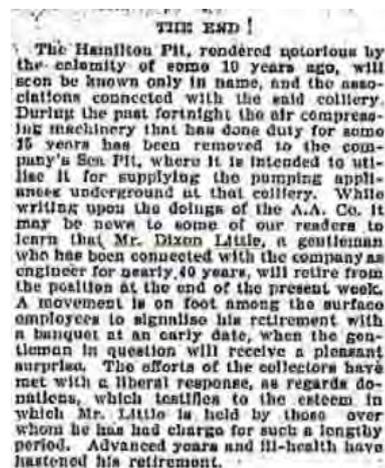


Figure 26. *NMH*, 12 May 1899, p. 8.

During the meeting he was presented with a smoker's outfit, a purse of gold sovereigns and an illuminated address, 'beautifully framed'. The address read, in part:

*...we, the employees under you cannot allow you to retire from the service without expressing our heartfelt appreciation of the manner in which you have at all times given justice to the company and those employed under you.<sup>106</sup>*

<sup>106</sup> 'The Retirement of Mr Dixon Little', *Newcastle Morning Herald and Miners' Advocate*, 22 May

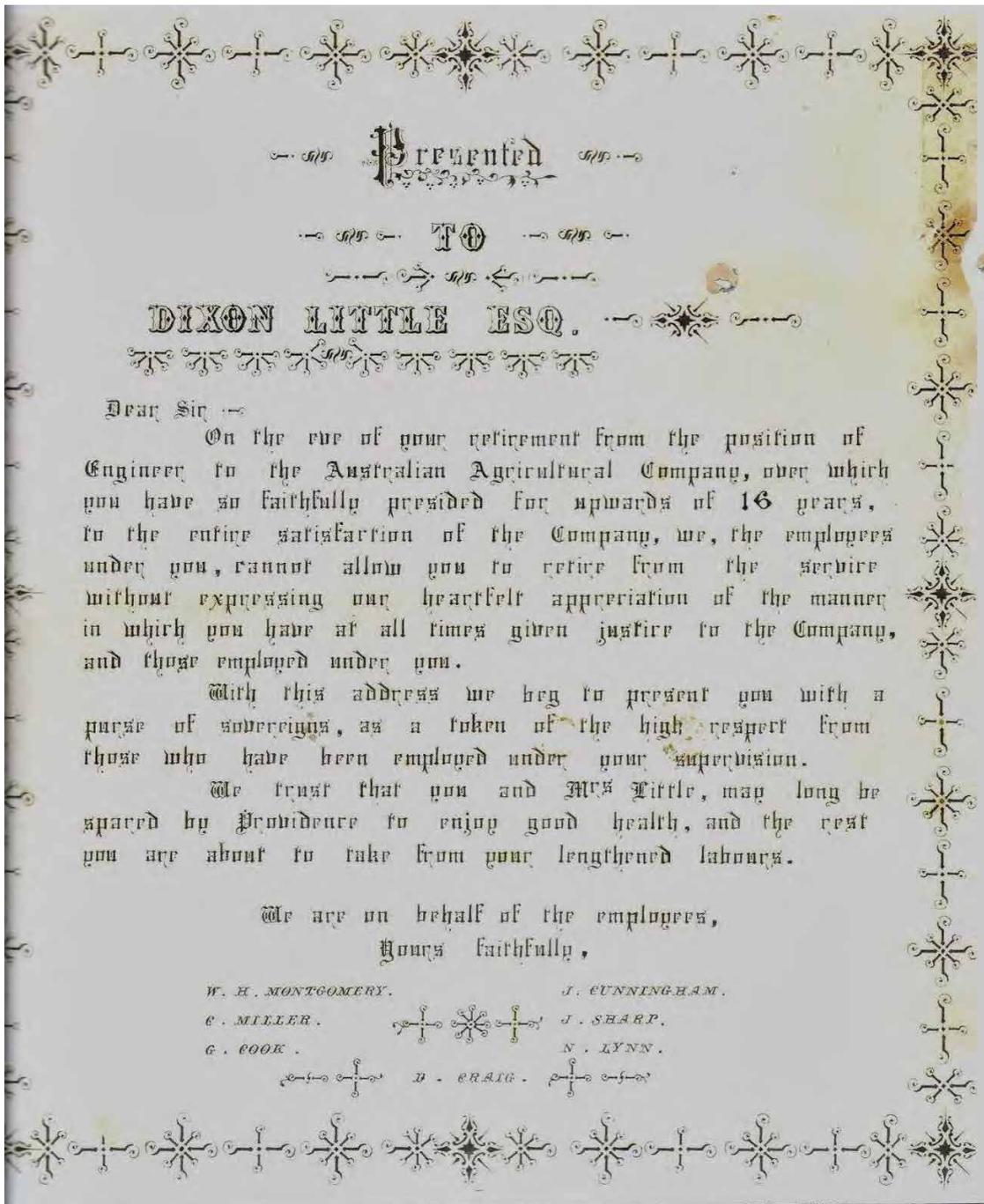


Figure 27. Copy of illuminated address presented to Dixon Little upon his retirement. *Jennifer Pritchard*

Be that as it may, upon Dixon's retirement his son, William Richard Little, took up his father's position as Chief Engineer, and with it the house. William had been born in Newcastle-upon-Tyne in 1855, and had come to Australia with his parents. His wife was the capable Alice Little. In 1874, Dixon had apprenticed William [see Appendix] for a period of five years to brothers James and Alexander Rodgers,<sup>107</sup> Newcastle engineers and brass and iron founders. Their works, established in 1854, and the first such enterprise in the district, had been commenced by their father, Archibald, originally of Dunfermline, Fife.

<sup>107</sup> The present author is descended from their sister, Helen, who became a school teacher at Hill End, and also at the first embryonic Lambton public school.



**Figure 28. Photograph of the house c.1900, showing alterations and additions. The right-hand chimney has been removed, while corrugated iron has been laid over the original shingled roof. The chimney at left serves the recently-completed dining room. The verandah has been altered with the addition of a decorative balustrade and valance, replacing the originals, although the dormer window is as yet in original condition. The lady proudly standing on the verandah is Mrs Alice Little, grandmother of Naomi McCourt. Note that, due to the continued presence of roof shingles, the overlaps of the iron sheeting are unusually inconstant. The photograph was amateurishly retouched in the 1990s by a photographic laboratory to better show the profile of the chimneys. It is thought that this photograph was taken to mark the completion of the improvements undertaken by William Little.**  
*Late Mrs Naomi McCourt*



**Figure 29. Mrs Alice Little**



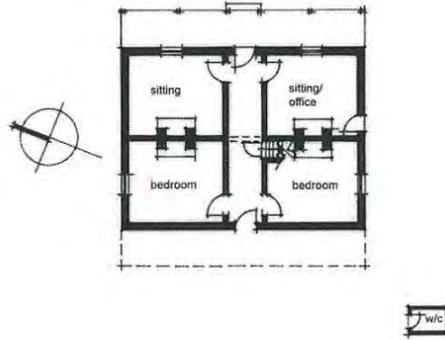
**Figure 30.** A Ralph Snowball photograph showing Hamilton and surrounds from Glebe Hill, near 'H' Pit. The rough thoroughfare in the centre is the approximate line of today's Beaumont Street. *University of Newcastle Cultural Collections*



**Figure 31.** Detail of above, showing, from left, on Cameron's Hill: the Queen's Arms Hotel, the Little residence (A.A. Company house) and associated trees; Miners' cottages; 'D' Pit upcast ventilation shaft, pit top structures and chimney; St. Peter's Church of England; Hamilton Public School; township of Hamilton; Borehole No. 2 colliery, pit top structures and chimney. Note the generally underdeveloped state of the western portion of Cameron's Hill, with the hotel and the Company residence being prominent on the skyline.

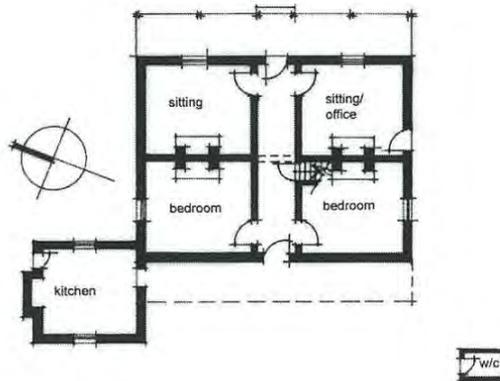
**c1850**

four bedroom cottage with attic, external toilet (possibly rear verandah)



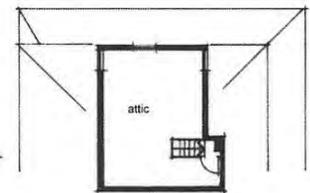
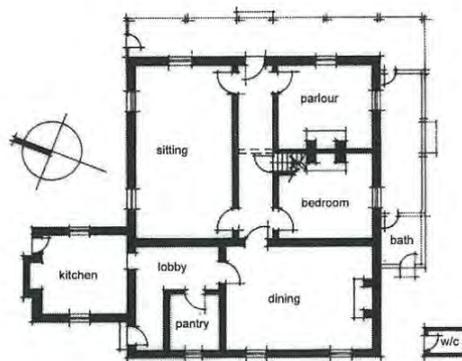
**c1860 (-1900)**

addition of kitchen, likely accessed via rear verandah



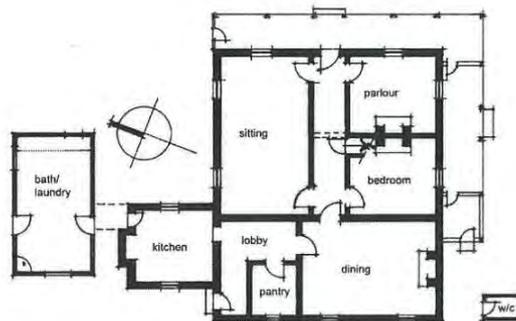
**1900**

addition of dining room wing and southern verandah, attic size reduced (dormer enlarged c1920)



**c1930 (-present)**

addition of bath/laundry



**Historical Plan B13**  
 2000  
 Construction phases.  
 source: Suters Architects

**Figure 32. Construction phases. Suters Architects CMP (March 2000)**

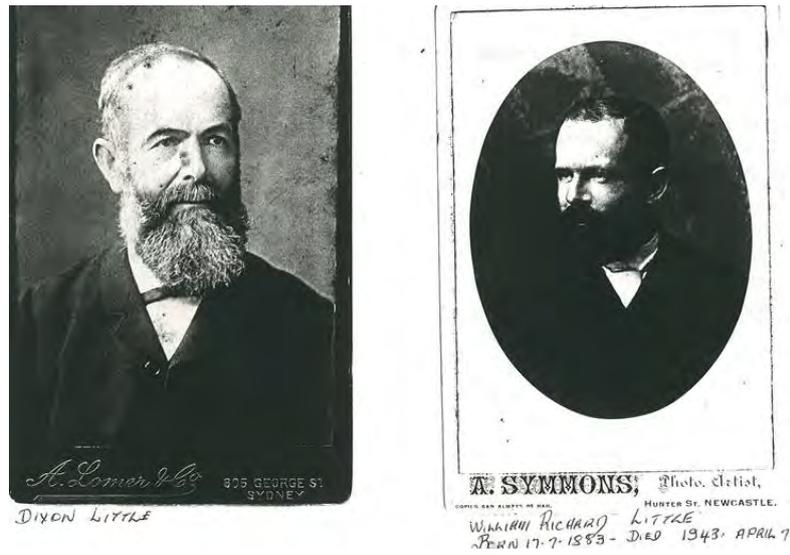


Figure 33. Dixon Little and William Little (inscriptions by late Mrs Naomi McCourt)



Figure 34. William Little in later life.

It was this time that considerable alterations and additions were undertaken, probably at the A.A. Company's expense. While precise details are not known, the works appear to have commenced after Dixon Little had moved out. The works were fairly extensive, including the addition of a large dining room, pantry and new rear entry, these having access to the kitchen; the demolition of an internal wall and back-to-back fireplaces, allowing two of the four ground floor rooms of the original element of the house to be combined into one large sitting room; and the sheeting over of the maintenance-intensive shingle roof in corrugated galvanised iron. It appears to have been at this time that the original verandah roof valances were replaced in a scalloped pattern; the verandah posts were replaced; and the timber verandah floor was replaced in concrete. It may have been at this time, too, that the existing fuel stove was retrofitted in the kitchen fireplace. This was made by James Ward of the Allington Stoveworks (founded c. 1884), Surry Hills.<sup>108</sup> It may have been at this time, too, that the house was lit with gas, as evinced by the ceiling rose for a dining room gasolier and remains of a wall fitting in the rear hallway. These developments changed the character of the house but they are an interesting example of the way in which living standards and expectations had changed between the 1850s and the turn of the century. Numerals visible at the apex of the northern gable of the dining room/pantry additions betray the apparent date of the apparent completion of the works: 27/2/1900. This was little more than four months before H.M. Queen Victoria assented to the Australian Constitution Act which constituted the Commonwealth of Australia. In celebration of Federation, the metal canopy protecting the new rear entry featured a stylised Federation Star, while the shield-bearers of the first and current Commonwealth Coat of Arms, two kangaroos and an emu, executed in metal, were later soldered to the lip of the canopy.

Dixon Little owned several properties in Hamilton, mainly in Denison (then Winship) Street, and after his retirement he and his wife Mary Little, nee Millican, moved into one of these. The house was known as *Tecoma*, located at 152 Denison Street, and had been built for his son William c.1890. There Dixon died on 23 February 1901. During the following month operations at the Borehole No. 2 colliery, to which Dixon had devoted so much of his life, forever ceased. Mary died on Friday 4 July 1908, and was survived by their four children.<sup>109</sup>

<sup>108</sup> State Heritage Inventory information, Sydney City Council.

<sup>109</sup> Little Family Records; 'Hamilton', *Newcastle Morning Herald and Miners' Advocate*, 25 July 1908,

## 6. THE HOUSE IS SOLD BY THE A.A. COMPANY

By the turn of the Century the coal reserves of the Hamilton area had been exhausted, the A.A. Company having no option but to relocate its mining activities. In 1904 the Company opened a new mine, Hebburn, on the South Maitland field. Much of Cameron's Hill, much of which continued to be characterised by grass and low scrub, so much so that was sometimes the scene of military exercises,<sup>110</sup> was now subdivided and sold. The new subdivision cut across the grounds of the Little family's residence, which now formed part of Lot 82; yet Section F, of which the property was part, was not immediately sold, remaining the property of the A.A. Company.

During the period shortly before the beginning of the Great War, the Company was forced by geological problems to plan the closure of its prestigious New Winning colliery, or Sea Pit as it was colloquially known.<sup>111</sup> So it was that, with the commencement of the *Land Tax Act 1910* (Cth), a measure which caused tax to be levied on the owners of large estate, the Company decided to minimise its liabilities by disposing of as much of its Newcastle estate as were no longer required for its operations,<sup>112</sup> which in a local context had mostly consisted of coal mining and associated activities. The Company therefore began to dispose of assets connected with the Colliery Department, the residence being amongst them. William Little offered to purchase the property, the conveyance being completed during July 1914.<sup>113</sup> The purchase included the three lots, Lot 81, Lot 82 and Lot 83, that incorporated much but not all of the immediate curtilage of the residence. While the northern portion of Lot 82 for years remained vacant, in about 1920 a large masonry-built residence (now 193 Denison Street) was built on Lot 83, while in 1937 a similarly substantial dwelling, or a different design (now 197 Denison Street), was built on Lot 81. Both long remained in possession of the Little family. In the 1920s, electric light was introduced to the former A.A. Company house, gasoliers and other gas fittings being removed. The fuel stove continued in use.

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<sup>110</sup> *Sydney Morning Herald*, 13 April 1903, p. 8.

<sup>111</sup> P.A. Pemberton, *Pure Merinos and Others*, pp. 37-38

<sup>112</sup> See James Docherty, *Newcastle: the Making of an Australian City*. Sydney: Hale and Iremonger, 1983, p. 84.

<sup>113</sup> Conveyance of Town Allotment to Wm R. Little, 1914, Little Family Records.



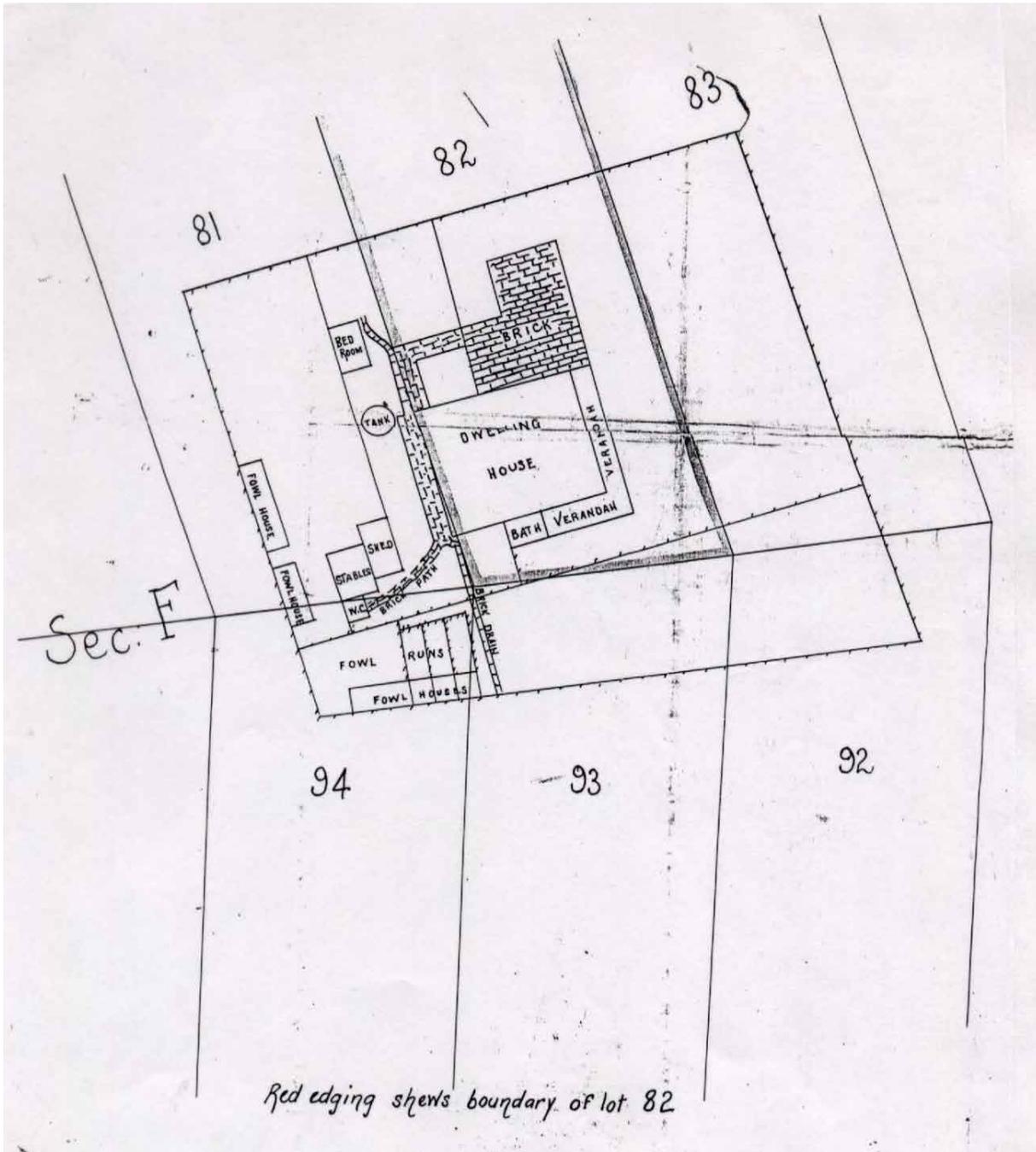


Figure 35. A plan of the property as it was upon subdivision, showing the manner in which subdivision intruded upon the immediate curtilage of the property. Outbuildings, including the stables, sheds, sulky shed, fowlhouses and cesspit w.c. reflect the everyday needs of the family. The late Mrs McCourt held that the external bedroom as shown was never actually built. *Late Naomi McCourt*



Figure 36. One of several Cameron's Hill subdivisions, about 1908. Newcastle Region Library via Ruth Cotton, Hidden Hamilton.

William Little, having served the A.A. Company for 50 years, retired in 1933; he died in April 1945, in his 90<sup>th</sup> year. His wife Alice remained in residence until her death in August 1948; the house, however, was ultimately inherited by her sons, Dixon Allan Little and Charles Millican Little. It was at around this time that Winship Street was renamed as Denison Street, thus standardising the name of the long road leading from the Co-operative Store in Hunter Street West, the lengths of which were formerly known as Hamilton Road, Denison Street and Winship Street. This renaming removed the last obvious link between the A.A. Company house and James Barron Winship; the dwelling, formerly 29 Winship Street, becoming 195 Denison Street.

Dixon Allan Little was born in 1892. At the age of 16 he joined the Department of Railways as a junior cadet. In 1910 he was appointed junior draughtsman and then became a surveyor and assistant engineer. By the time of his retirement he had become Assistant Programming Engineer-in-Charge, Newcastle District, working from the District Engineer's Office at Honeysuckle Workshops, with responsibility for trams as well as railways. It was he who, before the sale of Lot 83 (now 193 Denison Street) in the 1960s, re-surveyed the lot to increase the curtilage of the former A.A. Company residence. Dixon Allan Little, widely known in the Hamilton area, died in 1992, having attained his centenary.

Charles Millican Little, who never married, after the death of his father continued to live in the former A.A. Company house with his mother. After his mother's death, he remained in residence, until in 1963, at the nearby Tudor Street bus stop, he was accidentally killed by a motor omnibus. Charles bequeathed his half share in the house to his niece, Naomi McCourt; and she, in turn, on 11 September 1964 purchased the other half share from her father, Dixon Allan Little.

After Charles's death, the manager's house remained unoccupied. While maintenance was not disregarded, the dwelling suffered from the usual effects of a lack of viable use. Furniture was removed, sold, or stolen. The building was almost concealed from the public domain by the garage and verdant trees addressing Denison Street, with only a chimney and portion of the roof visible. Very few people knew of the existence of the house, with even fewer knowing its history.

David Campbell, then writing his higher research thesis in history, during the early 1990s regularly rode his bicycle over Cameron's Hill, and had previously wondered about the provenance of the old dwelling, particularly as the bricks of the chimney visible from the street appeared to be much older than those employed in the surrounding buildings. Knowing that the A.A. Company's 'D' Pit had once been located nearby, he surmised that the house might well be connected with that colliery, and therefore with the A.A. Company, in the history of which he had an interest. In early 1993, a chance roadside meeting with Naomi McCourt, who of course lived next door to the house at 197 Denison Street, provided a chance to enquire as to the provenance of the dwelling, although Campbell did not know that it was she who owned it. Mrs McCourt, a lady of wide experience, was wary of disclosing information to a stranger, particularly as some neighbours to the south has previously complained to Council about the issues connected with the dwelling.

A second chance meeting some time later was sufficient to create sufficient trust between the parties for Mrs McCourt to disclose that Campbell's assumptions had been correct, and that it was in fact she who owned the house. Having been invited to inspect the dwelling, Campbell confirmed that it was of sufficient antiquity to confirm his original supposition, although he noted that the house had fallen into very considerable disrepair, parts of it being infested by termites. Windows were boarded up but some light was admitted via a heavily-corroded box gutter bridging the original portion of the house and the subsequent additions. The condition of the gutter allowed water penetration during rainfall; and while some water was caught by foam fruit cartons strategically positioned below, the floorboards were sufficiently wet to have encouraged frogs to take up residence. While Campbell and Mr Frank Eldridge, Mrs McCourt's relative by

marriage, regularly emptied these, it was clear that something had to be done to reduce the flow of water. Campbell therefore attempted to do this, with Eldridge holding the very old timber ladder usually stored on the front verandah, although the century-old roof sheeting did not provide the safest of footings for the undertaking of repairs to the roof.



**Figure 37. The late Mrs Naomi McCourt. Jennifer Pritchard**

The house having previously been the subject of complaint by neighbours concerned about its condition, its demolition had at one stage been advocated by Newcastle City Council. Mrs McCourt gradually allowed herself to be persuaded that demolition should not be considered, and authorised Campbell to contact the NSW Heritage Office with a view to obtaining conservation assistance. The offer of a dollar-for-dollar grant under the (then) Heritage Assistance Scheme proved impracticable. This led to the involvement of Mr Brian Suters, a well-known Newcastle architect, and a trustee of the Newcastle Historic Reserve Trust. The influential Suters, whose role was a vital one, introduced to the project two architects, W. Ranald Boydell and Linda Smith (now Linda Babic).

On 14 July 1995, a meeting was convened at the residence of Mrs McCourt, 197 Denison Street. It was attended by the Lord Mayor of Newcastle; Brian Suters; W. Ranald Boydell; John Carr, representing the National Trust of Australia (NSW); Council officers Brian Eastoe and Rachel Kelly; heritage advisor Stephen Berry; Dennis McManus, representing the Department of Urban Affairs and Planning; and Mrs McCourt, with David Campbell as amicus. Apologies were extended from James Broadbent and Peter Watts of the Historic Houses Trust. Here the

fate of the Mine Manager's Residence was weighed in the balance, the consensus being that avenues should be explored for the public acquisition of the house.

Suters, Boydell and Campbell subsequently made a formal approach to the (then) NSW Department of Environment and Planning, seeking funding for the purchase part of Lot 82 so as to transfer ownership of the dwelling to Newcastle City Council. This was successful, with the sum of \$93,000 being granted to Council, which shortly afterwards became the registered proprietor. Lot 82 was subdivided to allow Naomi McCourt to construct a new house, known as 195A Denison Street (Lot 211 DP 1122139). Designed by W. Randal Boydell, the new dwelling incorporated design aspects of 193 Denison Street, 197 Denison Street and the A.A. Company house; for instance, the dining room ceiling was vaulted, reflecting that of the old residence. Some external details, such as a diamond window and brick verandah parapet, have since been modified or replaced. It was understood that, upon Mrs McCourt vacating the new dwelling through whatever circumstance, it was to be purchased by Council as an integral part of the heritage curtilage, with a view to its use as a caretaker's residence in association with the A.A. Company dwelling.

No sooner had the local media publicised Council's intended purchase than the site was entered by many dozens of unauthorised visitors, who refused to be discouraged even by the locking of gates and the erection of a sign stating that the land was as yet privately owned. These intrusions, given further impetus by continuing media reports, continued for some weeks. When remonstrated with by the 'discoverer' of the house, the *Newcastle Herald* reporter responsible for the initial stories declared that she, as a ratepayer, had every right to inform the public as to what was being done with 'their' money.

When in late 1996 the site and dwelling were proposed for inclusion in the Newcastle Local Environmental Plan, by way of support it was noted that:

The house and associated tank and outbuildings located at No. 195 and to the rear of No. 197 Denison Street are considered to be of historic and architectural significance for the following reasons:

- the building was constructed between 1848 and 1855;
- it appears to be the oldest intact colliery structure in Australia;
- it is one of only two 19th Century A.A. Company buildings surviving in Newcastle (the other is *Argyle House*, Wharf Road);
- it is possibly one of the oldest buildings in Newcastle;
- it is relatively intact and retains many details dating back to its original construction;

- the tank located in the rear of No. 197 Denison Street may have been one of the original sources of water for the citizens of the area; and
- the site signifies the beginnings of the commercial enterprise which made the city and region nationally famous.<sup>114</sup>

Council's purchase of the A.A. Company house was followed by State-funded conservation works, including the installation of a new galvanised iron roof to replace that laid over the shingles a century before. Other works were carried out by TAFE trade students. The house was sufficiently secure to permit visits by architectural students, and also the conducting of public open days, and even a photography exhibition by the Newcastle Lock-Up Cultural Centre.<sup>115</sup> The fragile state of much of the fabric of the house has now made such events unviable.



**Figure 38. Shingle roof and dormer before conservation works. *Suters Architects***

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<sup>114</sup> Suters Architects CMP (March 2000).

<sup>115</sup> <http://brought-to-light-blog.blogspot.com.au/>



**Figure 39. Verandah roof and dormer before conservation works. *Suters Architects***



**Figure 40. House, seen from the rear yard of 193 Denison Street, before the commencement of conservation works. *Suters Architects***



Figure 41. Bathroom/laundry and kitchen, with 1900 additions beyond, and original element of house at left, before conservation works; note brick paving. *Suters Architects*



Figure 42. Re-roofing. *Suters Architects*



Figure 43. Conservation works to flat arch of north window. *Suters Architects*



Figure 44. Looking south, showing depleted limewash and lime mortar; note brick paving.



**Figure 45. Repointing (with lime mortar) and desalination works in progress.**  
*Sarah Cameron via NSW Heritage Division*



**Figure 46. Before limewashing.** *NSW Heritage Division*



Figure 47. Relaying of floorboards. *NSW Heritage Division*



Figure 48. Awning over rear entry, showing kangaroos and emu. The glazing of the top panel of the door has been boarded over in an attempt to prevent intrusion. *Suters Architects*

When Mrs McCourt did eventually vacate her home, it too was purchased by Council, much to the chagrin of a near neighbour, the late John Bunton, who himself wished to buy it. Bunton informed the press, bringing further controversy. In March 2004 Council did indeed purchase the property, which was rented by Council employees until, following a change of policy, it was sold to another party in February 2008.

With the increasing popularity of the internet, new audiences have become interested in the history and fabric of the A.A. Company residence, which is featured on several websites;<sup>116</sup> it is also to be addressed in a forthcoming monograph.

## 7. THE LITTLE FAMILY BACKGROUND<sup>117</sup>

The following information is based on information compiled by W.Ranald Boydell after an interview with the (late) Mrs Naomi McCourt, 28 April 1998.

### 7.1 Dixon Little

Dixon Little, the family pioneer in Australia, was married to Mary Millican. The couple had four children: John Dixon (Jack); Thomas Henry; William Richard; and Mary Millican. All were born in Britain, and in 1863 immigrated to Australia with their parents.

While it was William who took up the Chief Engineer's position vacated by his father, Dixon Little, and from whom Naomi McCourt is descended, broader family associations long continued with Newcastle in general and with the house in particular. For instance, Thomas Little's son-in-law Frank Eldridge, who married Thomas's daughter Majorie (in later years they lived in Tooke Street Cooks Hill), would help Naomi McCourt to maintain the old house up until his death in 1994, initiating the practice of placing buckets and foam vegetable boxes beneath the leaking box gutter in an attempt to prevent damage to the floor. Thomas Little, a railway engineer resident at The Terrace, Newcastle, had been a council Alderman; a well-known lawn bowler; a trustee of Brown Street Congregational Church; and was an active member of the Newcastle Building and Investment Company Ltd.

William married Alice Emily Maria [pronounced Mariah] Baker in September 1890. The Bakers, of West Maitland, were bootmakers; the couple's marriage, as well as the birth of their two children, Dixon Allan Little (born in 1892), and Charles Millican Little, took place at the Baker's residence at 112 High Street, Maitland (now apparently demolished). William and Alice lived in a house on Steel Street, possibly the two storey timber house at 29 Steel Street, still standing sans its verandah, for a short time after their marriage, until the completion of the house known as *Tecoma* (now 152 Denison Street). They lived there until, in 1899, William took up his father's position as Chief Engineer, and with it the Company residence, at which time Dixon Little and his wife moved into *Tecoma*, from which their funerals were later conducted. Dixon died in 1945, Alice surviving him by only three years.

Their younger son, Charles, never married, living with his parents William and Alice throughout their lives, and after their deaths lived by himself in the old house. He qualifies, therefore, as the longest standing occupant of the dwelling, having lived there from the time his father took up the mine manager's position in 1899 through to his own death in 1963, a total of some 64

<sup>117</sup> Some of this information is extracted from the Suturs Architects CMP (March 2000).  
Prepared by EJE Heritage

years. He met an untimely end while crossing the road opposite the Broadmeadow Fire Station at nearby Belford Street; having been hit by a truck, he died instantly.

Their older son, Dixon Allan, married Clarice Sarah Crosland in July 1917, being married from the house of her late parents in Norfolk Avenue, Islington. Like William and Alice, they lived in a house on Steel Street for a few months until a house was built for them at what is now 152 Denison Street, next to *Tecoma*. This house stands in substantially original condition, while *Tecoma* has been the subject of alterations. Dixon and Clarice, however, lived there for only a few years, in 1920 moving to 193 Denison Street. The couple had two children, Allan Crosland, born in 1918 at *Tecoma*, and Naomi, born in 1922 at the recently-completed 193 Denison Street.



**Figure 49. The house formerly called *Tecoma*, 150 Denison Street; 152 Denison Street, in substantially original condition, is at left (2015). EJE**

Dixon Allan Little spent most of his working life with the NSW Government Railways. In 1929 the family went to live at Werris Creek, then a railway town. From here he solved difficulties involving the operation of the lines, applying well-considered solutions that enabled trains to continue to run despite derailments, embankment and bridge washaways, and the like. In 1932 Dixon was transferred back to Newcastle, being based on the District Engineer's Office at Honeysuckle Point workshops. As 193 Denison Street was subject to a lease, they rented a house behind what was then the Hamilton Tram Depot. In 1933 his father retired, and in 1937, at the encouragement of his parents, Dixon built the house at 197 Denison Street in order that

they might live close to the family. He was later transferred to the Department of Railways head office in Sydney. While Dixon boarded in the metropolis, returning at weekends, the other family members remained at No. 197.

Dixon went on to become a senior officer in the railway service, well respected by both staff and management. Naomi McCourt recounted that, after his retirement, her father would often be approached by people who had worked under him, particularly when during his later years he visited Cardiff Workshops. During the Second World War, Dixon was extensively involved in the defence work in which the Department of Railways played so important a part; some of these involved General Douglas Macarthur, United States Army, to whom the Curtin government had abrogated much responsibility.

Dixon Allan Little was a very capable man, who before his railway service has trained as an architect at the Newcastle Technical College. It was he who produced the drawings for the dwellings now known as 193 and 197 Denison Street. The house to the east (No.193) was built by contractors Bottrell and Reeves of *Avondale*, Beaumont Street Hamilton, for what was then the fairly handsome sum of £926/10/-.<sup>118</sup> The house to the west (No. 197) was built in 1937. Both are obviously well-resolved pieces of domestic architecture, testifying to Dixon's professional skill. Dixon's decision to follow the family engineering tradition appears to have deprived Newcastle of a promising architect. No. 193 was rented out for various periods before being sold during the 1960s to the Scheglinski family, members of which lived there into the 2000s. No. 197 long remained the property of the Little family, being occupied by Naomi McCourt, daughter of Dixon and Clarice, until the late 1990s, when she moved into the newly-constructed 195A Denison Street, designed at her behest by W. Randal Boydell.<sup>119</sup>

Clarice died in May 1979, while Dixon lived to see his centenary, dying in 1992. His 100th birthday was quite a celebration, with various newspaper and television interviews being conducted. He was guest of honour at a celebration at the former Broadmeadow Primitive Methodist Church (now Broadmeadow Uniting Church), at which he delivered an impromptu, and lengthy, address about his life and the history of the area. Dixon had laid the foundation stone for this church, and had subsequently been much involved in the Newcastle City Mission.

Allan Crosland Little married Nell Sharp and had two children: John, who was killed in a motor accident when only 8 years old; and Jane. The family for a few years in the 1950s lived in at 193 Denison Street. After they moved out the house was rented, before being sold to the Scheglinski family as above mentioned.

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<sup>118</sup> Little Family Records.



In December 1944, Naomi married Donald (Don) Hugh McCourt, who went on to become well known in the district. As housing was in short supply during the War years, the couple lived with Naomi's parents at 197 Denison Street; Don and Naomi continued to live here throughout their married life. They did, however, have a weekend on the lake at Coal Point which they bought in the late 1940s, and which was sold in 1994. The couple had two children, Jennifer and Heather. Heather died in the 2000s, while Jennifer Pritchard (nee McCourt) lives in Moree NSW. Don died of a heart attack in March 1976. 197 Denison Street was for many years known as *Ayton*, a hammered copper nameplate attesting to this fact. The house was so named after the English village with which the little family has ancestral connections.<sup>120</sup>

Naomi worked for some years at Breckenridge's store on Hunter Street, which sold ladies frocks and haberdashery, becoming head of their alterations department. Living next door to the former A.A. Company residence, she would help out as first her grandmother Alice, and then her uncle Charles, became older and frailer. Charles, upon his death, left his half share in the house to Naomi, while she later purchased her father's half share. Naomi, although she never lived in the house, throughout her life enjoyed an intimate relationship with it, and was to become the last member of the Little family to own it. Naomi lived for some years at her purpose-built house at 195A, and was later cared for in homes at Belmont and Toronto. Well known at Hamilton, she passed away on 7 February 2010, her funeral being conducted at Hamilton Wesley Uniting Church, of which she had been a member throughout her life. Her surviving daughter, Jennifer Pritchard, continues her late Mother's interest in the welfare of the house.



**Figure 50. Jennifer Pritchard in the dining room (2013). Ruth Cotton**

<sup>120</sup> There is an Ayton on the Scottish Borders; villages called East Ayton; West Ayton; Little Ayton and Great Ayton are located in the Hambleton district of North Yorkshire.



## 8. HISTORIC THEMES

### 8.1 Development Phases

Until 1914 the development of the residence was conditioned by the requirements of the Australian Agricultural Company. In 1914 the house became a private residence. In time the grounds were subdivided, two houses being built on the Denison Street frontage. Three development phases may be identified.

#### **Phase I - Initial Construction of the House, and its Occupation by A.A. Company Officials**

The manager of the 'D' Pit had to be accommodated near the colliery, hence the construction of the original house. As new collieries were established the house was reserved for the Superintendent of Collieries.

Principal dates and activities:

- 1848: An exploring party under 'Big' Brown discovers coal beneath Borehole Hill.
- 1849: Work commenced on the 'D' Pit. The pit Overman's house is constructed at about this time; James Lindsay and family are the occupants.
- 1855: A small village, known as *The Borehole* or simply as *Borehole*, had by this time grown up around the colliery, with miners' slab huts addressing Pit Row, the track extending over the hill to the government road to the west, and also what is now Steel Street.
- 1855: Beginning of expansion of mining activity in Borehole area. Pit Town laid out.
- 1861: James Barron Winship in residence. Pit Row becomes Winship Street; Borehole Hill becomes Winship's Hill. During his early service as Superintendent (Manager or sub-Viewer) of the A.A. Company's Colliery Department, Winship caused miners and their families to be evicted from huts at Borehole and Pit Town.
- 1861: For some time after Winship's removal to a house in Newcastle, the house may have been occupied by a doctor.
- 1869: J.B. Winship resigns.
- 1876: J.B. Winship is drowned in the sinking of the *Dandenong*.

#### **Phase II - Occupation by A.A. Company Engineers**

The house is no longer used by the senior company officials, and offered instead for accommodation of senior engineering staff.

Principal dates and activities:

- 1869: Dixon Little and family occupy the house.
- 1899: Dixon Little retires.
- 1899: Commencement of alterations and additions.
- 1890: Completion of alterations and additions; completion of dwelling known as *Tecoma*.
- 1900: William Little and family occupy the house.
- 1901: Closure of Borehole No. 2 colliery, Wallaby Flat.
- 1902: Commencement of work on Hebburn Colliery, near Kurri Kurri.

### Phase III - Sale of the House

The house becomes surplus to requirements as the A.A. Company progressively transfers all mining activity to the South Maitland coalfields.

Principal dates and activities:

- 1914: William Little purchases house from A.A. Company.
- 1916: Closure of New Winning Colliery, Cooks Hill.
- 1920: Residence at 193 Denison Street built for Dixon Allan Little.
- 1933: William Richard Little retires, bringing to an end eight decades of occupation by A.A. Company staff.
- 1937: House at 197 Denison Street built for Dixon Allan Little.
- 1945: William Little
- 1948: Alice Little dies, leaving the former A.A. Company house to Charles Millican Little and Dixon Allan Little.

### Phase IV - Vacancy

The house stands unoccupied for over three decades after the death of its last occupant.

Principal dates and activities:

- 1963: Charles Millican Little is accidentally killed; house stands unused.
- 1990: House is considered by David Campbell to have possible A.A. Company connections.
- 1993: David Campbell interviews Naomi McCourt concerning the significance and future of the house.
- 1994: Conservation process begins.
- 1996: House purchased by Newcastle City Council with funds provided by NSW government.
- 1997: Property is subdivided: 95A Denison Street is built for Naomi McCourt.
- 2004: 95A Denison Street purchased by Newcastle City Council.

2008: 95A Denison Street sold by Newcastle City Council.

## 8.2 National Historic Themes

Four national historic themes can be identified:

- Peopling the continent.

The establishment of coal mines by the AA Co. in the early to mid 19th century was the first major development in the settlement of the land around Newcastle, and was the reason many came to settle there.

- Developing local, regional and national economies.

The presence of coal was one of the principle reasons for a settlement being established at Newcastle, and the A.A. Company was the first to exploit this potential in a properly-capitalised mining operation. To this day, coal remains a major contributor to the local economy, as well as to the national foreign trade figures.

- Building settlements, towns and cities.

The settlements around Newcastle developed mostly around mine heads, and the historic form of these villages survive to this day. The links between these isolated villages and the main settlement were generally first formalised by the coal company railways rather than any government road.

- Working.

Coal mining was one of the major areas of employment in early Newcastle, as well as the associated transport infrastructures of railways and shipping, and other associated industries.

## 8.3 State

- Exploration.

Exploring for mineral deposits is an important part of Australia's history, being a continent with substantial mineral resources, and the exploration for coal around Newcastle was the start of a major industry for the state which continues to this day.

- Pastoralism.

Although the residence is principally associated with mining, the Australian Agriculture Company was, as its name implies, responsible for substantial development of agriculture in the state, with its initial land grant of 2 million acres including the land where the residence stands.

- **Land Tenure.**  
The site reflects various changes in the systems of land tenure and also the patterns of subdivision, from initial settlement through to urban subdivision.
- **Mining:**  
The house constituted an integral part of the infrastructure of the A.A. Company's 'D' Pit, the Company making a vital contribution to the development of coal mining in NSW.
- **Townships.**  
The dwelling formed part of the embryonic village of The Borehole, the genesis of the suburb of Hamilton, itself named after a leading A.A. Company figure. The layout of Denison Street, quite different to the grid pattern as later developed around it, demonstrates its inception as the earliest road of the township.
- **Migration.**  
Work in the coal mines was the reason for many people to settle in the area, and people such as Little migrated to Australia because of their capabilities as mining engineers.
- **Transport.**  
The need to transport coal from the mines its point of sale or use was the driving factor in the early establishment of a comprehensive rail network around Newcastle and the development of the harbour as a shipping port.
- **Industry.**  
The AA Co. was also associated with the development of other industries, such as coke burning, while the ready availability of coal and the established transport infrastructure led to the development of various heavy industries in the area.
- **Labour.**  
The coal mines were one of the principle areas in which the trade union movement found its roots.
- **Technology.**  
The AA Co. utilised some of the most advanced mining technology for its time.
- **Housing.**  
The house, and the miners' cottages nearby, exemplified social stratification, as well as the attitudes of mining companies towards their employees during the Victorian era.
- **Persons.**

Several prominent persons at various times lived in the house. The status of the A.A. Company's Colliery Department ensured that these were well-known in the wider Newcastle community.

- Transportation.

James Lindsay, the first occupant of the house, planned the relaying and extension of the Borehole tramway, and later assisted in the introduction of locomotive traction to the A.A. Company's railway system.

## 1(b): Assessment of Significance

## 9. DATA

### 9.1 Name of Item

Former Australian Agricultural Company Mine Manager's House.

### 9.2 Item Type

Built

### 9.3 Item Group

N/A

### 9.4 Item Category

Residential

### 9.5 Area, Group or Collection Name

Hamilton NSW

### 9.6 Street Number

195

### 9.7 Street Name

Denison Street

### 9.8 Town

Hamilton NSW

### 9.9 Local Government Area

City of Newcastle

### 9.10 Property Description

Lot 212 DP 1122139

### 9.11 Location Lat. Long.

32°55'32.46"S 151°44'27.21"E

### 9.12 Owner

The Council of the City of Newcastle

### 9.13 Current Use

Vacant

### 9.14 Former Use

Dwelling

## 10. EVIDENCE OF EARLIER FORMS<sup>121</sup>

### 10.1 Evidence of the Fabric

The fabric of the building retains significant evidence of its past forms, and given the lack of documentary evidence this is crucial in determining the phases in the development of the place. Note that while some of this information is conclusive, much is only supposition and based on the limited facts available. The conclusions reached may be proved inaccurate should further information, either physical or documentary, be revealed.

### 10.2 Rendered Southern Wall

The render with ashlar coursing across the southern wall is discontinuous in two obvious places, that is:

- at the western corner of the original cottage where the 1900 addition starts; and
- within the area of the 1900 addition, suggesting a former wall beneath a skillion roof.

There is also a crack within the render on the original cottage indicating the presence of a former door, as elaborated on below.

*Conclusion:*

- *The rendering of the southern wall of the original cottage is considered unlikely to be original, though must have been done before the 1900 addition.*
- *The earlier section of masonry within the 1900 addition indicates a structure with a skillion roof was constructed along the western wall of the original cottage some time between the original construction date c.1850 and the 1900 addition.*

### 10.3 East and South Verandahs

The east (front) facade is lightly bagged (or perhaps heavily lime washed), whereas the southern facade is rendered with ashlar coursing.

Beneath the eaves on the south east corner, it can be seen where this render returns around the corner to the front facade, stepping back to indicate the location of former flashings for a

hipped return to the end of the verandah roof, mirroring that at the north east corner. A hipped beam still exists in the verandah roof structure, while the shingles also stop at this point with only the corrugated iron continuing around the southern verandah.

The length of the southern verandah also bears no relationship to the division between the original cottage and the 1900 addition, extending about a metre past. Its roofline corresponds roughly with the masonry wall and skillion roof noted above, although the length of the masonry wall extends well beyond the verandah. It was however shown on the c.1900 plan drawn for the subdivision of the area and in the c.1900 photograph.

*Conclusion:*

- *The original cottage had a verandah along its front facade only, with hipped returns at either end.*
- *The verandah must have been extended around the side some time after the rendering of the southern wall.*
- *The verandah may have been constructed as part of the 1900 addition, though could have been either before or after this, but must have occurred within the early years of the 1900's at the latest.*
- *The former masonry wall evident within the 1900 addition must have been built after the southern wall was rendered, but before the southern verandah was constructed.*

#### 10.4 Southern Entry Door and Office

As noted above, the southern verandah extends to a seemingly arbitrary line past the original cottage along the 1900 addition. This line may have been set to achieve a symmetrical elevation to the verandah, with two bays to either side of a narrower entry, the overall dimensions of each being roughly equal to that of the front verandah.

Note that the south verandah is deeper than the front one. This appears to have derived from the bay width, the depth of the southern verandah being equal to one full bay along the front verandah.

Note also that the decorative shaped timber valance and balustrade are continuous around both sides of the verandah.

The presence of the central entry bay to the southern verandah is potentially quite important, for it suggests the presence of a major entry point to the house from the south. This is further substantiated by the presence of a former doorway to the front room, the location of which is

discernible in the wall surface both internally and externally, and which aligns roughly with the central entry bay of the verandah.

The front room was perhaps used as an office. This appears consistent with A.A. Company practice at the time, with 'Browns House' on the company's land on Newcastle Harbour having its basement used as offices. An office would have required direct access to the outside for people visiting on business.

A verandah to the north would have been of more practical benefit in shading the house but there is no evidence one ever existed there. To the north were the miners cottages on Pit Row, no doubt an unattractive site for the manager's family, while to the south was the railway spur to the 'E' Pit, and the meandering track referred to as a 'Government Road' on the historic maps, both of which would have served as means of transport to and from the house for the occupants and their visitors, although by the time the verandah was built in the latter part of the 19th Century it would have seemed likely that Winship Street (now Denison Street) to the north would have become a principle approach. The railway spur and the pit would however have remained the main focus for any office visitors.

Note that the garden boundary was well beyond the present fence line, so the verandah would not have been as cramped in its setting as it is now.

The date of the doorway is, however, unclear; while the location of the door is obvious due to cracking, the ashlar coursing runs continuously through the render. The course lines and the actual render appear to be consistent across the whole facade, although this is difficult to define precisely due to relative movement between the wall and the infill to the former doorway.

Assuming the render is continuous, the doorway must have been bricked up before the wall was rendered. This is noted above as being before the 1900 addition, and in turn before the verandah was extended around the southern side. Thus if the door had already been closed off it would negate the argument that the southern verandah was constructed to provide covered access to an office in the front room.

*Conclusion:*

- *The external door to the front room was closed off some time before the rendering of the southern facade, that is before the 1900 addition; or*
- *The external door to the front room was closed off after the wall was rendered: analysis of the render materials might reveal any difference between that over the former doorway and the main walls to clarify this matter.*

- *The rationale for constructing the southern verandah is therefore unclear.*

## 10.5 Possible Rear Verandah

As noted above, a masonry wall predating the 1900 addition extends part way across the southern facade of the addition, stopping at an apparently arbitrary point. There is also a plinth associated with that wall which is mitred back into the wall and does not extend around the rest of the 1900 addition. It may be possible that this represents the extent of a former rear verandah.

There is also a line present on the outer face of the kitchen wall to the lobby, which on first impression may be consistent with the flashing to a skillion roofed. It is however fainter than might be expected if this was the case, and extends lower to the ground than normal head height.

The presence of a rear verandah would be logical if there had been a detached kitchen somewhere to the rear of the house, and would also explain the location of the present kitchen wing, whose walls only meet at the extreme corner of the building, precluding any direct access to the cottage itself. In both instances a verandah would have provided covered access to the kitchen.

The masonry wall to the south would also suggest some form of enclosed space to the verandah, a typical detail of the period.

One of the digital photos taken during roof works in 1999 shows the line of a former roof on the brick wall between the lobby and the kitchen, in the roof space over the dining wing. This line is not in the correct position and is too steep to have been a verandah roof. Definite conclusions cannot be drawn from this without further research.

### *Conclusion:*

- *The original cottage had a verandah along its western facade. While such a verandah would definitely predate the 1900 addition, it may not be original.*
- *Further investigations may provide more precise information, ie. presence of footings beneath the dining room floor.*
- *The masonry wall to the southern end of the verandah may not date from the same time as the actual verandah, but was possibly built at a later date, and may be associated with the construction of the southern verandah.*

- *The western verandah would probably have been demolished at the time of the 1900 addition, with the southern masonry wall incorporated into that structure.*

## 10.6 Additional Windows to the Original Cottage

The east windows on both the southern and northern facades are of slightly different construction to the others, suggesting that these are later additions, probably undertaken during the 1900 additions when the internal wall of the drawing room was removed and the other window would have been added to balance the internal elevation.

This is almost certainly the case on the north where the face brickwork reveals the lack of any brick header above the window, unlike the slightly arched and fanned brickwork above the other openings, and lacks an expressed sill.

This is not however clear for the south window, as the brickwork is totally rendered including a rendered head, which is slightly arched and fanned to match those to the east. It is considered likely however that this is only a feature in the render, and not actually present in the brickwork beneath.

*Conclusion:*

- *The original cottage had only one window to the north and south facades, allowing one window per room.*
- *The other two windows were probably added during the 1900 works.*

## 10.7 Corrugated Steel roof

The shingles are still present on the roof of the original cottage beneath the new corrugated steel, covering both the main roof and the front verandah.

The location where the former chimneys penetrated the roof above the sitting room is evident by the lack of shingles and battens in that area. The corrugated iron recently replaced however appeared to run unbroken across this area, suggesting that the iron was laid at the time the chimney was removed.

Note also that the shingles extend across the front verandah only and not the southern verandah.

*Conclusion:*

- *The shingles on the roof of the original cottage were probably covered over with corrugated iron at the time the internal wall and fireplaces were removed, that is during the 1900 alterations.*
- *The shingles on the verandah may have been covered over at the time the southern verandah was constructed, noted above as being before the 1900 addition, although the roofing iron appears to be of the same vintage - further investigation may clarify this.*

## 10.8 Kitchen Wing

The bricks used in the construction of the kitchen appear to be different to both the original house and the 1900 addition, suggesting it was constructed at a different stage and probably before the 1900 addition.

Also, the brick courses do not seem to key in to that of the original cottage although this should be checked. The location of the door jamb for the side entry door hard against the corner of the kitchen wall also supports the existence of the kitchen prior to the 1900 addition, as at least a small brick nib would have been a typical construction detail. The southern wall of the kitchen facing the hallway is painted face brickwork, as is the western wall of the sitting room that again faces the hallway, also suggesting that this was once an external wall.

At the time the original cottage was constructed it was still common practice for the kitchen to be a separate structure, detached from the house for safety from fire, and quite possibly only timber framed rather than masonry in construction. However the desire of the occupants for a more permanent kitchen structure might be anticipated well before the 1900 addition, and would support the construction of the kitchen at an earlier date.

It may be that the construction corresponded with the appointment of Winship as the new Superintendent of Collieries in 1861 who then came to reside in the residence, and whose position in the Company would no doubt have merited some expense on refurbishment, although this is only supposition.

*Conclusion:*

- *The kitchen was probably constructed some time after the original cottage but before the 1900 addition, and quite probably replaced an earlier detached kitchen.*

## 10.9 Kitchen Window

The eastern window of the kitchen has a timber lintel rather than an arched brick head, and is of squat proportions compared to the other windows.

*Conclusion:*

- *The eastern window of the kitchen was added after its original construction, possibly being contemporary with the other windows added during the 1900 addition.*

## 10.10 Verandah Floor

The front verandah floor is of concrete and set level with the internal floor, rather than set at a lower level as is typical. The verandah posts are set on steel stirrups which extend through the depth of the concrete to a brick wall, and it would appear that this is the original verandah floor level. Brick paving appears to extend beneath the concrete although this requires further investigation.

Also, cast iron air vents with masonry surrounds project forward of the wall face, however as these appear on the southern as well as the front verandah it is probable that these date from the time the southern verandah was constructed. It is possible that the original floor was either paved or a raised timber floor structure.

*Conclusion:*

- *The original verandah floor level was lower than existing, being at the top of the brick wall which supports the iron stirrups to the timber verandah posts.*

## 10.11 Pressed Metal Awning

The pressed metal awning above the back door has two holes where pipes of some description have obviously passed through in the past, with the edges of the opening turned out for flashings.

While some electrical conduits presently pass through the holes, the size, shape and location of the holes do not particularly relate to these or other features of the building, and would seem unlikely to have related to other items now removed. A downpipe extending from the gutter outside the pantry was considered as a possibility, however the downpipe in that location appear original and discharges into a cast iron sump, which again appears original.

*Conclusion:*

- *The pressed metal awning may have been taken from another building or location and adapted for use in its present form.*

## 10.12 The Attic and Dormer Window

The form of the original attic window is revealed in the only historic photograph available. Taken around the turn of the century, it shows the original dormer was only 3 or 4 feet wide with a single window and gables roof being a typical dormer window design, the whole located centrally across the facade above the entrance door. It was replaced by the current larger and off-centre dormer sometime in the early 20th century.

Further evidence of this process is visible in the internal fabric. The attic originally included the whole of the roof space with adequate head height, placing it centrally within the hipped roof. However, when the coffered ceiling was constructed over the drawing room, created by the combination of the two northern rooms during the 1900 addition, the attic had to contract back to the line of the northern wall of the hallway, creating an asymmetrical space. This wall now runs directly from the side wall of the dormer, however the line where the lining boards returned to follow the rake of the roof is still evident, indicating that the northern dormer wall is still in its original location.

When the dormer was enlarged to its existing design, an attempt appears to have been made to regularise the attic space, with the new southern dormer wall extended back through the room, creating a void space which appears to have been used as a store. The original lining boards are still in place on the inner wall of this void. The end wall was also extended out to the main wall line, while the historic photograph c.1900 shows the original dormer was set back approximately 3 feet.

As the dormer is shown in its original form in the c.1900 photograph, in which the 1900 addition is shown, the enlargement must have occurred some time after the 1900 additions. However as only William and Alice and their son Charles were to live in the residence after their other son Dixon married in 1917, it would seem unlikely to be past this time. It may have been done as part of the c.1920 redecorations.

Note also that the central window of the existing dormer is of a different design to the smaller side windows, and is probably the original dormer window relocated.

There is no evidence to confirm whether the attic was part of the original construction or not. It might well have been constructed within the roof space sometime between the original construction and the 1900 addition. Further investigation of the roof/ceiling structure, of the detailing of the lining boards, and of the doorway from the hallway, may reveal whether this is the case.

*Conclusion:*

- *The attic originally included the whole of the central roof space, with the dormer window centrally and symmetrically placed within the front facade, though it may not have been part of the original construction.*
- *The size of the attic was reduced during the 1900 addition.*
- *The inner wall and void space to the south was created when the dormer was enlarged in the early 20th century, possibly c.1920, with the end wall extended to the main wall line, the central window being reused and the sidelights added.*

### 10.13 The Bathroom and Laundry

A bathroom had occupied the south west corner of the verandah at least by the time of the c.1900 subdivision plan, however sometime in the early 20th century the timber framed building was added off the northern side of the kitchen and this became the bathroom and laundry.

A bath tub was located across the western wall, while the two concrete laundry tubs now used as flower pots were located across the eastern wall. Naomi McCourt recounts that it has been there ever since she can remember, and so must have been built by at least the late 1920's. The door leading to it from the kitchen may however predate its construction.

*Conclusion:*

- *The timber bathroom addition was built in the early 1900's and at the latest by the late 1920's.*
- *The door leading to it from the kitchen may predate this (further investigations required).*

### 10.14 Construction Phases

From the conclusions about the physical evidence drawn above, and the documentary evidence available, the following phases in the development of the building have been identified.

- i. c.1849-50, original cottage constructed, 4 rooms around the central hall with the front verandah. The attic probably dates from this time though may be slightly later. There was probably a detached kitchen to the west, and possibly also a rear verandah.
- ii. c.1850-1860's, the southern wall was rendered, and the door to the front room closed off.
- iii. c.1860's (and definitely pre-1900) the existing kitchen wing was constructed. If a rear verandah did not already exist it was probably built at this time. If however the rear verandah did already exist the masonry wall to the southern end was probably added at this time, and may well have enclosed another room within the verandah.
- iv. 1900, dining room/pantry addition constructed, sitting room formed by the opening up of two original rooms, attic reduced in size. The rear verandah would have been removed at this point, with the southern wall incorporated as part of the dining room addition. Additional window openings constructed. The southern verandah and the decorative valance and balustrade probably date from this time.
- v. c.1920, interior redecorated in most rooms. The bathroom/laundry addition to the north was probably constructed about this time. The dormer may also have been altered at this time.

Note that the phases identified are not definitive. It may be that other pieces of evidence are revealed in the fabric during conservation works, which may clarify some uncertain points and so alter aspects of the construction phases.

## 11. CURTILAGE ASSESSMENT

This Heritage Curtilage Assessment has been compiled in accordance with NSW Heritage Division guidelines as set out in Heritage Curtilages and in Australia ICOMOS, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

The NSW Heritage Division defines a heritage curtilage as:

the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- land which is integral to the heritage significance of items of the built heritage; or
- a precinct which includes buildings, works, relics, trees or places and their setting.<sup>122</sup>

It is further stated that:

The heritage curtilage should contain all elements contributing to the heritage significance, conservation and interpretation of a heritage item. The curtilage is defined by a line on a map, which will not necessarily coincide with the property boundary.<sup>123</sup>

In summary, the heritage curtilage should encompass all of the elements that contribute to the heritage significance, conservation and interpretation of a heritage item.

The *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*, states that:

Conservation requires the retention of an appropriate visual *setting* and other relationships that contribute to the *cultural significance* of the *place*. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.<sup>124</sup>

The relevant explanatory note asserts that:

<sup>122</sup> Heritage Office, Department of Urban Affairs and Planning, *Heritage Curtilages*, p.3. The name of the Heritage Office, originally the Heritage Branch, reverted to Heritage Branch before its recent re-naming as the Heritage Division.

<sup>123</sup> *Ibid.*, p. 5

<sup>124</sup> Article 8 (Setting).



Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible..<sup>125</sup>

## 11.1 Types

There are four types of heritage curtilage:

- lot boundary heritage curtilage;
- reduced heritage curtilage;
- expanded heritage curtilage; and
- composite heritage curtilage.

These are discussed below.

### 11.1.1 Lot Boundary Heritage Curtilage

This is the most common such curtilage, comprising the boundary of the lot encompassing the property containing the heritage item and other associated or significant features, as defined in the Deposited Plan.

### 11.1.2 Reduced Heritage Curtilage

This encompasses an area less than the lot boundary in which the item is situated. It applies in circumstances where the significance of the item relates not to the total lot, but to a lesser area, and is often defined when development occurs. This includes cases such as the subdivision of a large estate in which a Heritage Item is located, or when a second dwelling is proposed on land containing such an item. In such cases, a heritage curtilage less than the property boundary, but sufficient to maintain the significance of the Heritage Item, must be identified.

### 11.1.3 Expanded Heritage Curtilage

This provides an area larger than the property boundary in which the item is situated. This may be required for the protection of the landscape setting or visual catchment within which the significant item can be viewed, interpreted and appreciated. This might, as appropriate, encompass:

- views to and from the item;

- the possible need for a physical buffer between the curtilage and the adjoining land; and
- the visual and historical relationship between the item and its environs.

This may also meet a need for an open space foreground setting in which the heritage item is set, or from which it may be fully appreciated.

#### 11.1.4 Composite Heritage Curtilage

This applies to places, such as heritage conservation areas, where it is important to define the land needed to identify and maintain the heritage significance of a particular area, such as a district, village or suburban precinct, having a homogeneous character. The curtilage is based on the perimeter of the precinct, not on the individual lot boundaries. This responds to the fact that many suburban buildings derive their significance from their contribution to a group or cluster of similar structures.

The boundaries of such a curtilage should be arrived at only after consideration of several potential factors, some of which might not sit easily together. These include:

- the boundaries of the original settlement, grant or subdivision;
- edges suggested by a concentration of early buildings and sites;
- edges cartographically defined;
- the overall significance of proximal heritage items;
- the quality of the major public spaces;
- the landscape setting; and
- the heritage significance of individual items and their situation in the area.

In general, the establishment of the appropriate heritage curtilage demands the investigation of the heritage significance of the item, taking into account factors such as:

- historic land subdivision patterns;
- archaeological features;
- visual, physical, historical and functional links with important features in the area; and
- setting, views and landmark qualities.<sup>126</sup>

The parameters of the curtilage can then be developed. It should, save in the case of lot boundary heritage curtilage, ensure:

- the conservation of the original relationship of the heritage item to its site and locality;
- the provision of a setting for the heritage item adequate for the maintenance of its heritage significance;
- the provision of adequate visual catchments or corridors from major viewing points to the heritage item, and from it to outside elements with which it has important visual or functional relationships; and
- the provision, if necessary, of buffer areas as a screen providing protection from unsympathetic development; vibration; traffic noise; pollution; or vandalism.<sup>127</sup>

## 11.2 Application to Subject Land

The determination of the perimeter of the composite heritage curtilage is made on the basis of the guidelines specified by Heritage Division.

Views of the dwelling from all directions, but less so from the north, are disrupted by the presence of nearby dwellings and associated structures. These streets also limit the potential for the further disruption of the setting from those perspectives. The possibility of future development is problematic, in that the western wall of the house is close to the western lot boundary (addressing 197 Denison Street), which might potentially be overawed and partly overshadowed by a new structure or structures, perhaps associated with the existing swimming pool. As it is, such disruption has been substantially achieved by the planting of a hedge within the neighbouring lot, promoting privacy but practically concealing the western elevation of the heritage dwelling. The same potential exists as regards the rear yard of 193 Denison Street, currently occupied by a swimming pool, while the brick garage in the rear yard of 114 Everton Street, together with the cabana of 112 Everton Street, are situated on the southern boundary of the A.A. Company residence. The garage of 195A Denison Street (built for the late Mrs McCourt), also, stands close to the northern boundary.

It is too late for the potential solutions such as the application of an instrument of restriction as to use of land under the *Conveyancing Act 1919* (NSW), s 88B, which might have burdened the adjoining properties in an effort to maintain the heritage curtilage; moreover, the garages and swimming pools, together with the visually intrusive hedge in the rear yard of 197 Denison Street, are already in situ. Further structures, such as sheds and those associated with the swimming pools, to say nothing of inappropriate plantings, may in future occur. While these circumstances are unfortunate and regrettable, the most appropriate way in to prevent such

visual intrusion is the maintenance of communication and mutual respect and consideration between the registered proprietor of the A.A. Company house and those of the adjoining lots.

It is submitted that the heritage curtilage most appropriately applied to the subject land and right of way is lot boundary heritage curtilage. This is because:

- the boundary of the lot within which the dwelling stands is known and easily delineated;
- the original lot has three times been subdivided: the first subdivision considerably reduced the lot area; the second allowed the construction of two additional dwellings; while the third has further compromised the heritage curtilage via the introduction of a new dwelling, and the undertaking of additions to another;
- the northern, southern, eastern and western boundaries lie in close proximity to the heritage item, and has permitted the construction of additions to dwellings, swimming pools, garages, sheds, a cabana, and other structures close to the item;
- the construction of neighbouring structures has disrupted the setting; former landmark qualities of the dwelling; and views to and from the dwelling; and
- recent building activity has significantly disrupted the character of the subject site.

This curtilage, moreover:

- identifies the remaining land under control of the registered proprietor;
- provides a setting, although a manifestly inadequate one, in maintaining heritage significance; and
- recognised that visual catchments have been irremediably compromised by subdivision and subsequent development, are now clearly inadequate.

## 12. ESTABLISHMENT OF HERITAGE CURTILAGE

A determination of the appropriate perimeter of the composite heritage curtilage of the site depends on the heritage significance of the Heritage Items and their setting. The historic land uses; archaeological features; visual, physical, historical and functional links between the important features; and the setting, views of landmark qualities of the area have, therefore, been thoroughly studied. The information so collected is sufficient to inform the reasoned establishment of a heritage curtilage for the protection of the heritage item.

The suggested perimeter of the composite heritage curtilage is shown below.



**Figure 51. The lot boundary heritage curtilage of the subject property (including the right of way from Denison Street) is shown in red. *Nearmap* (by licence)**

## 13. STATEMENT OF SIGNIFICANCE

### 13.1 STATEMENT OF SIGNIFICANCE

The former Australian Agricultural Company Mine Manager's Residence, Hamilton NSW, is associated with the early decades of an entity of very considerable importance in the economic development of New South Wales. The dwelling provides evidence as to the early days of non-government coal mining, and demonstrates continuity and change with regard to family and professional life in a State context between the late 1840s and the mid-1960s. While not an important architectural work, or outstanding in terms of its setting or size, the original element of the dwelling readily exemplifies the Colonial Georgian style. The house as a whole is highly intact, its fabric illustrating the evolution of taste and the changing use of materials from the mid-Victorian to late-Victorian eras. Possessing an evocative atmosphere, it provides a rich sensory experience. That the house is important to the sense of place of the local community is demonstrated by its acquisition in the mid-1990s by Newcastle City Council, funds having been supplied by the NSW government. The place has strong associations with persons historically significant in a local and State context, and illustrates their role in the NSW coal mining industry. Uniquely in either a local or State context, the dwelling retains the attributes of a mid-19<sup>th</sup> Century salaried colliery officials' residence. The fundamental significance of the place lies in its demonstration of local, State and National historic themes. As a rare example of its type,

and the only intact example of an A.A. Company structure directly associated with coal mining, it is has State heritage significance.

## 14. LEVEL OF SIGNIFICANCE

The place has exceptional level of heritage significance in a State context, and has therefore been nominated for inclusion in the State Heritage Register under the *Heritage Act 1977* (NSW), being noted as State nominated in LEP 2012.

## 15. DESCRIPTION

### 15.1 The Site

The site is located on the southern side of Denison Street (originally Pit Row, afterwards called Winship Street), near the crest of the low eminence called Cameron's Hill (originally Borehole Hill, then Winship's Hill). The surrounding housing is of variable standard, with numerous examples of substantially built and large brick and weatherboard homes, in addition to a number of more modest cottages, and portion of the former Queen's Arms Inn. The location, originally offering district views and a vista towards the town of Newcastle will have been a relatively desirable one when compared with the flat ground on which portion of the colliery village stood, and provided the necessary 'top cover' to reduce the chance of subsidence resulting from the colliery workings below. The dwelling was for many years the only brick structure on the hill.

The Manager's House (195 Denison Street) stands within a comparatively small lot, the product of several subdivisions, with its principal (eastern) facade addressing the side boundary, its appreciation compromised by the proximity of the fence line, although somewhat compensated for by a dog-leg immediately in front of the dwelling. The site itself is generally level, having a slight fall towards Denison Street to the north. There are areas of brick paving around the northern and eastern elevations; these, however, now concealed by earth and grass. Immediately to the west is an in-ground internally rendered brick water supply tank, which has long since lost its domed above-ground element, and is now located in the rear yard of 197 Denison Street (built in 1937). The dwelling known as 195A Denison Street, constructed in 1999-2000 partly on the site of the 1920s fibro garage and shed, now stands on a lot created in that year. The garage and associated plantings, apparently planted by the late Dixon Allan Little, had largely concealed the house from view from the street, with 195A Denison Street now doing the same. A rosebush said to have been planted by the late Alice Little remained in evidence adjacent to the Denison Street fence until recent years. A clear right-of-way extends

from Denison Street to the northern boundary of the lot within which the dwelling is situated. The boundaries of lot 212 (195 Denison Street) are delineated with paling and iron fences.

One feature of significance that is easily overlooked is the Denison Street fence, which formerly ran across the three lots including No.193, No.195A and No. 197, but was some years ago removed from No. 193. It is of unusual construction, being made from steel angles with decorative cast iron joiners and chain wire infill. Dating, probably, from the early 20th century, and formerly indicated that all three lots were once owned by the Little family, and in the case of 195A and No. 197 still fulfil this function.

## 15.2 Designer

Unknown; probably Australian Agricultural Company Colliery Department, following an 1830s design previously employed in cottages at the Company's 'A' Pit.

## 15.3 Builder

Unknown; probably Australian Agricultural Company Colliery Department.

## 15.4 The Structures

The original elements of the Manager's house make up an architecturally undistinguished mid-1850s cottage in the Colonial Georgian style, exhibiting many of the indicators associated with that style, such as exposed and limewashed face brick; broken-back roof; a dormer window giving light to an attic room; a wide verandah with decorative valance; and simple chimneys (these now removed above roof level). The later elements of the house represent an accumulation of forms constructed over an extended period, each element reflecting styles common during the periods of construction.

The main body of the house is of brick construction and consists of three distinct yet attached components, these including:

- the original four-roomed cottage with hipped roof and dormer;
- the gable-roofed kitchen, which engages with the original element of the dwelling only at the north west corner; and
- the 1900 addition with dining room, pantry and rear entrance hall, with a gable roof extending partially from the kitchen, though this roof is otherwise separate to the main roof.

To these are added:

- the verandah, originally only along the front (eastern) facade but later extended along the side (south) facade;
- the timber-framed bathroom/laundry addition to the north, with a low skillion roof and link to the kitchen; and
- the detached timber-framed outside lavatory to the south west.

The site previously incorporated other the fowl shed, sulky shed and stables, as shown by historic plans, the accuracy of which was demonstrated by archaeological investigations undertaken in mid-2005.<sup>128</sup> These structures, altered for storage purposes, partially remained in the rear yard of No. 197 until c. 2000, when No. 197 was sold out of the McCourt/Little family. These sheds had been augmented c. 1930 by the fibro garage, also demolished c. 2000, which accommodated Dixon Little's first motor car the garage was extended in the late 1940s to accommodate the motor car purchased by Naomi McCourt and her husband.

On the lots to either side stand the two brick dwellings from the early 20th century noted in the history.

## 15.5 The Exterior

The house is currently in a fair condition, although is highly intact. The building additions over the years are readily apparent on close inspection of the building, yet are subtle and cohesive with the original.

The bulk of the structure is of sandstock brick, of which most is either painted or rendered, laid in English bond and bedded in lime mortar. Face brick exists on the north and west faces of the kitchen wing. A pebble render surface covers the west face of the dining/pantry/entry. The south facade is rendered in an ashlar pattern. The painted surfaces were previously badly weathered, although a section does survive in relatively good condition on the wall directly under the east verandah. The verandah structure is of timber with a decorative timber valance and a concrete floor surface. The bath/laundry wing to the north is timber framed and clad. Fenestration is generally of four-paned double-hung timber sash windows. The front door is four-panelled, of timber, with a central ornate knob and equally ornate doorknocker and a large rim lock. The top panels are of glass featuring a fleurs-de-lis motif inlaid within a diamond pattern. Roof sheeting is of comparatively recently-laid (1999) corrugated galvanised iron over earlier timber shingles. The large dormer in the east roof has been clad with modern compressed cement sheet material and its south window has a metal sun hood (now much corroded) still in place. The metal canopy protecting the rear door retains decorative features,

<sup>128</sup> Banksia Heritage and Archaeology, 'Archaeological Investigations at 197 Denison Street, Hamilton, Newcastle' (July 2005).

including a stylised Federation Star, although the animal shield bearers of the Commonwealth coat of arms are understood to be in the keeping of the Newcastle Museum.

## 15.6 The Interior

The interiors of the dwelling are, as for the exterior, in a fair to poor condition, although are also highly intact. Floors are of timber boards, formerly covered with linoleum, supported by joists laid on or very close to the ground. Walls in the original element of the house are rendered brick decorated with wallpaper. Walls in the later additions are variously of painted or rendered brick, or in the case of the pantry brickwork, clad with compressed fibreboard sheet and timber battens. Ceilings vary from room to room, and include lath and plaster, corrugated iron sheeting with timber mouldings, pressed metal, and fibrous plasterboard. The attic ceiling is lined with tongue & grooved timber boards. The sitting and dining room ceilings are coffered.

Many of the interior decorative fittings remain intact, although they are in various states of repair. Many of the windows are still covered with curtains and/or blinds dating to the last occupancy of the house. Much of the wallpaper remains in place. Several layers of linoleum floor covering are present in most rooms. The fireplaces remaining in the parlour, bedroom and dining rooms have cast iron inserts, with timber surrounds and mantles. A decorative hearth of ceramic tiles completes the dining room fireplace.

## 15.7 Furnishings

No significant pieces of furniture remain in the house; a number of pieces are, however, known to have come from the house are understood to be in the care of Newcastle Museum, having previously been in the possession of the late Mrs Naomi McCourt, although their exact origins are not known. These include:

- a slipper-type chair, recently reupholstered, in the sitting room;
- an upholstered armchair in the main bedroom;
- a cedar dining chair with curved back in the sitting room; and
- a marble topped wash stand in the hall.

The late Allan Little, Naomi McCourt's brother, many years ago took two pieces of furniture to his house in Sydney. These included:

- a cedar sideboard consisting of two side cabinets with a central recess and drawer; and
- a large bedroom cupboard that had been in Dixon Little's bedroom

The late Mrs McCourt once related that some other pieces of furniture were taken to the weekender she and her husband had at Coal Point, however these were disposed of when the house was sold in 1994. At that time they were apparently purchased by an antiques dealer from Morpeth however no details of the sale are available. The items included a cedar sideboard with a mirror from the dining room, a bedroom dressing table and wardrobe. There was also a simple wooden table used in the kitchen with a red laminate top, which judging by its rough construction she believed had come from one of the A.A. Company's early collieries. This was left in the weekender at the request of the new owner, Graham Elkington, and is presumed to be still in his ownership. She also noted that the dining table from the old house had been sold to someone from Sydney, though had no information as to whom.

Smaller items held by Mrs Jennifer Pritchard, the surviving daughter of the late Mrs Naomi McCourt, and by Newcastle Museum, that relate to the Little family and to the house include:

- the illuminated address to Dixon Little (Senior) commemorating his retirement from the service of the A.A. Company;
- photographs of Dixon Little and his wife Mary;
- the brooch worn by Mary Little in one of the above photographs;
- a tea service and bible given to William Little by the Broadmeadow Primitive Methodist Church to commemorate his marriage;
- an illuminated address to William regarding the above;
- the silver trowel, and its case, used by William to lay the Foundation Stone of the Broadmeadow Primitive Methodist Church;
- an electric table lamp with a commemorative plaque affixed, given to in 1943 to William Little thanking him for his service to the Hamilton Public School P.&C. association, and an associated press clipping;
- photographs of William's parents-in-law, the Bakers of West Maitland;
- a 'black book' commenced by Alice Little, containing newspaper cuttings relating to the family, including births, marriages, retirements, deaths and the like;
- various original documents relating to the subdivision of the subject land, and its consequent sale by the A.A. Company to William Little;
- various original documents relating to the other buildings owned by William Little, including a receipt from builders Bottrell and Reeves of *Avondale*, Beaumont Street Hamilton, for the construction of the dwelling known as 193 Denison Street;
- Dixon Allan Little's architects registration certificate;
- photographs of Dixon Allan Little's engineering solutions following railway derailments, washaways and the like; and
- a small timber and glass display case of coral, origins unknown.

The theodolite belonging to Dixon Allan Little was sold to persons unknown in the early 1990s. In the possession of Newcastle Museum (having been donated by Mrs Naomi McCourt) is a cedar-framed copy of a glass plate negative photograph of the A.A. Company's iron-built Newcastle railway bridge across Blane Street (now Hunter Street) and the Great Northern Railway, showing its opening in 1865, as well as the primitive timber trestle it replaced. This photograph, including leading citizens of Newcastle and elsewhere, and some A.A. Company officials, shows both the horse trams used to carry coal from The Borehole to Newcastle, and the locomotives and wagons that replaced them. This photograph, presented by the A.A. Company to Dixon Little, is particularly valuable in terms of NSW railway history.

## 15.8 Physical Condition and Archaeological Potential

The Suters Architects CMP (March 2000) stated that

...despite the fact the building has been unoccupied for 30 years it has not been left uncared for, and as such the building is in a remarkably sound and stable condition as a whole, although there a number of areas where localised deterioration is of major concern. Until recently, the most apparent of these was the roof, particularly the box gutter between the two separate roofs. Due to the roof being in poor repair for an extended period, along with the effects of termite damage, the flooring throughout is severely deteriorated in some areas. It should be noted however that items of deteriorated building fabric should be individually assessed when works are proposed to ascertain what level of conservation – either reconstruction or repair – is desirable and appropriate.

Council's acquisition of the property, courtesy of a grant from the Heritage Council of NSW, in 1997, marked the beginning of a long-term programme for the conservation of the place. To accommodate the wish of the former owner, Mrs Naomi McCourt, that she be able to live in a new house (No. 95A Denison Street) adjacent to the site, the subject land was afterwards subdivided. Suters Architects, which through agency of Brian Suters (Director), W. Randal Boydell (Architect) and Linda Smith (Architect, now Linda Babic) had been instrumental in the protection of the house, was engaged to prepare a CMP for the place.

## 15.9 1997 Structural Assessment

In January 1997, a structural assessment of the house was prepared by Low and Hooke, structural engineers, in January 1997. Their report noted that 'the most likely action at present is to secure the building in a condition that allows safe access, and that minimises ongoing deterioration and hence (enables) future restoration work if required'. The principal issues identified were:

- overall stability,
- ongoing deterioration; and
- safety for public access.

On this basis the following comments and recommendations were made.

#### 1. Roofing

The roof sheeting is badly deteriorated condition, with a number of leaks, most notably in the box gutter. This has permitted water damage to roof and floor timbers, as well as saturating internal brick walls.

Repair to the roofing and box gutter is essential to reducing ongoing deterioration, however the roof structure must be thoroughly checked before this work is carried out.

#### 2. Roof and verandah framing

Access to roof areas was restricted (during the inspection), however there is evidence of both termite and water damage to hip and other roof framing members, and some loose members in the verandah framing.

A number of these members will require replacement or re-support in order to allow safe access for roof repairs, and maintain structural integrity of the roof.

#### 3. Brickwork - generally

There are a number of large cracks in the solid brick walls, that are most likely the result of foundation movement. The most notable of these are: a) on the western wall through to southmost window opening; and b) through the walls either side of the internal hallway.

At this stage these do not pose a threat to the overall stability of the building, however we recommend they be repaired in conjunction with other work listed below.

#### 4. Brickwork - window lintels

There are a number of areas of cracking in brickwork over windows. These are the result of corrosion induced expansion of mild steel lintel bars and, if allowed to remain, will cause progressively increasing damage to the brickwork. The lintel bars should be replaced and brickwork repaired, in order to reduce ongoing deterioration.

#### 5. Flooring

The flooring and sub-floor structure are seriously damaged in a number of areas and considered unsafe.

Although access to the sub-floor areas was not possible, the most likely causes of damage appear to be termites and water damage.

Given the condition of the building, its lack of use, and the moist, dark conditions, it is likely that termites are active.

It will be necessary to remove all unsafe areas of flooring. It will also be necessary to provide access panels to the other areas in order to allow removal of debris (ie. termite food), pest inspection and future spraying.

The report concluded that:

- the basic fabric of the building appears fundamentally sound;
- some work is required to slow deterioration due to water ingress, corrosion and termite attack; and
- the existing floors are not safe for public access.

The report recommended a scope of works essential for the short term conservation of the building, including the following:

- a) Remove unsafe areas of floor and provide other access points as necessary to allow a thorough pest inspection and removal of debris;
- b) Remove internal linings as necessary to access all roof and attic floor areas to allow a thorough pest inspection and determination of damage to structural framing;
- c) In light of the above item, re-support roof, attic floor and verandah framing as necessary prior to repairing roof sheeting;
- d) Repair or replace roof sheeting and box gutter; and
- e) Replace corroded lintel bars and repair cracked and weathered brickwork around windows, chimneys and walls.

Commencing in June 1999, a conservation programme was undertaken by Council to prevent further deterioration of the built fabric, and to fulfil many of the recommendations of the structural assessment:

- The main roof and verandah roof were stabilised and re-inforced according to a scope of works prepared by Suters Architects, leaving existing structural elements intact and replacing the early-1900s galvanised iron roof sheeting over the deteriorated timber shingles, most of which will have been gradually replaced as required over the half century from 1850.
- A stormwater drainage system was provided by Babic Constructions for the discharging of roof and ground water to Denison Street.
- The lot boundary was fenced as necessary.
- Damage from the 1989 Earthquake was made good. Settled and deteriorated brickwork was repointed, desalinated and made good as required, through the use of existing bricks and traditional materials. The brickwork adjacent the parlour door was dismantled

- and rebuilt, and a large crack was repaired, as was the flat arch over the western window to the north face of the drawing room.
- Consideration was given to the establishment of planning controls for the protection of items of heritage significance beyond the site boundary, including the view to Newcastle from the attic, protection of the steel fence addressing Denison Street, protection of the underground wat tank, and a covenant over the land that comprising the former garden area of the house. For a variety of reasons, these controls were not imposed, although neighbours were made aware of the significance of the heritage items.
  - Power and data services for new smoke and intruder detection systems were provided.
  - Damaged windows, doors and joinery were repaired by Chubb Security.
  - A broken stair leading to the attic room was replaced by Newcastle City Council Building Services.
  - In 2001, the collection of objects belonging to the house was catalogued, archived and registered by Sarah Skillen of Newcastle Regional Museum.
  - In 2002, using traditional methods and materials, existing timber floors to bedrooms and the central hallway were repaired by Newcastle City Council Building Services using salvaged existing timbers and masonry elements. This included the provision of new brick piers and inspection access panels. Archaeological analysis of objects discovered in the bedrooms and hallway was undertaken by archaeologist Peter Douglas.
  - In 2005, face brick on the unprotected northern facade of the original element, together with that on the eastern facade of the kitchen, was coated in appropriately constituted whitewash to protect these walls from penetrating damp. One of these walls had historically been whitewashed, but by 1994 few traces of it remained.
  - In 2005, also, archaeological investigations in the rear yard of 197 Denison Street (immediately west of the A.A. Company house) were undertaken by Banksia Heritage and Archaeology. These addressed the sites of the former outbuildings, such as the stables and sulky shed.

## 15.10 Construction, Modifications and Dates

The original element of the building is believed to have been constructed in or about 1849, with other elements progressively added thereafter. It should be noted that the identified periods are not definitive, being subject to modification through the revealing of additional fabric through conservation works, and potentially by further historical research.

### c.1849-50

Original dwelling constructed, four rooms with access from a central hallway, with a the front verandah. The attic and associated steps probably date from this time, although there is a

possibility that they might have been added slightly later. There was probably a detached kitchen to the west, perhaps addressing the central hallway axis, and possibly a rear verandah.

#### **c.1850-1860's**

The southern wall appears to have been rendered, with the external door to the south-eastern (sitting) room, used at need as an office, perhaps closed off at this time. It may have been at this time that this room became a bedroom, with the north-eastern bedroom room becoming a sitting room.

#### **c.1860 (and definitely pre-1900)**

The existing kitchen wing was constructed. If a rear verandah did not already exist, it was probably built at this time. If, however, the rear verandah did already exist, the masonry wall to the southern end was probably added at this time, and might well have enclosed another room created by the enclosure of part of the verandah.

#### **c.1900**

Dining room/pantry addition constructed; larger sitting room formed by the opening up of two original rooms, attic room may have been reduced in size. The rear (western) verandah would have been removed at this point, with the southern wall incorporated as part of the dining room addition. Additional window openings provided. The southern verandah and the decorative valance and balustrade may date from this time. In or about 1907 the outside lavatory, which will originally have been served by an on-site cesspit and then by the Hamilton municipal pan system, will have been relocated to its present position near the house for compulsory connection to the Newcastle sewerage scheme.

#### **c.1920**

Interior redecoration occurs in most rooms. The weatherboard bathroom/laundry to the north was probably constructed about this time, taking the place of a primitive bathroom in an enclosed section of the southern verandah. The dormer may also have been enlarged at this time, providing additional attic space. Electric power was connected on during the 1920s, supplanting the gas lighting that appears to have been laid on c.1900.

#### **1997 and following**

Conservation and security works undertaken by Newcastle City Council using NSW government grant funds.

### 15.11 Further Comments

The house is typical of a Victorian Georgian-style masonry-built dwelling as constructed in the Australian colonies. Originally a prominent feature of the crest of Borehole Hill (afterwards known as Winship's Hill and later as Cameron's Hill), the development of surrounding structures have now considerably reduced its visibility from the public domain. Despite this, its recognisable antiquity as compared with its built environment ensures some continued physical prominence when viewed from the north.

## 16. COMPARATIVE ANALYSIS

### 16.1 Items for Comparison

Assessment of the relative heritage significance of the house is arrived at through its comparison with similar items within the Newcastle Local Government Area, and also with other A.A. Company-built dwellings. These include:

- 'A' Pit Engineer's Residence, The Hill, Newcastle;
- *Burwood Extended Colliery Manager's House*, 21 Elsdon Street, Redhead NSW;
- *Wallarah House* (destroyed), Hale Street Catherine Hill Bay NSW;
- *Thomas Croudace House*, Lookout Road, New Lambton Heights NSW;
- *Laman Cottage*, 15 Berkeley Street, Stroud NSW.

### 16.2 A.A. Company Colliery Department Houses at Newcastle

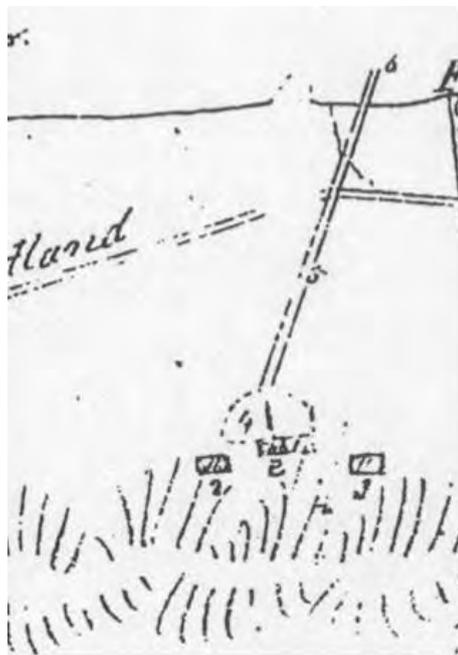
At least one dwelling similar in design, dimensions and materials is known to have existed close to the 'A' Pit (1831), the earliest properly-capitalised colliery in Australia. While specific plans and elevations do not appear to have survived, their nature may be determined by a general plan of the pit top layout, and by photographic evidence. A general plan of the pit top shows the house as being to the east of the shaft and workshops; in 1855 it was occupied by colliery engineer James Steel. The dwelling appears to have later been enlarged; portion of its basement may still exist beneath a house addressing the lane leading to row known as *The Boltons*. The house appears to have originally been of brick; of similar dimensions to that of the Hamilton residence; and to have been executed in a similar architectural style.



**Figure 52. Detail of photograph below, showing Engineer's house; note also retaining walls of the pit top.**



**Figure 53.** An undated view showing the A.A. Company's railway bridge across Hunter Street, Newcastle, showing the 'A' Pit Engineer's house, by this time enlarged, on the skyline at extreme left. *Newcastle Region Library*

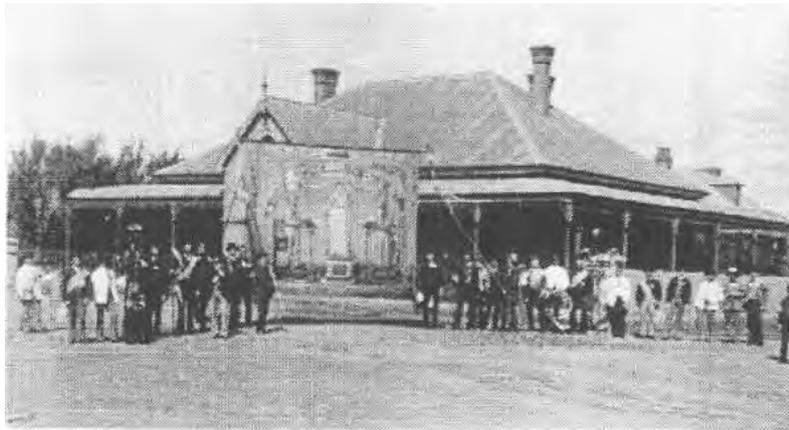


**Figure 54.** Detail from only known plan of pit top layout of 'A' Pit.

e = company's coal works; 1 = steam engine and pit; 2 = workshop; 3 = engineers' residence; 4 = coal yard; 5 = inclined plane and railroad; and 6 = wharf

A.A. Co. Map No. AO Map 6268, State Records NSW.

A similar house, for which the plans and elevations form part of the Appendix to this CMP, was constructed at the Company's Miller's Point (Sydney) coal depot and wharf in 1841.<sup>129</sup> The main level of this dwelling had four rooms one of which doubled as an office. Unlike the Overman's residence, it had a central chimney and no attic room; the two front rooms were larger than those at rear; and a sloping site allowed the incorporation of a two-roomed basement kitchen. Despite these differences, the Miller's Point cottage was similar to the Overman's residence in so far as materials and dimensions are concerned, and possessed many design similarities, such as front and rear verandahs, roof pitch and symmetrical layout. Another Company house, known as *Brown's House*, was situated adjacent to the newer Argyle House in Argyle Street, Newcastle. The dwelling, constructed in the 1830s, incorporated an attic room and verandah, and possessed flanking, rather than central, chimneys. It was at an early date the residence of Alexander 'Big' Brown, who is of course specially associated with the origins of The Borehole. The dwelling, long since demolished, appears originally to have been similar in form, style and materials to the Overman's residence at The Borehole.



**Figure 55. Representatives of the Operative Labourer's Union in front of the A.A. Company's Argyle House, Newcastle, c. 1912; the dwelling once known as Brown's House is at extreme right. Newcastle Region Library**

### 16.3 Claremont, Newcomen Street Newcastle

*Claremont*, a Colonial Georgian-style two-storey gentleman's town house constructed around 1840 and now occupied by the Newcastle Club, was built for Alexander 'Big' Brown, who remained in the employment of the A.A. Company into the 1850s. The fabric suggests that *Claremont* was originally single-storey, the second floor having been added at a later date. Although the ground floor layout is similar to that of the Overman's residence, it is of larger

<sup>129</sup> Ebsworth to Court of Directors, 7 July 1841, Enclosure A, 'Plans, Elevations and Sections of a Cottage, Store and Coal Shed for the Australian Agricultural Company', 1/2/41, A. A. Co. Despatches.  
Prepared by EJE Heritage

dimensions, and incorporates a higher quality of finishes and materials. The situation and streetscape presence of *Claremont* differs markedly to that of the Overman's house, reflecting the comparatively high social station of its owners.



Figure 56. *Claremont* from Newcomen Street. EJE

#### 16.4 Burwood Extended Colliery Manager's House 21 Elsdon St Redhead (1889)<sup>130</sup>

This rather grand Victorian country style masonry house is not typical of Redhead, or of houses of similar social standing anywhere in Lake Macquarie. Its nearest was perhaps the later Manager's House at Rhondda colliery in Teralba, but that is smaller and timber framed, and is now understood to have been demolished. The house is significant for the rarity of its type in the Lake Macquarie Local Government area, and for its association with the now entirely vanished Burwood Extended Colliery. It is the only surviving relic of one of the significant 19th century coal mines of Lake Macquarie. The house has been altered to some extent, but most of the changes appear reversible and it has good potential for rehabilitation to its former condition as a high quality 'Gentleman's Residence', or for some other compatible use.

The design conforms to the Victorian Georgian style, and is executed in brick, the face brick now being painted, and the roof sheeting having been replaced in galvanised iron. The roof pitch is comparatively shallow. The dwelling features an all-round bullnosed verandah, which in places has been enclosed. Verandah posts and related fabric have been removed and/or replaced. The double-paned sash window survive, although many window frames have been altered. Like the A.A. Company house, the Burwood Extended residence is located on an elevation, so as to allow surveillance of the former colliery.



**Figure 57. 21 Elsdon Street, Redhead NSW.**

#### **16.5 Wallarah House, Hale Street, Catherine Hill Bay (c.1889)**

This timber-framed, weatherboard dwelling was situated on an elevation overlooking the Wallarah Coal Mining Company's wharf and part of its colliery operations. Its style might best be described as vernacular Colonial Georgian. The dwelling, originally occupied by manager Thomas Parton and family, had extensive ocean views. Newcastle architects Bennett and Yeomans were engaged to design the house, for the construction of which tenders were called in April 1889. The nine-roomed dwelling incorporated offices, and the usual outbuildings of a 19<sup>th</sup> Century colliery official's house. At some stage, perhaps in the 1940s, the original verandah was replaced in brick and concrete, and the windows were replaced in plate glass. The house was destroyed in the disastrous Catherine Hill Bay bushfires of October 2013.



Figure 58. Wallarah House, 6 February 1894. *Lake Macquarie City Library*



Figure 59. The house before its destruction. *ABC*



Figure 60. Wallarah House before its destruction. *ABC*

## 16.6 Croudace House

Comparison might also be made with the building now known as *Thomas Croudace House*, Lookout Road, New Lambton Heights. Originally named *The Lodge* or *Lambton Lodge*, it was built in 1863 for Thomas Croudace, colliery manager for the Scottish Australian Mining Company, and founder of the nearby Lambton colliery. The original building comprised a symmetrical single storey brick dwelling, probably with four rooms off a central hall, very similar to the original element of the A.A. Company residence. It, too, was built on an elevation, with views of the colliery. The contrast between the subsequent treatment of the dwellings is stark. While the additions to the A.A. Company house were relatively modest, Croudace House in 1878-1879 underwent major alterations and additions, ultimately becoming a substantial gentleman's residence as befitting the local prominence of Thomas Croudace, a man as successful in community life as in his professional endeavours.

In 1878-79 the four original rooms (there may or may not have been an attic room) were amalgamated into two, with the central hallway remaining; the window apertures were enlarged, while the front door was absorbed into an entry vestibule. The original kitchen, which like that of the A.A. Company dwelling will probably have been situated on the central axis, was demolished, its place being taken by extensive ground floor additions in the shape of additional domestic rooms and a services wing, complete with an office.<sup>131</sup> Above the footprint of the extended original element, a first floor addition was constructed, complete with an ornate two-storey verandah, replacing the original single-storey verandah, which will have been much more simply executed.<sup>132</sup> At a later date, the design was further complicated by the addition of a somewhat incongruous three-storey observation tower, which took advantage of the elevated location. The large, well-maintained grounds were used for public gatherings, such as church picnics and the like.

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<sup>131</sup> Maree Shilling (ed.), *The Story of Lambton – A Suburb of Newcastle NSW*. Lambton: Newcastle Family History Society, 2009, pp. 10-11.

<sup>132</sup> John Carr, 'Croudace House Curtilage Study' (July 1996), Department of Public Works and Services. Prepared by EJE Heritage



**Figure 61. The Lodge, October 1885. The extent of the original, four-roomed element is represented by the large ground floor windows. *Ralph Snowball, University of Newcastle Cultural Collections.***



**Figure 62. *The Lodge* at an unknown date, but probably before the Second World War. Note three-storey observation tower. *University of Newcastle Cultural Collections***



Figure 63. Lambton Lodge in 1936. *Newcastle Region Library*

While the original dwelling was of course subsumed, its layout and dimensions may still be perceived. *Lambton Lodge*, then, after its transformation had more in common with other Newcastle district gentlemen's residences such as *Jesmond House*, *Woodlands* and *Shalimar*, than with the A.A. Company house. This holds true despite the later removal of the verandahs, and its conversion for hospital purposes



Figure 64. Thomas Croudace House c. 1997. *Suters Architects*



Figure 65. *Lambton Lodge* (now known as *Thomas Croudace House*) today (2015). *Lachlan Wetherall*, 'Then and Now' <http://lachlanwetherall.com/>

## 16.7 Other AA Company Residences

The Manager's House was built at a time of expansion for the A.A. Company, not only within its mining-related holdings, but in its pastoral-related holdings also. Other Company dwellings of the period include *Tahlee House*, *Stroud House*, *Booral House*, and more modest Company dwellings at Stroud, including that now known as *Laman Cottage*.

*Tahlee House* (1826) lacks sufficient similarity to the Mine Manager's Residence to be useful for purposes of comparative analysis. *Booral House* (1831), which is redolent of an Antipodean version of a small Anglo-Indian bungalow, also falls within this category. *Stroud House* (c.1826, enlarged 1832, rebuilt 1839), greatly altered from its original form, is likewise dissimilar.

## 16.8 *Laman Cottage*, 15 Berkeley Street, Stroud NSW

The A.A. Company built several staff dwellings addressing the thoroughfare now called Berkeley Street. One of these, now known as *Laman Cottage* in honour of Thomas Laman, surveyor to the A.A. Company, is convenient example of these for purposes of comparative analysis. It is generally contemporaneous with the A.A. Company residence at Hamilton,

although somewhat older. Of Colonial Georgian style, and executed in similar materials to that of the Hamilton dwelling, the house is one of several quite similar Stroud cottages constructed by the A.A. Company for its Pastoral Department staff. The dimensions of the original element of the house are similar to those of the Hamilton residence. Modifications have been made in the form of a side addition; the rendering of the walls; the reconstruction of the verandah; the installation of pressed metal ceilings in some of the rooms, in place of timber; the replacement of skirtings; and the replacement of some windows. Nevertheless, the original detached kitchen (although now used for another purpose) a modest structure placed at rear on the central axis created by the hallway and front and back doors, survives to demonstrate what appears to have been the standard siting for kitchens in typical A.A. Company staff dwellings of the period.

Despite the similarities, *Laman Cottage* differs in several respects from the Hamilton residence. The roof pitch is lower; the additions are not at rear; the original detached kitchen remains; the form and distribution of the verandah posts (reconstructed, but positioned similarly to original); the survival of the complete symmetry of the internal layout and fireplaces; and the maintenance of the curtilage on a single title.



**Figure 66. The house now known as *Laman Cottage*.  
*McElwaine Property, Dungog NSW***



**Figure 67. Front elevation. *McElwaine Property***



**Figure 68. Front elevation, showing site. *McElwaine Property***



**Figure 69. Rear elevation, showing kitchen on central axis, together with later side additions. *McElwaine Property***



**Figure 70. Interior of room of original element, showing *McElwaine Property***



**Figure 71. Interior of room of original element, showing simple fireplace surround and timber ceiling. *McElwaine Property***

## 16.9 Argyle House

*Argyle House*, possibly so named for the A.A. Company's early association with the MacArthur family and wool husbandry, was the main Australian office for the A.A. Company between the 1860s and the 1960s, built on the company's land fronting Newcastle harbour in 1883 amidst the Company's workshops, coal loading staithes and foreshore. While the historic form of *Argyle House* is still readily recognisable, much interior fabric has been modified or removed. Despite this relatively low level of intactness, *Argyle House* is highly valued by the community as an important historic place in the city. As early as 1965 it was proposed for public acquisition in recognition of its historic importance, this being a time well before heritage conservation gained wide spread public acceptance in Australia, before the commencement of the *Heritage Act 1977* (NSW).



Figure 72. Argyle House today (2015). *Newcastle Herald*

The building remains privately owned, and was until recently used as Fanny's nightclub. Still an entertainment venue, it is now once again known as *Argyle House*. By way of contrast, the Mine Manager's Residence retains the great majority of its original fabric intact and in situ, and as such displays the authentic marks of its history.

## 16.10 Other Houses in Public Ownership<sup>133</sup>

It is worth noting that many of the other historic buildings that our community regard as highly significant have been reclaimed from much more deteriorated and "defiled" states than the A.A. Company house.

Examples include *Juniper Hall* in Paddington, which had a row of terrace houses and shops built across its facade, or Elizabeth Bay House which had been allowed to decay almost to the point of being irrecoverable. *Lyndhurst* in Glebe, now home to the NSW Historic Houses Trust, is another similar example. *Willandra* on Victoria Road at Ryde had seen its two rear wings used as garages for many years before its value was recognised and the place restored, although it stands totally isolated, missing its extensive gardens that led down to the river. The old Kings School at Harrisford in Parramatta was also used as a garage, with large openings created in the facade and the whole rendered over, necessitating every brick of the facade being turned and re-laid during its restoration.

A comparison may be made with *Rouse Hill House*, which has basically been mothballed in its new role as a museum. It should, however, be noted that *Rouse Hill House* was in a much better state of repair than the A.A. Company residence, having been continuously occupied and maintained.

Located just south east of Windsor, Rouse Hill House was built between 1813 and 1818 on 450 acres granted to Richard Rouse, Superintendent of Public Works, Parramatta. The principal significance of Rouse Hill House lies in the length of its occupancy by the Rouse family (over 170 years) and because so few changes have occurred during that time. The house and associated structures represent a very much intact 'record of a family's changing social and economic fortunes and its domestic habits. Rouse Hill's latter history, of minimal activity necessary to keep the place together, has resulted in a uniquely unaltered house in an extremely fragile state of preservation.'<sup>134</sup> Accordingly, the conservation policy for the place advocates complete preservation, with restoration and reconstruction being considered unacceptable. This enables the history of occupancy to be expressed as a 'truthful record. To recreate finishes or details confuses and lessens the integrity of surviving details.'<sup>135</sup>

## 17. POLICIES FOR POTENTIAL FUTURE DEVELOPMENT

### 17.1 General

The subject land, being small in area, has little potential for development associated with the future use of the site by the registered proprietor. It is important that such development as might occur should be entered into with care, so as to ensure that the heritage character and significance of the place is not diminished.

### 17.2 New Works

Works other than those involved in conservation, and also the provision of bathroom, w.c. and kitchen facilities to BCA standards, are unlikely. Changing circumstances may, however, give rise to the possibility of a change of use from residential to another use as might be consented to by Council. Should this in fact occur, any new use must respect the heritage significance of the place, and should not involve unsympathetic alteration to the fabric.

#### 17.2.1 Policies for New Works

- All works must have regard to *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, and to NSW Heritage Division guidelines and publications, particularly NSW Heritage Office and Department of Urban Affairs and

<sup>134</sup>Broadbent, James and Bogle, Michael, 'Rouse Hill House Conservation and Management Plan', cited in Suters Architects CMP (March 2000), p 21.

<sup>135</sup>Somers, p. 26.



Planning, *Altering Heritage Assets*<sup>136</sup> and *Design in Context: Guidelines for Infill Development in the Historic Environment*.<sup>137</sup>

- New structures shall be built only if shown to be necessary in association with a proposed change of use.
- Any alterations to the structures shall not affect significant fabric, and shall be reversible.
- Any new work shall conform to the principles of Ecologically Sustainable Development in accordance with the *Local Government Act 1993* (NSW) and the Integrated Planning and Reporting framework.
- Ensure that new work conforms to a high standard of contemporary urban design, respecting and complementing the character and scale of existing structures.
- Ensure that work is readily identifiable as such, without attempting artificially to replicate existing fabric, giving rise to ahistorical physical outcomes.

### 17.3 Management of Works by Other Persons

The performance of works by persons other than the registered proprietor has the potential to damage heritage fabric, or to give rise to other outcomes undesirable for the heritage significance of the place. This is particularly so should these persons be unaware of that significance, or not appreciate the restraints and directions inherent in applying the relevant heritage publications and guidelines.

#### 17.3.1 Policies for Management of Works by Other Persons

- The registered proprietor shall ensure that persons responsible for works understand the heritage significance of the place, and in particular of the built fabric.
- The registered proprietor shall provide such persons with access to relevant documents, such as this Revised CMP and Heritage Division publications and guidelines, in addition to relevant Newcastle City Council heritage publications and guidelines.
- The registered proprietor shall induct such persons in accordance with the *Workplace Health and Safety Act 2011* (NSW), and shall physically inspect the location(s) of the proposed works both before and after works are undertaken. He or she shall by those means ensure that the works are in accordance with Council and/or Heritage Division requirements.

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<sup>136</sup> Sydney, 1996.

<sup>137</sup> Parramatta, 2005.



- The registered proprietor shall ensure that a record of works undertaken is maintained and archived.

### 17.3.1 Security

It is axiomatic that the maintenance of and survival of any site or structure, and particularly heritage places and items, must involve the provision of adequate security measures to deter illegal entry, theft, malicious damage and the like. While security measures have traditionally involved physical barriers and active supervision, these have in recent times been augmented by electronic devices. Security should consist of a mixture of active and passive measures. Active measures are those which involve the use of locks, the securing of gates, the provision of security lighting, and the like. Passive measures should include the maintenance of a cared-for appearance, the minimisation of vegetation that might reduce visibility from surrounding dwellings, footpaths and roads, and regular occupation of the dwelling so as to ensure a continuing human presence on the site.

### 17.3.2 Security Policies

- Active security measures shall include the securing of all door and window openings against intrusion, through the use of such door and window locks and hardware as are in usable condition. Surviving door and window locks should be used if these remain operational, or can be refurbished.
- New door and window furniture, if considered desirable for security and/or insurance purposes, should be added only in accordance with the conservation policies nominated in this Revised CMP.
- Active measures shall not include the introduction of bars, or of extruded aluminium or woven mesh screens, as these are both intrusive and inappropriate, and are probably unnecessary given the relatively secure location of the dwelling with regard to passive surveillance by neighbours.
- The driveway gates and any future pedestrian gate (whether in paling or picket form) should be kept secured, and if possible locked, with an intercom system providing a means of communication. Paling and iron fences around the lot boundary should be maintained in good condition (some areas are in poor condition), and replaced as necessary. This will emphasise that to potential intruders that unauthorised entry without reasonable excuse will constitute trespass, and will also discourage ingress by stray companion animals.
- A sign stating that the property is private might be affixed to the gates.
- The existing Chubb electronic alarms are capable of continued use. Future alarm and surveillance systems, if introduced, shall be as unobtrusive as possible, and shall not involve the introduction of poles, visible cabling and the like.

- Passive security measures should include vigilance by occupants; vigilance by neighbours; and an attitude of security consciousness with regard to making use and maintenance of the active security features.

## 18. IMPLEMENTATION AND REVIEW

### 18.1 General

The long term conservation of the former A.A. Company Mine Manager's House, Hamilton, necessitates the adoption and implementation of this Revised CMP. While not an item listed in the State Heritage Register under the *Heritage Act 1977* (NSW), the place has a high level of heritage significance in a local context. It is proposed that this Revised CMP should, therefore, be approved by Council's Heritage Strategist. If so desired, the Revised CMP should be submitted to the Heritage Division of the NSW Office of Environment and Heritage, with a view to its endorsement by that body.

#### 18.1.1 Policies

- Electronic and printed copies of this Revised CMP should be presented to University of Newcastle Cultural Collections and to the Local Studies section of Newcastle Region Library. Council, as current registered proprietor, should give consideration to its posting on its website, which is extensively used by the public.
- Should this Revised CMP be endorsed by Council's Heritage Strategist, and/or by the Heritage Division as the case may be, it should be formally adopted as the basis for the management and conservation of the place.
- The CMP should, in accordance with Heritage Division guidelines, be revised every five years, at which time the effectiveness and relevance of its policies, methodology and practice, together with their implementation, should be appraised. The criteria for this assessment should include the degree to which they are integrated into the operation and maintenance of the place. Input should be sought from site users and other interested parties. Conservation policies should, if need be, be assessed or modified in accordance with this appraisal. Should new or further knowledge and insights become available, these should be incorporated into the revision of the CMP.

## 19. CURTILAGE

Access to the subject property, 195 Denison Street, is via a right of way from Denison Street. The proprietors of 195A Denison Street have a right of carriageway to the driveway. The subject property is surrounded in all directions by substantial suburban homes: in the north by the dwelling known as 195A Denison Street; in the east by the dwelling known as 193 Denison Street; in the west by the dwelling known as 197 Denison Street; and in the south by five dwellings known as 106-114 Everton Street. 193 Denison Street, 195A Denison Street and 197 Denison Street were originally part of the immediate curtilage of the subject property, but these have now been alienated from it by subdivision.

## 20. APPLICATION OF HERITAGE SIGNIFICANCE CRITERIA

The NSW heritage assessment criteria encompass four generic values in *The Burra Charter: the Australia ICOMOS Charter for Places of Heritage Significance, 2013*: historical; aesthetic; scientific; and social significance.

An item will be considered to be of State or local heritage significance if it meets one or more of the assessment criteria listed in the *Heritage Act 1977* (NSW).

These criteria will be used in assessing heritage significance of the property/site.

### Heritage Significance Criteria

Listed below are the relevant Heritage Assessment Criteria as identified in the *Heritage Act 1977* (NSW):

- Criterion (a)** An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b)** An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c)** An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

- Criterion (d)** An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
- Criterion (e)** An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f)** An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g)** An item is important in demonstrating the principle characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural places; or cultural or natural environments).

An Assessment of Significance requires that a level of significance be determined for the place. The detailed analysis uses the levels of significance below:

<b>LOCAL</b>	Of significance to the local government area.
<b>STATE</b>	Of significance to the people of NSW.
<b>NATIONAL</b>	Exhibiting a high degree of significance, interpretability to the people of Australia.

## 20.1 ANALYSIS OF SIGNIFICANCE

### Historical Significance

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The house is associated with the early decades of the Australian Agricultural Company, an entity of very considerable importance in the social and economic development of the Hunter Region, the New England Region, and New South Wales in general. Through its origins with the Company's Colliery Department, the dwelling provides evidence as to the early history of corporate coal mining in New South Wales, and also as to the founding and development of the residential suburb now called Hamilton. The phases of development of the dwelling, the dates and nature of which are known with near-certainty, illustrate the continuity of physical and cultural change with regard to family and professional life for well over a century from the late 1840s to the mid-1960s. The house illustrates the leading role of the A.A. Company's collieries in the development of coal mining and associated industries, and particularly that of the

Borehole seam, the discovery of which permitted the development of coal exports to the west coast of North and South America. It was this trade which underwrote the district economy, and by extension that of the Colony and State of New South Wales, from its inception in 1850 until its decline after the opening of the Panama Canal in 1914.

The house has a unique capacity to bring to life the working and living conditions of officials of the A.A. Company's Colliery Department. The necessity for a mine manager's house adjacent to the 'D' Pit, situated at an inconvenient distance from the Company's other mining operations; its use of local materials; and its design as a semi-self-sufficient Company outpost illustrates the effects of physical and cultural isolation. The compact but substantial design of the house demonstrates the hierarchical social and economic structure prevalent at its time of construction, standing in contrast to the primitive miners' huts that stood nearby.

Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The house provides evidence as to continuity and change with regard to the lives of 19<sup>th</sup> Century colliery officials and their families, and permits a comparison with those of non-salaried colliery employees and their dependents. The site and dwelling are strongly associated with the Colliery Department of the Australian Agricultural Company and its senior staff, especially with James Lindsay and family; James Barron Winship; and two generations of the Little family. The history and fabric of the house thus brings to life the working and living conditions of the Company's senior staff and dependents.

### **Aesthetic And Technical Significance**

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

While not an important architectural work, and not aesthetically distinctive, the original element of the house exemplifies the Colonial Georgian style as employed in dwellings of the time. Its later elements demonstrate the manner in which a mid-19<sup>th</sup> Century Victorian-era dwelling has evolved over time, and to incorporate alterations and additions in styles popular at the time of execution of the works. The house is highly evocative, with its overall form and surviving details of its fabric, fittings and finishes providing a rich sensory experience. This aesthetic distinctiveness, encapsulated by features such as the stylised Federation Star pressed into the canopy protecting the rear entry, is significant at a local level, and enhances the historic and

associative State significance of the house. While the dwelling has certainly been subjected to the ravages of time, the survival of some of its furnishings, fittings, wall coverings and floor coverings demonstrate styles and tastes predominant at the time of their introduction to the interiors.

### **Social Significance**

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

The site and dwelling are significant in their association with historically important employees of the Australian Agricultural Company, and with its longest-standing inhabitants, the Little family. Through the efforts of both State and Local government, as well as those of individuals employing electronic media, the location and identity of the item is well known in the Hunter Region. That the house is important to the sense of place of the local community is demonstrated by its previous acquisition by Council, and by its attraction of in excess of 200 visitors per day when it has been open for public inspection.

### **Research Significance**

Criterion (e) An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The house has the potential to yield new information as to the lives of 19<sup>th</sup> Century salaried colliery officials and their dependents. Archaeological analysis has previously been undertaken with regard to particular areas of the house, the artefacts and documentary materials so discovered having been lodged with the Newcastle Museum. There is further potential for deposits of archaeological material dating back to the mid-19th century of cultural and domestic material, especially in the case of subfloor cavities and in the grounds. Some of this might also relate to the workings of the A.A. Company's 'D' Pit, a colliery important to the development of the economy of New South Wales.

### **Rarity Significance**

Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

In a manner unique in a local and State context, the dwelling provides evidence of the now-defunct way of life and customs of 19<sup>th</sup> Century colliery officials and their families. Although its

setting has been deleteriously affected by progressive subdivisions, the house is the only surviving staff residence directly associated with the coal mining operations of the Australian Agricultural Company. The house may be considered to be outstanding in its level of integrity, stemming from its long-term occupation by the members of a single family. Most of the mid- and late-Victorian fabric remains, the later additions having been achieved without significant destruction of the original fabric, the later alterations and additions being also substantially intact. Even some original or early wall and floor coverings remain present. The house is in a delicate condition, with damp damage, termite damage and the like, although some of this has been remediated. The ongoing State-funded conservation activities of the 1990s and 2000s went some way towards stabilising the condition of the house and associated structures.

### **Representative Significance**

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

Despite having been subjected to alterations and additions, the integrity of the original, Victorian Georgian-style element of the dwelling is sufficient to make it a fine example of a well-capitalised mid-19<sup>th</sup> Century colliery official's house. Having been designed and executed to what appears to have been a standard A.A. Company Colliery Department design, one similar to A.A. Company Agricultural Department dwellings at Stroud, it represents an important class of items. Uniquely in either a local or State context, the dwelling retains the attributes of a mid-19<sup>th</sup> Century salaried colliery officials' residence, exemplifying the customs and philosophies associated therewith. While not outstanding in terms of its setting or size, it possesses a remarkable built integrity, and is held in high esteem by interested parties within the local community.

## **21. INTEGRITY**

The dwelling and associated structures retain much of their integrity, despite deterioration over time and depletion of fabric from various causes. The curtilage and setting of the structures has, however, in recent years been considerably disturbed; this is particularly so with regard to views to and from the dwelling and grounds.

## 22. HERITAGE LISTINGS

The subject site and structures are listed as a Heritage Item of State significance in LEP 2012, Schedule 5 Part 1, with a notation of heritage significance as State nominated for the State Heritage Register under the *Heritage Act 1977* (NSW). Nevertheless, the item is not contained in the State Heritage Register under the *Heritage Act 1977* (NSW). The item is not situated within an LEP 2012 Heritage Conservation Area.

## 23. INFORMATION SOURCES

See Bibliography.

## 24. RECOMMENDATIONS

The Council of the City of Newcastle, as registered proprietor, intends to call Expressions of Interest for the sale of the property, and to evaluate any EOIs lodged against selection criteria that will ensure the long term conservation of the building and its heritage values.

- These actions are supported by this Revised CMP, in that they will represent favourable outcomes for the heritage values of the place.
- During the Expressions of Interest Process, the property should continue to be maintained and secured by Council.
- An electronic copy of this Revised CMP should, during the Expressions of Interest process, be made freely available to prospective purchasers.
- Upon the sale of the property, the new registered proprietor should be provided with a printed and electronic copy of this Revised CMP.

## 25. SOURCE OF THIS INFORMATION

### 25.1 Name of Study or Report

N/A

### 25.2 Item No. in Study or Report

N/A

**25.3 Author of Study or Report**

David Campbell.

**25.4 Inspected By**

David Campbell.

**25.5 NSW Heritage Division Guidelines Used**

Yes.

**25.6 This Form Completed By (date)**

David Campbell, December 2015.

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## 26.4 Electronic Sources

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[http://www.jenwillets.com/county\\_electors\\_1855.htm](http://www.jenwillets.com/county_electors_1855.htm)

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## PART 2: CONSERVATION POLICY AND MANAGEMENT

1. INTERIOR AND EXTERIOR IMAGES, AND SETTING (NOVEMBER 2015)



Figure 73. Kitchen, showing fireplace and stove; 1920s kitchen sink now missing.



Figure 74. Stove manufactured by James Ward of Sydney.



Figure 75. This recently-advertised (2015) stove appears to be of the same pattern.  
<http://acacia-gardens.australialisted.com/ad/gallery/17645713/>



Figure 76. Kitchen, showing door of former garage, with horseshoe decoration presumably from former stables or sulky shed.



Figure 77. Kitchen, showing modern security alarm; door leads to hallway off rear entry.



Figure 78. 1920s newspapers visible where linoleum has been lifted.



Figure 79. 1960s newspaper advertising the Newcastle and Suburban Co-operative Society.



Figure 80. Water damage to kitchen ceiling.



**Figure 81. External door to bathroom/laundry; door leafs are from internal doorways of house.**



**Figure 82. Drill stand and other tools from now-demolished garage; these are associated with the Little family.**



Figure 83. Early electric switches in kitchen, the oldest (brass) being for the bayonet light fitting, the lower (bakelite) with two-hole power point.



Figure 84. Kitchen door (formerly external) to kitchen from hallway.



**Figure 85. Hallway leading from rear entry, showing need for door glazing for natural lighting.**



**Figure 86. Hallway (illumination with camera flash).**



**Figure 87. Hallway, looking towards kitchen door (left) and entry to pantry and dining room (right).**



**Figure 88. Pantry ceiling; note decorative wall vents.**



**Figure 89. Southern (internal) wall of laundry, showing depleted lime plaster; note lightweight wall at right.**



**Figure 90. Pantry from hallway.**



**Figure 91. Roof access from hallway, showing underside of galvanised iron roof covering.**



**Figure 92. Hallway ceiling; note efflorescence to bricks from historic water intrusion. Light fitting is of unknown date.**



**Figure 93. Damp damage at skirting level.**



**Figure 94. Dining room fireplace.**



Figure 95. Dining room; display is associated with open days.



Figure 96. Dining room, eastern portion.



Figure 97. Dining room, western portion.



Figure 98. Dining room ceiling, showing ceiling rose for original gasolier (pre-electric lighting).



**Figure 99. Door from rear hallway to dining room; note glazing colour and motifs.**



Figure 100. Ceiling of south-west bedroom, showing historic water damage.

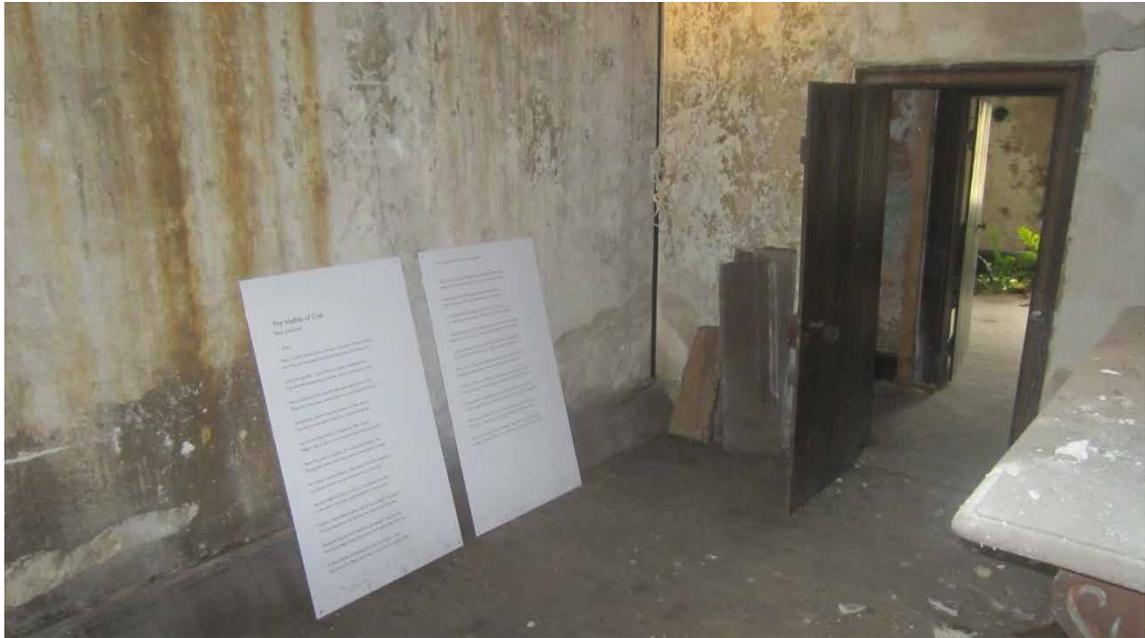


Figure 101. South-western bedroom, showing doorway to central hallway; the display is associated with the Lock-Up Cultural Centre exhibition held a few years ago.



**Figure 102. Fireplace in south-western bedroom.**



**Figure 103. South-western bedroom, showing peeling wallpaper.**



Figure 104. South-western bedroom; stairs lead to attic room. Note rustic finish of rear face of door leaf, contrasting with the much batter-finished other side addressing hallway.



Figure 105. Depleted tongue in groove ceiling permits view of ceiling; note recent hardwood cleated to rafters and joists.



**Figure 106. Doorway, south-western bedroom.**



**Figure 107. Doorway from hall to south-western bedroom; note superior door leaf finish and architraves addressing public areas.**



**Figure 108. Sitting room: western doorway; note missing skirtings and void at right.**



**Figure 109. Sitting room, showing damp and depleted lime plaster at base of western wall (originally external); note that damage to hallway wall on left has been made good.**



**Figure 110. Western wall of sitting room; northern wall at right; note new floor, which is cannot yet be continued to wall until damp problems are addressed.**



**Figure 111. Plant growth in north-western corner of sitting room evinces presence of damp in sub-floor; note floor joists shaped with an adze.**



**Figure 112. Pressed metal ceiling of sitting room, replacing tongue in groove ceilings and disguising amalgamation of the sitting room and north-western bedroom as originally laid out; note ceiling rose for gasolier, and later adaptation to electric light.**



**Figure 113. Sitting room, looking east; note curtains, pelmets, oilcloth and linoleum floor coverings, and peeling wallpaper. Floor coverings underlaid by newspapers dated 1903.**



Figure 114. Sydney Morning Herald, 11 December 1903, used as underlay.



Figure 115. Remnant oilcloth floor covering.



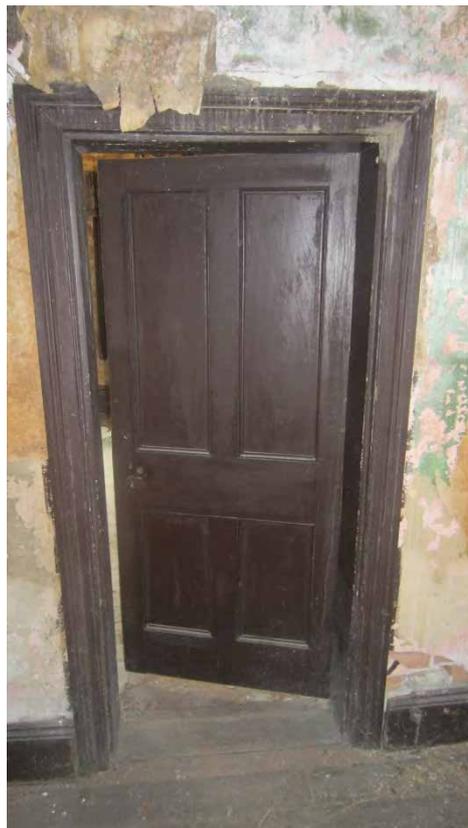
**Figure 116. Doors to sitting room off central hallway; the space was originally divided into two rooms with individual entries.**



**Figure 117. Contrast between door finishes; the rear of the door leaf at right, originally providing access to the former north-western bedroom later amalgamated with the sitting room to form one large room, is much more roughly finished than that of the original sitting room at left. Note short floor boards where dividing wall was formerly located.**



**Figure 118. Superior finish of face of door leaf, as befitting original sitting room.**



**Figure 119. Door from central hallway to south-eastern bedroom (formerly office).**



**Figure 120. Damaged and depleted ceiling of south-eastern room (once also used at need as an office); ceiling dates from c. 1930s; nothing remains of original tongue in groove ceiling. Attic floor is visible.**



**Figure 121. South-eastern room, showing fireplace.**



Figure 122. Linoleum floor covering, south-eastern room.



Figure 123. Looking north-east to hallway, showing partial wall reconstruction on both sides of doorway making good earthquake/ground movement damage.



**Figure 124. Looking south-east, showing windows; note peeling wallpaper and remnant curtain and blind.**



**Figure 125. Note dislocated skirting board and peeling wallpaper.**



Figure 126. Wallpaper (c. 1920s), showing maker's mark.



Figure 127. Fireplace; note floor repairs at right.



**Figure 128. Hat/clothing hooks in hallway; dislocated hooks are suspended from hook at left.**



**Figure 129. Central hallway, looking west towards dining room.**



**Figure 130. Hallway ceiling, east of archway.**



**Figure 131. Hallway ceiling, west of archway; softwood and Perspex sheeting retain fretting plaster.**



**Figure 132. Door to from central hallway to attic stairs.**



Figure 133. Door leaf; stairs at right.



**Figure 134. Attic stairs.**



**Figure 135. Attic, extended c. 1920s to provide more space. Window at right is original dormer window.**



**Figure 136. Attic, looking south-east, showing disguised storage space at right.**



Figure 137. Stairwell protected by rustic balustrade and gate.



Figure 138. Roof cavity, showing top of dining room ceiling; gas light pipes still present.



**Figure 139. Roof cavity above dining room; new hardwood has been cleated to rafters following historic termite damage.**



**Figure 140. Battens support shingles externally concealed by galvanised iron.**



Figure 141. Possible hiding-place for valuables in western wall of attic.



Figure 142. Dislocated lining boards.



**Figure 143. Looking east from attic; this will originally have overlooked the pit top area of 'D' Pit, with which the house was originally associated.**



**Figure 144. Looking north from attic, showing right of way to Denison Street (formerly Winship Street).**



**Figure 145. Looking south, showing view to racecourse and Glebe Hill (site of 'H' Pit); frame of corroded sun canopy at top of image.**



**Figure 146. Attic ceiling, showing electric light fitting and switch (probably original).**



**Figure 147. Western elevation of c. 1900 additions; note proximity of boundary fence.**



**Figure 148. Kitchen, looking towards rear entry.**



**Figure 149. Kitchen chimney; bathroom/laundry at left.**



**Figure 150. Kitchen; rear entry at right.**



**Figure 151. Inscription at top of gable reads 27/2/1900, the presumed date of completion of the additions.**



**Figure 152. Bathroom/laundry looking west; kitchen at left.**



Figure 153. Bathroom/laundry, looking east; kitchen at right.



Figure 154. Looking south-west, showing original element of dwelling (left); kitchen (right) and bathroom/laundry (extreme right). The brick paving occupying part of this area is currently turfed over.



**Figure 155. Looking south-west, showing extended dormer. Shingles are visible through the polycarbonate roof sheeting.**



**Figure 156. Looking north-west, showing timber verandah valance c. 1900. Original element (except extended dormer) at right; c. 1900 additions (the chimney serves the dining room fireplace) at left.**



Figure 157. Southern verandah, showing frame of former partition.



Figure 158. Southern verandah.



Figure 159. Outside lavatory; note proximity of garage at left.



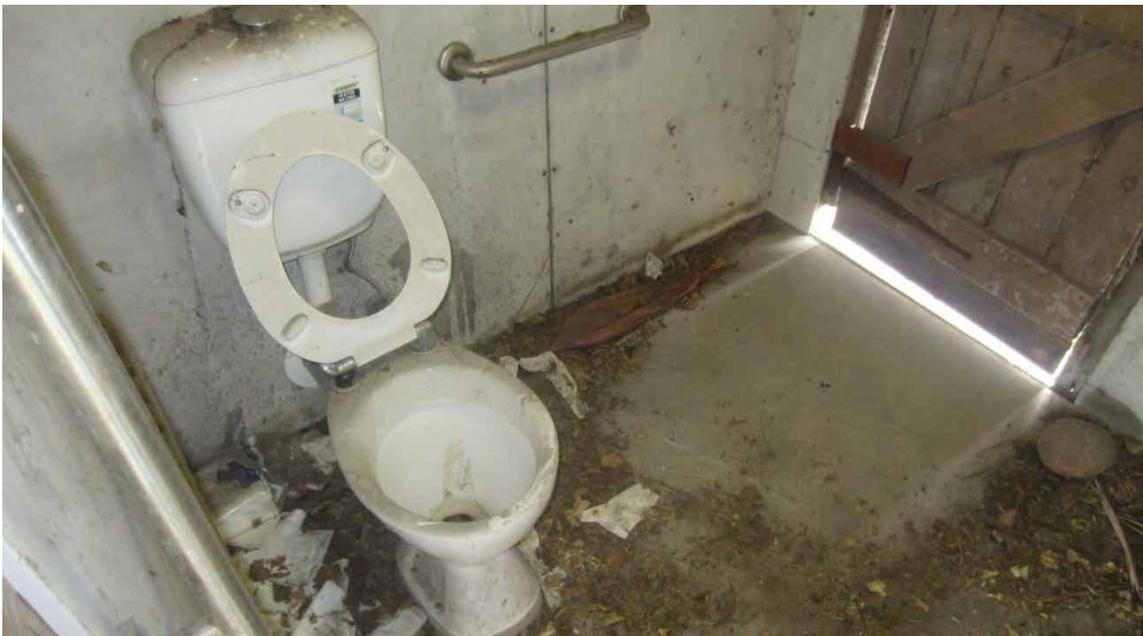
Figure 160. Lavatory, still connected to sewer line. The pan is understood to be the second, rather than the original.



Figure 161. Southern elevation of c. 1900 additions.



**Figure 162.** Enclosed section of verandah (formerly bathroom), now containing recently-installed toilet, which is connected to the sewer main and reticulated water supply.



**Figure 163.** Toilet fitted by Council for open days.

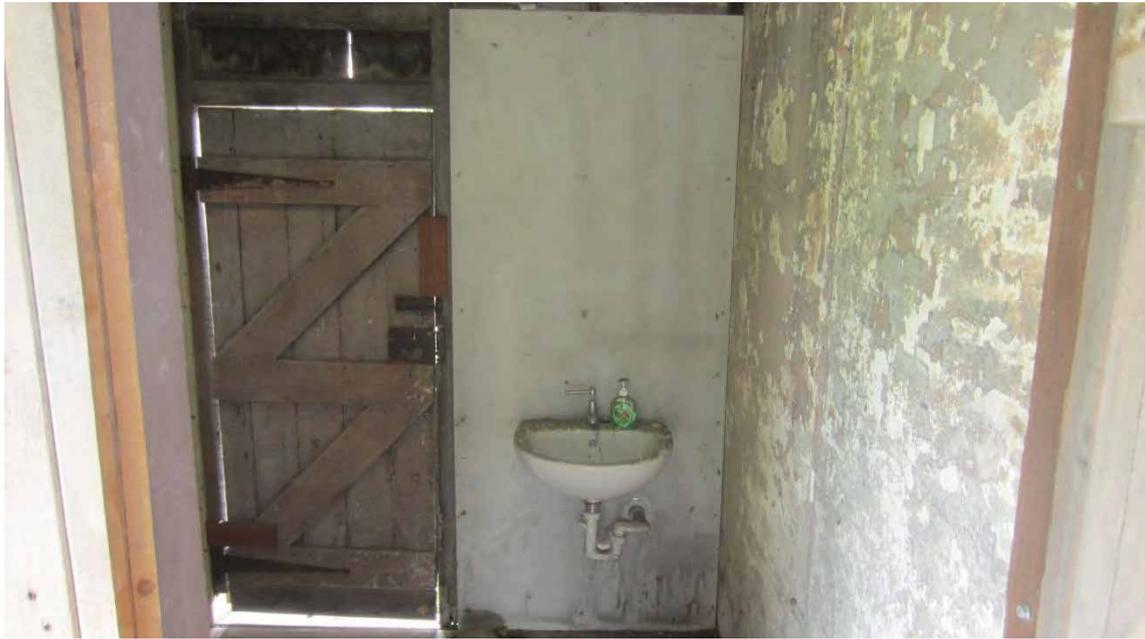


Figure 164. Toilet basin, with external door leading to side yard.



Figure 165. Southern verandah; note poor condition of verandah posts, and stockpile of bricks and timber.



Figure 166. Brick stockpile, showing diamond pattern (*may* be from original element of the house, clamp-kiln fired on site from local clay, c. 1849) and Gulliver frogmarks; Gulliver had a brickyard at the Glebe, Merewether; his activities are thought to have ceased in the early 1890s.

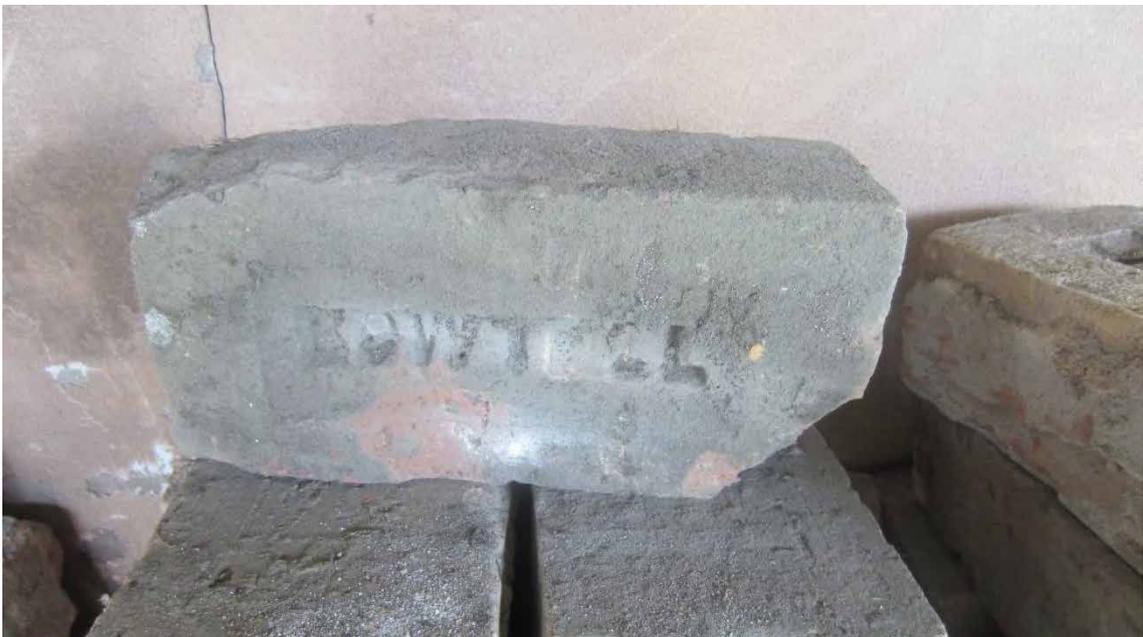


Figure 167. Brick with Bowtell frogmark. Joseph Bowtell had brickyards at Lake Macquarie Road (now Cooks Hill) and Burwood (now Merewether); his brickmaking activities are thought to have ceased c. 1912. This brick *may* be associated with the additions.



Figure 168. Window of south-western bedroom; toilet at left.



Figure 169. Front (eastern) verandah (right); note transition between painted and rendered walls (left).



**Figure 170.** Family tradition has it that the wheelbarrow is from the A.A. Company's New Winning Colliery ('Sea Pit'), off Darby Street, Cooks Hill, closed 1916.



**Figure 171.** Front verandah.



**Figure 172.** The missing panel of the door leaf formerly included a hatch allowing a ladder, for decades stored on the verandah and used for maintenance purposes, to be easily withdrawn when the door was closed.



**Figure 173.** Corrosion marks from decaying dormer window sun canopy.



Figure 174. Timber batten and shingles of verandah roof.



Figure 175. Interior of bathroom, showing dado boards; door at left leads to kitchen door; door at right leads to side yard.



**Figure 176. Limewashed walls; note redundant downpipe (left) and build-up of detritus above active downpipe (centre).**



**Figure 177. Downpipe not properly flashed into drain, leading to water penetration of walls.**



**Figure 178. Missing length of gutter beneath main roof eave.**



**Figure 179. Unsoldered corner gutter join.**



**Figure 180. House from right of way; rear yard of 195A Denison Street at right.**



**Figure 181. Looking north down right-of-way from entry gates.**



Figure 182. Looking south down right-of-way; 193 Denison Street at left, 195A Denison Street (formerly occupied by the late Mrs McCourt) at right.

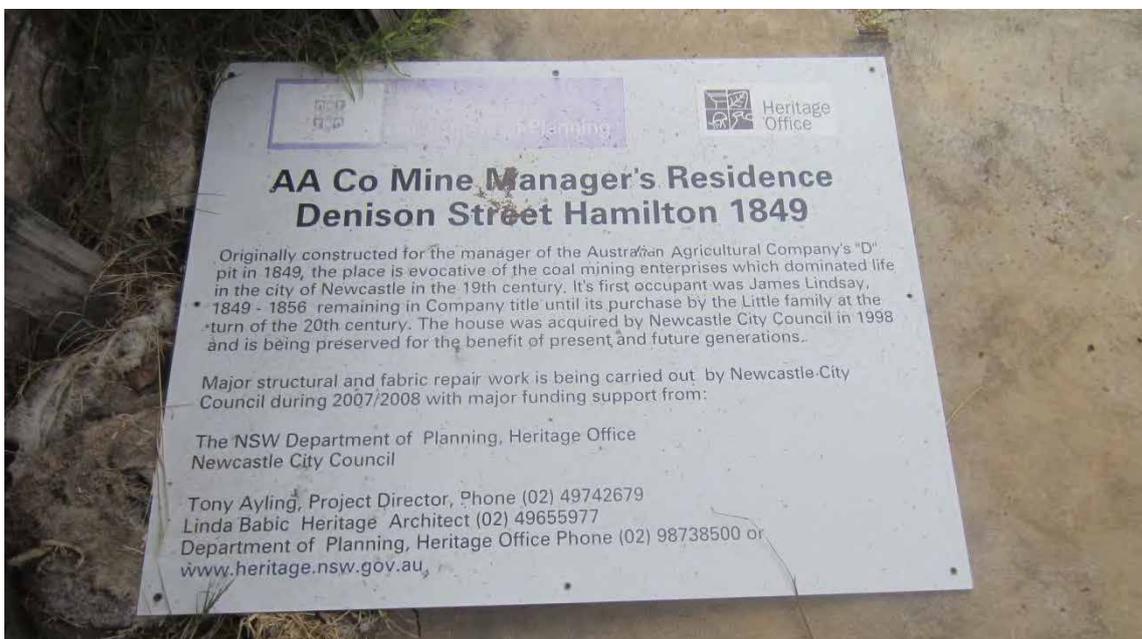


Figure 183. This sign was previously displayed on the gate leading from the right-of-way.



**Figure 184. From left: 195A Denison Street; 197 Denison Street. The steel fence addressing Denison Street provides evidence of common ownership of both lots by the Little family.**



**Figure 185. 193 Denison Street (1920), showing replacement fence.**



**Figure 186. 197 Denison Street (1937), showing fence.**

## 2. GENERAL STATEMENT AS TO CONSERVATION APPROACH

This report is based on observations and recordings carried out during visits to the site by EJE staff in December 2015. The works are documented based on a visual survey of the building fabric only as observed from ground level. No invasive exploration of the building structure was undertaken as part of the observations. Concealed structure, ceiling cavities, and other inaccessible spaces such as secured rooms were not able to be inspected and documented.

EJE is not qualified to offer structural opinions or archaeological opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the structure, or anything pertaining as to potential archaeological resources, nor should it in any way be construed in any way as so doing. Similarly, observations are limited to the fabric only, and no comment is made as to the capacity, adequacy, or statutory compliance of any building services.

### 2.1 General

Council's Heritage Strategist should be notified at (02) 49742000 and at [mail@ncc.nsw.gov.au](mailto:mail@ncc.nsw.gov.au), so advice can be provided with regard to conservation work.

Technical advice concerning maintenance of heritage buildings may be obtained at <http://www.environment.nsw.gov.au/Heritage/publications/index.htm>. This provides access to the Heritage Division Heritage Maintenance Series of publications.

Work is to conform to the principles and policies of Australia ICOMOS, *The Burra Charter: the Australia ICOMOS Charter for Places of Heritage Significance, 2013*, available at <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>, and the NSW Heritage Division Heritage Manual and associated guidelines available at <http://www.environment.nsw.gov.au/heritage/publications/index.htm>, as well as any Architectural and Structural Engineering requirements. It is the responsibility of the repairing contractor and site personnel to be fully conversant with requirements of Australia ICOMOS, *The Burra Charter: the Australia ICOMOS Charter for Places of Heritage Significance, 2013* and NSW Heritage Manual, together with any architectural details outlined in developed drawings, and to determine the exact manner in which the works are to be carried out.

Principles for work practices and methods are:

- Repair Rather than Replace: Wherever possible, repair using intact components. Only replace components where these are irreparable.
- Make a Visual Distinction between Old and New: Any new components required to be used to replace damaged original components should be obvious as new. Although sympathetic to the material, size and form of the original, their appearance should not be that of an original component.
- Respect the Ageing Process: Original components should not be pristine or as-new. If structurally sound, components suffering weathering or deterioration consistent with their age should be retained in their current condition.<sup>138</sup>

## 2.2 Statutory Requirements

The site is managed by the owner. Contractors, sub-contractors and site personnel should comply with all Workplace Health and Safety requirements under the *Workplace Health and Safety Act 2011* (NSW), including all necessary inductions, registrations, certifications and procedures.

## 2.3 Recording

During the repairs, record the process with digital photos (not necessarily of archival quality) representative of the works being undertaken, ideally on a daily basis as the work significantly progresses, and provide copies of these photos on a regular basis to supervisors of the work. Measured drawings should be prepared to assist in the conservation process.

# 3. CONSTRAINTS AND OPPORTUNITIES

## 3.1 Feasible Uses

The site is zoned R2: Low Density Residential under LEP 2012 Land Zoning Map - Sheet LZN\_004C. The Council of the City of Newcastle, as registered proprietor, intends to call Expressions of Interest for the sale of the property. A range of uses, for example residential uses, may be considered acceptable in accordance with LEP 2012. The zoning objectives and permitted uses are as follows:

### Zone R2 Low Density Residential

<sup>138</sup> NSW Heritage Office, *Principles of Conservation Work on Heritage Places*. Parramatta: NSW

Heritage Office, 1995.

Prepared by EJE Heritage

Nominated Architect – Barney Collins No. 4438

### 1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To accommodate a diversity of housing forms that respects the amenity, heritage and character of surrounding development and the quality of the environment.

### 2 Permitted without consent

Environmental protection works; Home occupations.

### 3 Permitted with consent

Boarding houses; Child care centres; Community facilities; Dwelling houses; Educational establishments; Emergency services facilities; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Hospitals; Neighbourhood shops; Recreation areas; Residential accommodation; Respite day care centres; Roads; Tourist and visitor accommodation.

### 4 Prohibited

Backpackers' accommodation; Hostels; Rural workers' dwellings; Serviced apartments; Any other development not specified in item 2 or 3.

It is also open to Council to approve other uses in accordance with LEP 2012, Part 5.10:

#### (10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and
- (b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and
- (c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and
- (d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and
- (e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

## 4. OWNER'S REQUIREMENTS

The Council of the City of Newcastle, as registered proprietor, intends to call Expressions of Interest for the sale of the property.

## 5. ITEMS OR FABRIC THAT MUST BE CONSERVED

### 5.1 Dwelling

Bargeboards: These shall be conserved. Should opportunity present, timber elements previously removed should be reconstructed in accordance with photographic evidence (see historic photography in this Revised CMP).

Face Brick: The sandstock brickwork makes up an important aesthetic element. It shall be rendered, painted, limewashed or otherwise obscured only in so far as to match or make good existing. Painted areas of the eastern facade under the verandah should be cleaned rather than repainted. Bricks should be turned or replaced with bricks from the on-site stockpile as appropriate. Re-pointing should be carefully executed in compatible lime mortar. Render should be carefully repaired as necessary in compatible mortar.

Windows: original timber, glass and fittings, including surviving blind ties, shall be repaired and made good, rather than replaced.

Ceilings: these shall be repaired where possible, and elsewhere reconstructed in accordance with remaining historic fabric.

Verandah floor: This shall remain unpainted. Pavement paint or similar shall not be used.

Doors: Internal and external doors contribute to the identity of the building. They and their door furniture shall be retained and repaired as necessary, rather than replaced.

### 5.2 Bathroom/Laundry

Timber Frame: This shall be conserved, and made good as necessary in similar materials.

Weatherboards: These shall be conserved if possible, and may be made good and/or replaced as necessary.

Internal Walls: These may be made good and/or replaced as necessary.

Ceilings: These may be made good and/or replaced as necessary.

Doors: These and their door furniture shall be retained and repaired as necessary, rather than replaced.

### 5.3 Outside Lavatory

Timber Frame: This shall be conserved, and made good as necessary in similar materials.

Weatherboards: These shall be conserved if possible, and may be made good and/or replaced as necessary.

Door: This shall be conserved, and with door furniture may be made good as necessary.

## 6. ITEMS OR FABRIC THAT MAY BE ALTERED

Roof, Guttering and Downpipes: These should, at the end of their service lives, be replaced in materials complementary to the original materials. Zinalume or Colorbond roofing sheets should be avoided in favour of Fielders Z600 sheeting (see <http://www.fielders.com.au/asp/home.aspx> ) or similar heavily-galvanised corrugated galvanised sheeting. Rather than being continuous, sheets should be short and overlapped, rather than continuous, to complement the original.

Roll barge should be used at roof edges, with rolled ridge at the top of the roof.

Gutters should be of 'quad' or 'ogee' profile, in heavily-galvanised iron. Square profiles are unsuitable. Guttering should have external brackets; high-front guttering, which is intrusive, should not be used.

Downpipes should be of galvanised iron of 90mm round profile.

*Dissimilar Materials Cause Corrosion*: It is important that similar roofing and rainwater goods should always be employed, so as to avoid failure of materials through corrosion.

Fastenings should be traditional slot-headed galvanised roofing screws or nails and washers, as the roof is highly visible.

Flashing and cappings should be of galvanised iron, shaped to match the roof profile, or lead flashing if galvanised iron sheeting and rainwater goods are used.

Unpainted lead and soldering should not be used for roofing or guttering if rainwater is to be used for human or animal consumption; in that case, lead should be well painted, and monitored at intervals, with silicon to be used in place of soldering.

The Heritage Maintenance Series of publications contains further advice:  
<http://www.environment.nsw.gov.au/Heritage/publications/index.htm>

Window Sills: Cracking and voids may be repaired in lime-rich cement available from Westox Building Products on (02)46285010 or at [westox@ozemail.com.au](mailto:westox@ozemail.com.au)

French Polished or Stained Timber Surfaces: these should be retained unpainted, and maintained using an appropriate product, such as [www.cabotstain.com/products/product/Australian-Timber-Oil.html](http://www.cabotstain.com/products/product/Australian-Timber-Oil.html)

Filling and Painting of Painted Timber Surfaces: These should, where appropriate, be filled with wood filler, and then repainted in a selected colour palette. Care should be taken not to mix oil-based and water-based finishes, lest peeling occur.

Fencing: Paling fence repairs and replacement should, when necessary, be undertaken in similar post and rail and paling hardwood materials, and *not* in treated pine, metal or similar. The right-of-way gate palings may be replaced with hardwood pickets of similar height to the existing palings at the option of the Registered Proprietor for the time being. Sections of iron fencing, which are in poor condition, should be replaced with palings.

Outside Lavatory: It being anticipated that indoor w.c. facilities will in future be provided, the outside lavatory may be converted into a storage shed or similar, and relocated on site as necessary, unless the registered proprietor wishes to retain it as a secondary toilet. The structure should be re-roofed in galvanised corrugated iron to match the dwelling, the frame should be strengthened as necessary, and the weatherboards may be repaired or replaced in similar materials as convenient. As the structure appears never to have been painted, it may be left as such, or painted according to taste.

## 7. PHYSICAL ASSESSMENT OF FABRIC

### 7.1 Sub-Floor

Some areas of the masonry structures continue to suffer from rising damp associated with possible breaches in the damp proof course. As salt-laden moisture absorbed into the comparatively porous brickwork evaporates from the weather side of the masonry, the crystals remaining on the face bricks after evaporation is causing the bricks to fret, which will ultimately lead to their depletion and/or eventual failure. The depletion of external mortar and limewash will also contribute to this problem. In the case of the bathroom/laundry and outside lavatory, it is necessary to ensure that the bottom plate of the timber frames is protected against both moisture and pest infestation.

### 7.2 Stormwater

Despite works previously undertaken by Council, stormwater drainage should be inspected for capacity and performance. It is important that water collection points be located as far as possible from the sub-floor, minimising the possibility of inundation.

### 7.3 Walls

While the solid brick walls are in fair condition, fretting of face bricks has occurred in some areas. This may be contributing to the impregnation of brickwork by moisture, which will be absorbed by capillary action as described above. Some areas of lime mortar are degrading, while limewash will need to be reapplied in areas previously so treated. Some bricks will require turning or replacement using the spare bricks stockpiled on site, pending the advice of a suitably qualified bricklayer. In the case of the bathroom/laundry and outside lavatory, portions of the timber frames, as well as weatherboards, require making good/reconstruction as necessary.

### 7.4 Pests

Past termite damage has been repaired, and preventative treatment has been undertaken; yet reinfestation may recur if sub-floor ventilation is not improved. In the case of the masonry structures, additional vents, enabling greater flow of air within the sub-floor area, may be required to discourage termites through increased drying action. In the case of the timber-framed structures, care should be taken that the bottom plates and weatherboards are safeguarded against moisture intrusion and pest infestation.

## 7.5 External Timber Elements

In the case of the masonry buildings, paint finish to bargeboards and timber window sills is depleted in areas subject to weathering, and requires repainting. The bathroom/laundry requires the making good of some weatherboards, while the outside lavatory requires more extensive work to make good and replace elements of its timber frame and weatherboards.

## 7.6 Window Sills

The sill rendering is generally degraded, with cracking evident. Cracking may be repaired in complementary material derived from Westox Building Products on (02)46285010 or at [westox@ozemail.com.au](mailto:westox@ozemail.com.au)

## 7.7 Windows

The windows are generally in fair condition. Some resealing in complementary materials may be required.

## 7.8 Window Soldier Courses

These are generally in fair condition, although some weathering has occurred, and repairs have been undertaken in the past.

## 7.9 Doors

External and internal doors appear relatively sound, although aged, and although moisture is infiltrating beneath the external door to the rear passageway, and also under the external door to the kitchen, the same being apparent with regard to the doors to the bathroom/laundry.

## 7.10 Roof

Roof coverings and guttering are comparatively recent, and appear to be in generally good condition, with no leaking evident. Structural roof members have comparatively recently been assessed and strengthened. Areas of galvanised guttering are corroded, and in places depleted. This is due to the use of material not heavily galvanised. These lengths require replacement. Some guttering is not properly soldered at joints, particularly with regard to corner joints. Some downpipes are not properly flashed into the drainage system, while leaves and the like have accumulated inside the box gutter and above downpipes, promoting potential corrosion, as well as overflow during heavy rain.

## 7.11 Internal Elements

Internal elements are generally sound, although some moisture is infiltrating through capillary action from exterior water penetration. Internal lime plastering certainly requires replacement and repainting. Some bargeboards are depleted, and others will be loosening through speculated infiltration of moisture by capillary action.

## 8. SCHEDULE OF CONSERVATION WORKS

### 8.1 Overview

#### 8.1.1 Heritage Methodology

The undertaking of work here recommended is to conform with to the principles and policies of Australia ICOMOS, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013*, available at <http://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>, and the NSW Heritage Office Heritage Manual and associated guidelines available at <http://www.environment.nsw.gov.au/Heritage/publications/index.htm>, as well as any architectural and structural engineering requirements. It is the responsibility of the repairing contractor and his site personnel to be fully conversant with requirements of the above documents and requirements, together with architectural details outlined in the developed drawings, and to determine the exact manner in which works are to be carried out by suitably qualified and experienced tradespeople.

Principles to be applied to work practices and methods are:<sup>139</sup>

- Repair Rather than Replace: wherever possible, repair using intact components. Replace components only where strictly necessary.
- Make a Visual Distinction between Old and New: any new components required to be used to replace damaged original components should be obvious as new. Although sympathetic to the material, size and form of the original, their appearance should not be that of an original component.

<sup>139</sup> Extracted from NSW Heritage Office (now Heritage Division), *Principles of Conservation Work on Heritage Places*. Parramatta: Heritage Office, 1995.

- Respect the Ageing Process: original components should not be pristine or as-new. If structurally sound, components suffering weathering or deterioration consistent with their age should be retained in their current condition.

### 8.1.2 Statutory Requirements

The site is managed by the proponent. The contractor (including all site personnel and any sub-contractors) should comply with all operational and safety requirements of the *Workplace Health and Safety Act 2011* (NSW), including all necessary inductions, registrations, certifications, and daily sign-in procedures.

### 8.1.3 Recording

During the repairs, record the process with digital photos representative of the works being undertaken, ideally on a daily basis as the work significantly progresses, and provide copies of these photos on a regular basis to the relevant authorities and stakeholders, as well as a public archive, for example the University of Newcastle Cultural Collections.

### 8.1.4 Prioritising of Recommended Works

This section describes in general terms the approximate procedure and standard of repair for noted items. It is not intended to be an exhaustive list of the entire works required, but sets standards of repair which are indicative across the work to the courthouse theatre complex. It provides an overview of the minimum standard of repair, which should be used to establish a general approach to the all required work, which in some cases will require additional detailed documentation prior to undertaking. This section should be read in conjunction with location specific comments made for specific building elements.

The work items have been assigned a numerical priority rating to each individual item, with 1 being the highest priority, and 3 being the lowest. The ratings are assigned as follows:

Priority 1 items are highest priority work required to be undertaken to ensure the structural stability or integrity of the buildings are maintained. This work may include repair to load bearing walls or repairs to roof enclosure to stop water or vermin ingress, which may cause rapid deterioration of internal framing components.

Priority 2 items are items of repair to the envelope or enclosure of the buildings which will not affect the immediate structural stability or integrity of the buildings, but if not addressed may lead to potential further deterioration and later potential repairs of a Priority 1 nature.

Priority 3 items are other items of a cosmetic or non-urgent nature, which would ensure the complex is maintained fully to an additional higher standard.

The repair work noted deals primarily with considerations of protection and preservation of physical building fabric which is contributory to the heritage significance of the complex. In conjunction with these fabric repair recommendations, there may be additional works required as a result of the actual use of the facility, for example, measures required for compliance with the Building Code of Australia. These are not here addressed.

No dilapidation or damage to the building itself has been discovered that might properly be classed as Priority 1 items. The following discussion, therefore, concerns items classed as Priority 2 and Priority 3.

### 8.1.5 **Priority 2: Removal of Hard Cement-Rich Mortar**

#### Description

Previous repointing of degraded mortar joints with hard cement-rich mortar is likely to be detrimental to the overall integrity and condition of the masonry wall fabric. Original softer lime mortars act as an evaporation path for any salt-laden ground moisture absorbed by the masonry wall. This causes gradual degradation of the mortar joint over time, as the salts crystallise on the surface of the mortar during evaporation, and mortar joints then need occasional repointing. This is natural expected behaviour for masonry walls traditionally constructed without adequate damp proof courses to inhibit rising damp.

When degraded mortar joints are repointed with mortar which is harder than the clay material in the brick modules, as is the case when hard Portland cement mortar is used, the evaporation path changes from the 'sacrificial' mortar joint to the face of the brick module itself, which is subjected to salt damage and degradation to the spalling brick face, which is more problematic to fix than simply repointing a degraded mortar joint with a suitable soft mortar. For this reason, it is recommended that any areas of hard cement-rich mortar repointing be carefully removed to allow the joints to be appropriately repointed.

#### Methodology

Carefully rake out all cement-rich mortar pointing. No power tools such as angles grinders are to be used for raking out, due to the potential for damage to the existing bricks. Use a hammer and plugging chisel to remove hard cement mortar. Rinse raked-out joints with low pressure water, in preparation for appropriate repointing.

### 8.1.6 Priority 2: Repointing of Degraded Mortar Joints

#### Description

Soft lime-based mortars used on buildings of this age are expected over time to degrade through natural weathering and the effects of salt crystallisation from ground damp. Degraded mortar joints should be prepared and repointed using appropriate compatible mortar, to allow the mortar joint to continue to act as the evaporation path for salt-laden ground water sucked into masonry walls.

#### Methodology

Repoint all masonry mortar joints where existing depth of mortar face from masonry is greater than the joint width. Rake out to a minimum depth of 2 ½ times the width of the joint, and more as required to remove full depth of crumbling mortar. Use only hand tools, such as hand-held wheeled chariot or hammer and plugging chisel (no power tools). Rinse raked out joint with low pressure water. Repoint with mortar prepared in strict compliance with Quicklime Mortar specifications.

Keep finished mortar face slightly back from stone face so that the apparent width of joint is not widened by spreading over weathered masonry face edges. Repointing should be carried out by a bricklayer experienced in work of this nature, with absolutely no admixtures allowed in the mortar. Dry packaged pre-mixed mortar is to be stored in a cool dry area up off the ground and is to be used within 3 months of the date of manufacture.

### 8.1.7 Priority 2: Installation of New Sections of Chemical Damp Proof Course where Existing has been Degraded, and Cocoon Desalination if Necessary.

#### Description

Masonry wall degradation from salt attack is accelerated by the absence of an effective damp proof course across the masonry wall just above ground level during the original construction. While remedial repair of the affected wall fabric (as described above) is appropriate, consideration should be given to the installation of a new damp proof course to slow the rate of ongoing degradation. It is almost always impractical to attempt to install a physical damp barrier in an existing heritage building, however recent advances in development of damp proof course barriers through hydrophobic chemical injection into the masonry wall are proving effective options.

While the installation of a chemical damp course is an effective long-term strategy for arresting the rate of salt attack, a short term consequence if the process is that a higher concentration of crystallised salts will be present on wall surfaces, which is a risk to the masonry fabric. For this reason, it is recommended that the installation of a chemical damp proof course be carried out in conjunction with a process of cocoon desalination to reduce the concentration of salts from the wall surface.

In the absence of a damp proof course, a masonry wall will draw up salt laden moisture from contact with the ground. The moisture evaporates through the exposed wall face, ideally on the face of the soft mortar joints, which crystallises the salts on those evaporation surfaces, requiring occasional repair of that surface. Cycling of the level of moisture in a wall, where a wall becomes quite damp, and then dries out (as happens unavoidably with natural climate cycles) accelerates the process and the damage caused, however the rate of this process is moderated by a constant baseline level of moisture which remains in a wall without a damp proof course (manifested as rising damp).

While it is beneficial to install a damp proof course to eliminate the draw up of ground water, the immediate result of its installation is that any salt laden moisture already in the wall will completely dry out on the evaporation plane, and this can lead to a one off high concentration of salt deposits on that wall surface. To remedy this, a process of removal of those salt deposits using a wet poultice cocoon of absorptive material applied to the wall surface is recommended to be carried out in conjunction with the damp proof course installation.

### Methodology

In preparation for application of chemical damp proof course, skirtings or timber panelling should be temporarily removed from internal surfaces of affected walls, and existing damp affected plaster render should be removed to a height of 400mm above the height at which damp is detected in the wall (tested with the use of a masonry moisture meter). Holes are then drilled into the masonry wall modules (the bricks, rather than the mortar joints) at spacings and heights as recommended by the product supplier, using a 10mm masonry bit. Samples of the drill hole brick dust are stored as a baseline comparison of salt levels taken after the cocoon desalination process. Subject to testing of all samples, multiple application of the cocoon is likely.

A 10mm layer of cocoon is applied in accordance with manufacturer's instructions by an approved applicator. After 14 days, a 150mm high strip of cocoon is removed from the base of

the wall to allow the chemical damp proof course to be installed. The damp course is installed through pressure injection of hydrophobic chemical until wall is fully saturated through its width. Upon completion of full installation of the chemical damp proof course, the remaining cocoon is removed and tested, with additional applications undertaken as required to bring salt concentration to acceptable levels.

Both the cocoon desalination product and chemical damp proof course system, as well as full application instructions and approved installers, are available from Westox Building Products on (02)46285010 or at [westox@ozemail.com.au](mailto:westox@ozemail.com.au)

Areas where installation of a new chemical damp proof course and cocoon desalination application is recommended are those that show on-going effects of rising damp and salt damage to masonry wall faces.

### 8.1.8 Priority 2: Repair of Degraded Face Bricks

#### Description

Isolated areas of external face brickwork have deteriorated badly with spalling and powdery brick faces. This is a result predominantly of salt attack described above (as well as natural weathering to a much lesser extent), particularly affecting those bricks which are slightly under-fired and softer than other bricks. Once damp and salt levels in the wall are addressed by the chemical damp proof course installation described above, sound face brickwork should be reinstated. Much of this work has already been undertaken.

The first preference to repair the more badly damaged bricks is to carefully remove and completely replace with matching original bricks salvaged from the dismantled redundant brick chimney flue offset above ceiling level (noted elsewhere in this report). Only once this stockpile of salvaged original brick is exhausted should other options be pursued. From a heritage conservation viewpoint it is always preferable to maintain existing fabric rather than introduce fabric from elsewhere (although often there is no alternative), so the next preference for repair of damaged brick faces is a process of careful rake out and removal of damaged bricks, and rolling the brick over and repointing, so that the intact reverse face of the brick becomes the new exposed face. Only if certain bricks are found to be overly soft and under-fired, and therefore likely to degrade quickly under normal weathering conditions even when damp and salt attack is arrested, should consideration be given to entirely replacing bricks, and even then only if bricks of matching age, size and appearance are available from elsewhere.

### Methodology

Setting out of the brick rod and bonding pattern of rolled over brickwork areas is to match existing intact brickwork. As much as possible, distribute the colour range of brick faces for rolled over bricks evenly throughout the existing facework colouring, so as to prevent colour concentrations and "banding" from occurring.

Ensure all bed joints, perpend and rear side joints are full with mortar. No voids will be acceptable. Protect surrounding surfaces and building elements during the works. All existing and new brickwork is to receive a thorough final clean down using water and soft bristle brushes. Clean brickwork in full panels working from top down. The use of acids or detergents shall not be permitted.

## **8.1.9 Priority 2: Repair of External Lime Render Wall Surfaces**

### Description

Areas of lime-based lime or cement render applied to the southern and western facades show evidence of cracking and depletion. All existing render areas should be checked for debonding and drumming, and any identified areas removed ready for patching of render surface with suitable new render material to match existing. No more existing render than absolutely necessary should be removed. Existing cracks should be repaired.

### Methodology

Remove any drummy or damaged sections of lime cement wall render. Take care that render removal is not remove excessive amounts of substrate brickwork face. Check substrate is sound and clean of dust in preparation for application of new render. Patch or repair render wall finish using premixed render available from Westox Building Products on (02)46285010 or at [westox@ozemail.com.au](mailto:westox@ozemail.com.au)

Use Plastalite Rehabilitation Render in a one coat system, using wood float to achieve flat even surface matching remaining render surface finish. Feather at edges to all intact render areas. Prepare and install all to manufacturer's recommendations.

### 8.1.10 Priority 2: Repair of Internal Lime Plaster Wall Surfaces

#### Description

Areas of existing plastered internal wall surfaces require patch repairs and also extensive repairs, as a result principally of movement, cracking, rising damp damage (primarily at wall bases), rainwater intrusion and the like. No more existing plaster than absolutely necessary should be removed.

#### Methodology

Pay particular attention to drummy or damaged sections of plaster. Check substrate is sound and clean of dust in preparation for application of new plaster. Patch or repair plaster wall finish using premixed plaster available from Westox Building Products on (02)46285010 or at [westox@ozemail.com.au](mailto:westox@ozemail.com.au)

Use Plastalite Rehabilitation Render to form a float coat, using wood float to achieve flat even surface, and then keyed ready for set finish. Finish with Plastalite Multi-Finish set coat, in preparation for paint finish. Feather at edges to all intact plaster wall areas. Prepare and install all to manufacturer's recommendations.

### 8.1.11 Priority 2: Repair of Internal Timber Joinery and Mouldings

#### Description

Where sections of original timber joinery and mouldings such as skirtings, architraves, and cornices are detached or missing, they should be refixed or replaced using original components if still on site, or matching timber materials milled to original profiles.

#### Methodology

Repair as necessary any damaged, deteriorated or failed timber components, elements or connections. Replace timber elements with new only where original components have suffered damage that will compromise their serviceability, stability or affect the integrity of the building envelope. New timber components should be of similar species (if reasonably available), and should be to similar dimensions and milling finish. New timber replacement members should be used in preference to recycled members, to differentiate the new from old. New fixings should generally be of similar material types and methods as original.

### 8.1.12 Priority 2: Repair of External Timber Components

#### Description

For all three extant structures (dwelling, bathroom/laundry and outside lavatory), external timber components, such as windows, doors, fascias, bargeboards, eaves, cladding boards, mouldings and trims, are susceptible to deterioration from exposure to elements such as UV and rain, which is reduced by maintenance of an effective paint coating. Surface preparation and refinishing are of importance in the pursuit of extended serviceability.

#### Methodology

Repair as necessary any damaged, deteriorated or failed timber components, elements or connections. Replace timber elements with new only where original components have suffered damage that will compromise their serviceability, stability or affect the integrity of the building envelope. New timber framing components should be of similar species (if reasonably available), and should be to similar dimensions and milling/decorative finish. New timber replacement members should be used in preference to recycled members, to differentiate the new from old. New fixings should generally be of similar material types and methods as original.

### 8.1.13 Priority 2: Repainting of External Painted Components

#### Description

Existing painted external surfaces rely, in some cases, on that paint coat for protection from elements which would otherwise cause accelerated deterioration, and in all other cases for a neat and well maintained appearance to the users and public. Some external materials are quite capable of weathering external exposure without paint protection, but where existing elements and surfaces are already painted, these should continue to remain as painted surfaces, requiring a regular schedule of suitable surface preparation and repainting. An exception to this approach of repainting all existing painted surfaces is existing painted sandstone surfaces, which should *not* be repainted.

### Methodology

Prepare all external painted external timber, metal and rendered surfaces, suitable for new paint finish, including sanding, filling, priming, cleaning and the like. Only remove existing paint layers where absolutely required to ensure the adequate adhesion of new paint finish. Where paint is required to be removed as part of the required preparation for new paint finish, remove only to next sound layer. If a particular building component is likely to have all existing paint layers removed as part of the necessary substrate preparation, record prior to removal the existing paint types and colours, through removing physical samples and taking digital photos.. Repaint all prepared surfaces using paint system appropriate for the application. Acrylic paint systems should be used in particular on rendered masonry wall surfaces, to allow the masonry wall under to continue to 'breathe', and not trap any moisture in it. Any existing sandstone elements which are currently painted should *not* be repainted as part of this work.

#### **8.1.14 Priority 3: Repainting of Internal Painted Components**

### Description

Some painted surfaces will in the foreseeable future require repainting. Some elements, such as the decorative verandah valance, have long since been depleted of paint, and therefore require painting so as to extend their serviceable lives. Provision for this should, in addition, be made under a regular maintenance schedule for preparation and repainting. In an internal scenario, repainting elements and surfaces contributes significantly to aesthetic appearance and appeal; yet the lack of exposure to external elements means that the frequency of repainting is not as critical to the ongoing maintenance in sound condition of these internal elements. Regular repainting of internal surfaces is always desirable, but other works listed earlier should be prioritised prior to internal painting.

### Methodology

Prepare all external painted external timber, metal and rendered surfaces, suitable for new paint finish, including sanding, filling, priming, cleaning and the like. Only remove existing paint layers where absolutely required to ensure the adequate adhesion of new paint finish. Where paint is required to be removed as part of the required preparation for new paint finish, remove only to next sound layer. If a particular building component is likely to have all existing paint layers removed as part of the necessary substrate preparation, record prior to removal the

existing paint types and colours, through removing physical samples and take digital photographs. Repaint all prepared surfaces using paint system appropriate for the application.

## 9. PRIORITIES FOR URGENT CONSERVATION WORKS

Roof and gutter leaks and blockages, if evident during unusually heavy rain, should immediately be remediated. Should there be a requirement for re-pointing of brickwork, this should be carried out in a pre-mixed lime mortar mix. Re-rendering or repairs to wall render should be carried out with lime mortar. Suitable products are available from Westox Building Products on (02)46285010 or at [westox@ozemail.com.au](mailto:westox@ozemail.com.au)

Cement-rich mortar has been used in the past to re-point some areas of brickwork. This is incompatible with the lime mortar, and its presence may lead to mechanical damage from cracking and from the capillary action of moisture. Such areas should be carefully removed by hand raking of the joints, and re-pointed with compatible pre-mixed lime mortar mix.

The damp proof course should be carefully examined for signs of breaches. Should such be found, chemical or physical reinstatement should occur in accordance with the Heritage Division Maintenance Series Information Sheet 2.1, *Rising Damp*, available at:

<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/maintenance21risingdamp.pdf>

The weatherboard cladding of the bathroom/laundry will in the near future require the stabilisation and making good of some weatherboards, while nails are increasingly corroded. Corroded nails should be replaced in the same holes with galvanised nails. Nail depressions should be filled, sealed and primed before painting is undertaken, if painting is desired.

The outside lavatory requires the stabilisation, strengthening and making good of framing and weatherboard cladding. A new roof, which should be of corrugated galvanised iron to match that of the dwelling, should be provided, with the sheets being fastened with roofing nails or slot screws, rather than with hexagonal headed screws. Corroded nails should be replaced in the same holes with galvanised nails of a larger diameter than existing. Nail depressions should be filled, sealed and primed before repainting is undertaken. Weatherboards which have deteriorated beyond repair should be replaced in like materials.

## 10. EXEMPTIONS FROM *HERITAGE ACT 1977 (NSW)*

The item is not included in the State Heritage Register under the *Heritage Act 1977 (NSW)*; the Standard Exemptions do not therefore apply. Since, however, the item has been nominated for inclusion in the State Heritage Register, the Standard Exemptions should be taken as guides to as to desirable activities, and activities in which due care and caution should be exercised.

They are available at

<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/StandardExemptions.pdf>

## 11. POLICY AS TO ARCHAEOLOGICAL MATERIAL

An Artefact Analysis for the site has previously been undertaken by Dan Tuck, Graham Wilson and Peter Douglas of Archaeological Heritage Management Solutions. This provided technical reporting, analysis and cataloguing on the artefact assemblage, as well as recommendations for the future management of the site. The artefact assemblage is housed at Newcastle Museum, Honeysuckle.

Before excavations take place in areas, for example the sub-floor, that might contain archaeological relics, Council's Heritage Strategist should be contacted on 49742000 and also at [mail@ncc.gov.au](mailto:mail@ncc.gov.au) ; the Heritage Division of the NSW Office of Environment and Heritage, 3 Marist Place, PARRAMATTA NSW, Tel. (02) 9873 8500, [heritage@heritage.nsw.gov.au](mailto:heritage@heritage.nsw.gov.au) , should also be contacted.

## 12. GAPS IN EXISTING KNOWLEDGE

There are some gaps in existing knowledge concerning the history and fabric of the site and dwelling. Research is continuing. Enquiries should be directed to Council's Heritage Strategist on (02)49742000 and at [mail@ncc.nsw.gov.au](mailto:mail@ncc.nsw.gov.au) , who will provide the Registered Proprietor with contact details for the appropriate researcher.

## 13. ASSET MANAGEMENT GUIDELINES

### 13.1 Management Policy

#### 13.1.1 Responsible Person

The Registered Proprietor should nominate a person or persons to be responsible for the management of the place. The Nominated Person should be given a copy of this Revised CMP, and made aware of the availability of relevant information through Council's Heritage Strategist on (02)49742000 and at [mail@ncc.nsw.gov.au](mailto:mail@ncc.nsw.gov.au), and through NSW Heritage Division at <http://www.environment.nsw.gov.au/heritage/publications/index.htm>. The Nominated Person should be immediately replaced upon leaving the employ of the Registered Proprietor.

#### 13.1.2 Inspections

An Inspection Schedule should be adopted as per Heritage Division Maintenance Series Information Sheet 1.1, *The Maintenance of Heritage Assets: Inspection Schedule*. This may be found at:

<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/maintenance11inspectionchedule.pdf>.

The Nominated Person should be responsible for these inspections, and for the engagement of external consultants and/or tradespeople as necessary, by permission of the Registered Proprietor.

### 13.2 Statutory Approvals

As the place is listed as in LEP 2012 as a Heritage Item that has been nominated for inclusion in the State Heritage Register, the Registered Proprietor must have regard to the statutory heads of consideration contained in LEP 2012, Part 5: Heritage Conservation. The Registered Proprietor must also comply with the *Heritage Act 1977* (NSW).

### 13.3 Maintenance

The Registered Proprietor must have regard to the Heritage provisions of LEP 2012, Cl. 5.10(1)(2):

#### (1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of the City of Newcastle,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

**(2) Requirement for consent**

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
  - (i) a heritage item,
  - (ii) an Aboriginal object,
  - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
  - (i) on which a heritage item is located or that is within a heritage conservation area, or
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
  - (i) on which a heritage item is located or that is within a heritage conservation area, or
  - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

Moreover, as the site and dwelling have been nominated for inclusion in the State Heritage Register under the *Heritage Act 1977* (NSW), the Registered Proprietor should have regard to the Minimum Standards of Maintenance and Repair promulgated by the Heritage Division of the NSW Office of Environment and Heritage, <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/infominimumstandards.pdf>, although these are not mandatory unless and until the Heritage Council of NSW agrees to so include the site and dwelling.

The Registered Proprietor should also have regard to the provisions of LEP 2012, Cl. 5.10 (2)(3):

**(3) When consent not required**

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
  - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
  - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area.

## 13.4 Monitoring and Review

The Registered Proprietor shall contact Council's Heritage Strategist on (02) 49742000 and at [mail@ncc.nsw.gov.au](mailto:mail@ncc.nsw.gov.au) for information and assistance as necessary.

### 13.5 Supervision and Liaison

The Registered Proprietor shall be responsible for the conservation of the place, the supervision of proposed works, compliance with this Revised CMP, and liaison with Council officials and Council's Heritage Strategist.

## 14. APPENDICES: PLANS AND DOCUMENTS

" Agreement "

Agreement made between Dixon Little of Hamilton  
 on the one part and James & Alexander Rodgers  
 trading under the style or firm of A Rodgers & Co  
 Newcastle on the other part, whereby the  
 said A Rodgers & Co agreed to take William  
 Little son of the above named Dixon Little  
 as an apprentice to the engineering trade for  
 a period of (5) years at the following schedule  
 of wages

First Year	Ten Shillings per week
Second Year	Fifteen do do
Third Year	Twenty do do
Fourth Year	Twenty five do do
Fifth Year	Thirty Shillings do

This agreement to be nullified if at  
 any time the said firm of A Rodgers & Co  
 doth cease to exist or upon any misconduct  
 on the part of the within mentioned  
 apprentice William Little or at any  
 time by the mutual consent of the said  
 Dixon Little and A Rodgers & Co

Dated at Newcastle  
 25<sup>th</sup> day of May 1874

Signatures  
 James Rodgers  
 William Little

Witness  
 W Jamieson

Cancelled  
 William Little faithfully served for three  
 years  
 W Little  
 W Jamieson

Figure 187. Articles of apprenticeship between James and Alexander Rodgers on the one part and Dixon Little and his son William Little on the other part.

Describe in your own words the several effects which take place in succession on applying heat to a lump of ice enclosed in a cylinder

Suppose we have 1 lb of Ice enclosed in a cylinder and apply heat at the bottom of the cylinder by means of a Spirit Lamp. the ice would commence to melt when at a temperature of  $32^{\circ}\text{F}$ . and would remain at that temperature until all the ice was converted into water. Now that the ice is converted into water you could observe that it is less in bulk than the ice. As we have been told in previous lessons that 143 units of heat must be communicated to 1 lb of ice at  $32^{\circ}\text{F}$  before it is melted into water at  $32^{\circ}\text{F}$

Still, applying the heat the water would increase in temperature while the bulk diminishes until it reaches a temperature of  $39^{\circ}\text{F}$  the maximum density point of water after which the volume gradually increases with the rise in temperature until it reaches  $212^{\circ}\text{F}$  when the water would be converted into steam) you ought to have continued until dissociation took place

Distinguish between Saturated steam Dry saturated steam and superheated steam

Saturated steam - is steam in contact with the water from which it is generated - Its physical condition is such that it is ready on the smallest increase of pressure or decrease in temperature to yield up or condense some portion into water ✓

Dry Saturated steam is that condition of steam just at the time when all aqueous or watery particles formerly

Figure 188 and following: some of William Little's apprenticeship pupillage exercises, as corrected.

Superheated steam - is that condition of steam in which in addition to being dry its temperature has been raised above that due to a corresponding pressure of saturated steam

What is wet steam why is there a loss of efficiency in using it

Wet steam is steam containing a large amount of water and is chiefly caused by priming in the boiler, & insufficient steam space. In using it the water will condense the steam and must lower its temperature if so will lessen its efficiency

Account for the use of Larger Air Pumps being used with Condensing Engines, than would merely suffice to lift the weight of water in the condenser

Water, contains a large amount of air mixed with it and when heated with the exhaust steam in the condenser it expands and on this account Air Pumps have to be large enough not only to pump the water out but the air, and vapour, from which may be mixed with the steam. The pump should be large enough in order to maintain a good vacuum say equivalent to 26 or 27 inches on the barometric column.

J. C. W. Little

You ought to have easily filled a page in answer to this question it is not always beneficial to answer a question in the fewest possible words, for in so doing important items may be omitted for instance in the above question you might have stated the causes which lead to the presence of vapour in the cylinders you know the more perfect the vacuum, the less the pressure & the lower on the temp. scale the point of ebullition, until we have the water & oil

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## The Retirement of Mr. Dixon Little.

### PRESENTATION AND SOCIAL.

A large and representative assemblage of the surface employes of the Australian Agricultural Co. attended at Sharp's Hotel on Saturday evening for the purpose of presenting Mr. Dixon Little, engineer of the above company, with a few tokens of their esteem.

Alderman Jas. Sharp occupied the chair, and Mr. Thos. Weir the vice-chair.

The chairman proposed the toast of "The Queen," which was drunk in bumpers. The audience joined in singing the "National Anthem" with such zest that left no doubts as to their loyalty towards the illustrious lady who for such a lengthy period has occupied the throne of the British Empire.

Mr. Geo. Jones, who proposed the toast of "Their Guest," referred in complimentary terms to the sterling character of that gentleman, and expressed an opinion that would doubtless be shared by those present, that in losing Mr. Little as an official who had exercised control over them for such a lengthy period they were losing one who had always supervised them in a spirit worthy of emulation by all having control or supervision over working men.

Mr. Paul Turnbull supported the toast.

Mr. Little, upon rising to respond, was the recipient of a most flattering reception. He thanked them heartily for the expression of goodwill towards him and his good lady, and expressed a fervent hope that during the remainder of their lives nothing would intervene to lessen the good feeling now existing.

At this stage Mr. John Allen presented Mr. Little with an address, beautifully framed; a smelter's outfit, viz., pipe, tobacco, &c.; and, most substantial of all, a purse of sovereigns. The address was as follows:—

"Presented to Dixon Little, Esq.—Dear Sir,—On the eve of your retirement from the position of engineer to the Australian Agricultural Company, over which you have so faithfully presided for upwards of 16 years to the entire satisfaction of the company, we, the employes under you cannot allow you to retire from the service without expressing our heartfelt appreciation of the manner in which you have at all times given justice to the company and those employed under you. With this address we beg to present you with a purse of sovereigns, as a token of high respect from those who have been employed under your supervision. We trust that you and Mrs. Little may long be spared by Providence to enjoy good health and the rest you are about to take from your lengthened labours. We are, on behalf of the employes, yours faithfully,—W. H. Montgomery, C. Miller, G. Cook, D. Craig, J. Cunningham, J. Sharp, N. Lynn.

In addressing the recipient, Mr. Allen incidentally remarked that he thought the committee had made a mistake in their selection, for he felt sure that among those present a gentleman could have been chosen who could have carried out the duties more ably than himself. Addressing Mr. Little, he informed that gentlemen of the method in collecting subscriptions towards the testimonial, and assured him that the employes had right royally responded to the committee's efforts. Mr. Allen stated that he had known their guest for 35 years, and a more painstaking and straightforward man he failed to conceive. In handing the marks of esteem to Mr. Little, he expressed an earnest wish that they would be received in the spirit in which they had been given; also that when the time came for the departure from this sphere to realms

above, their guest and his wife would be welcomed with the "Well done, thou good and faithful servant, enter into the joy prepared for you from the beginning."

In responding, Mr. Little said the kind things said of him and the practical proof of their sympathy had completely unmanned him. He thanked them from the bottom of his heart. He had never anticipated that his actions were deserving of such recognition until a few evenings since, when Messrs. G. Cook and Jan. Sharp, two old friends of his, waited upon him and extended an invitation to be present at that banquet. He had generally regarded himself as being of a phlegmatic and cold disposition, but that night their kindness had touched the emotional part of his nature. Since his connection with the A.A. Co. he had received nothing but kindness from the superintendent, mine manager, the two underground managers, deputies, and last, though not least, from the surfacemen, inclusive of mechanics and engineers, all of whom had been under his personal supervision for a number of years. From the whole he had received valuable assistance, and he would say that a better set of men no man could wish to control. Referring to his past life Mr. Little stated that he commenced to earn his livelihood in 1840 in the Percy Main Colliery, Northumberland, where he remained working underground for four years. From there he passed to Soaton Delaval, where he was apprenticed to the engineering trade. At this time Delaval was one of the most important collieries in the north. From the latter place he became identified with the now famous engineering firm of Lord Armstrong, of Elswick. Proceeding from there he assisted in erecting an extensive Cornish engine and two Cornish boilers at Old Shinccliffe, for the purpose of supplying the old City of Durham with a water supply. Other operations that he assisted at were the erection at Allanshead, in West Northumberland, of hydraulic machinery for pumping, winding, crushing, and washing the lead ore at Mr. Beaumont's celebrated lead mines; and to put in cages so as to facilitate the drawing of the mineral more expeditiously at that mine. Subsequently returning to Armstrong's shop, he along with others were transferred to London to erect the necessary steam boilers and pipes to connect and supply with steam power the whole of the working models at the International Exhibition of 1851. During his stay in the world's metropolis it was his good fortune to witness two great events—the opening of the exhibition and the magnificent and imposing funeral of Britain's greatest General, the Duke of Wellington. Their work at the above being finished, Blackwall was the next scene of operations. Here they erected the first coal hoists in the West India Docks for more speedily discharging the steam colliers of their cargoes of coal. So anxious was Mr. Armstrong that the work should be carried out with success as regards the utility of the hoists that he remained the whole of the day personally supervising the work in progress. Subsequently the firm erected similar appliances at Limehouse, Regent's Canal. At King's Cross the firm erected two steam engines, four accumulators, besides fitting the goods shed with cranes and hoists for discharging the trucks on the platform. After working for a short time at the Bull's Bridge on the G.W. line, he returned to Elswick, where he continued for the next ten years. In 1853 he determined to seek fresh fields for the pursuit of additional knowledge, and decided to go to Australia, where his labours had proved of immense benefit to himself and family. About six years he had spent in the railway service of the colony under the late Mr. Thos. Boag. The remaining 30 years had been spent in the service of the A.A. Co. In conclusion, Mr. Little trusted now

<http://trove.nla.gov.au/ndp/del/printArticleJpg/142188464/3?print=y>

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had been spent in the service of the A.A. Co. In conclusion, Mr. Little trusted now that his association with the latter company had concluded, that it was honourable. If his health had not become impaired nothing would have afforded him greater pleasure than to have remained among them. However, he felt assured that he had left no enemies, and their action that night fully confirmed him in that assurance. During his career he had endeavoured to cultivate a disposition to be at peace with all men. Life was too short to live at variance. He could say no more, but concluded by asking all, both officials and workmen, to accept his heartfelt thanks for their splendid manifestation of their goodwill towards him.

The toast of "Success to the A.A. Co." was ably moved by Mr. J. B. Barclay, and responded to by Messrs. Ralph Turnbull, T. Cowie, and Paul Turnbull.

The remainder of the evening was spent in harmony. After a hearty vote of thanks to the chairman had been carried by acclamation the meeting broke up at 11 o'clock.

Those who contributed items were: Messrs

C. Miller, G. Turnbull, Geo. Hester, Evan Thomas, Robt. Turnbull, R. Paterson, T. Jones, T. Cowie, J. Hedley, Jas. Woolley, W. Hedley, R. Rodwell, and J. Hargreaves.

Mr. Geo. Hester kindly officiated at the piano.

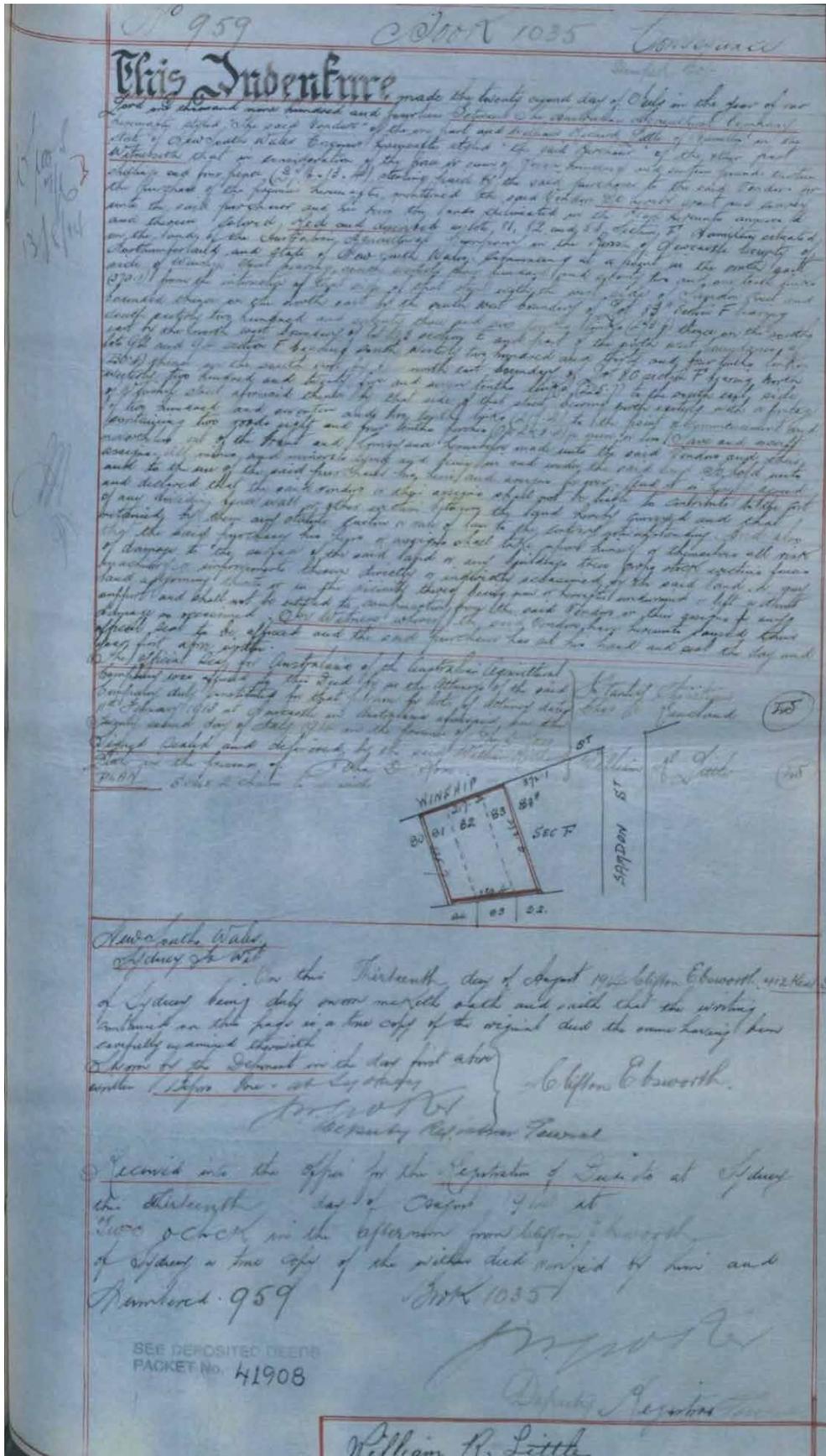


Figure 189. Conveyance of subject land to William Little, 22 July 1914. NSW Land and Property Information

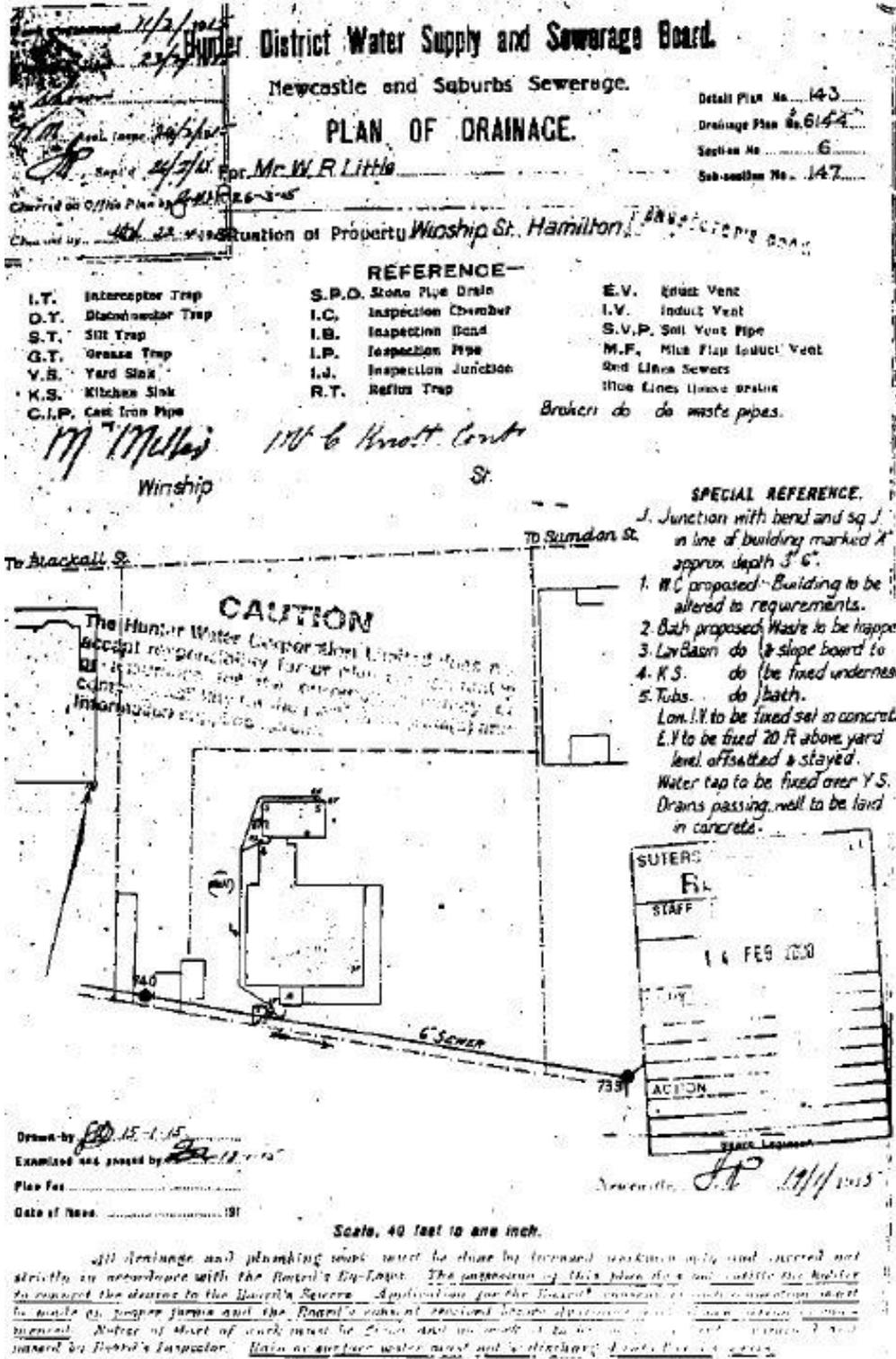


Figure 190. Plan of Drainage, 1915. The Hunter District Water Supply and Sewerage Board

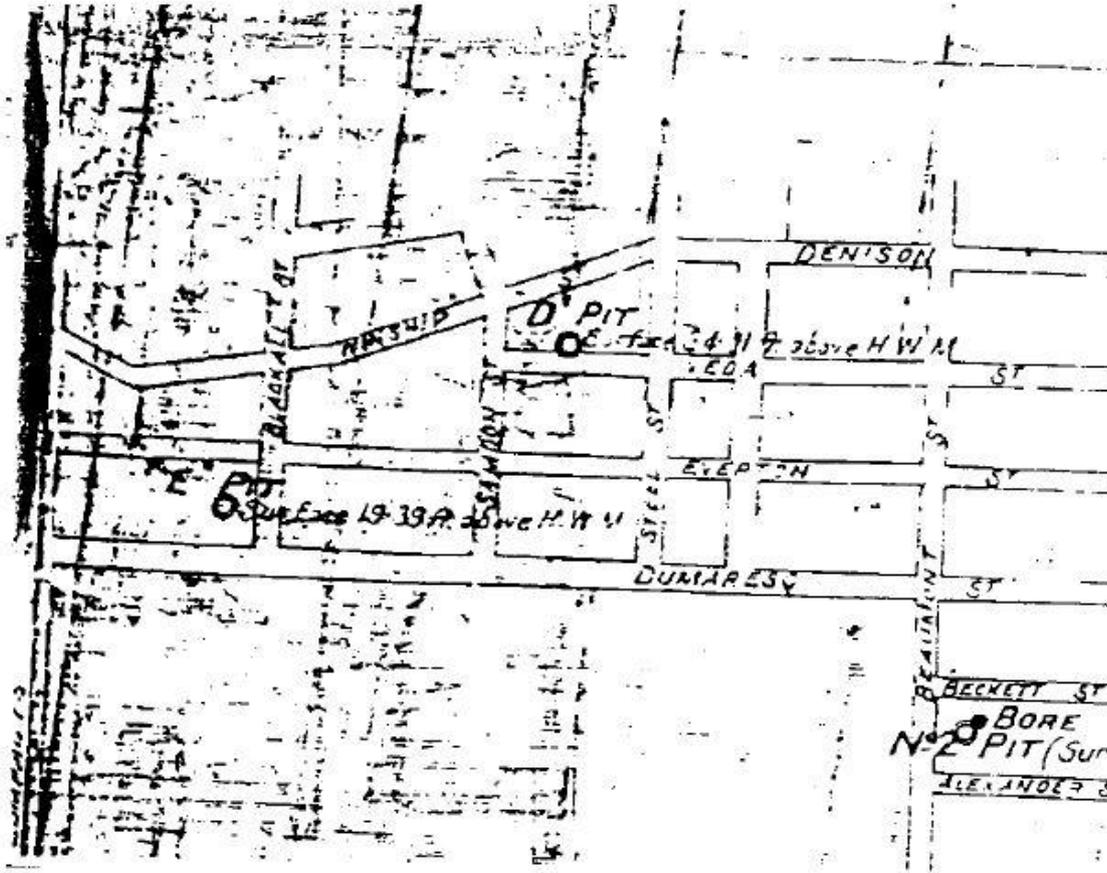


Figure 191. Extract of 'Plan Showing Positions of Shafts and Boreholes with Surface Height above M.W. Mark, A.A. Company, Newcastle. David Campbell

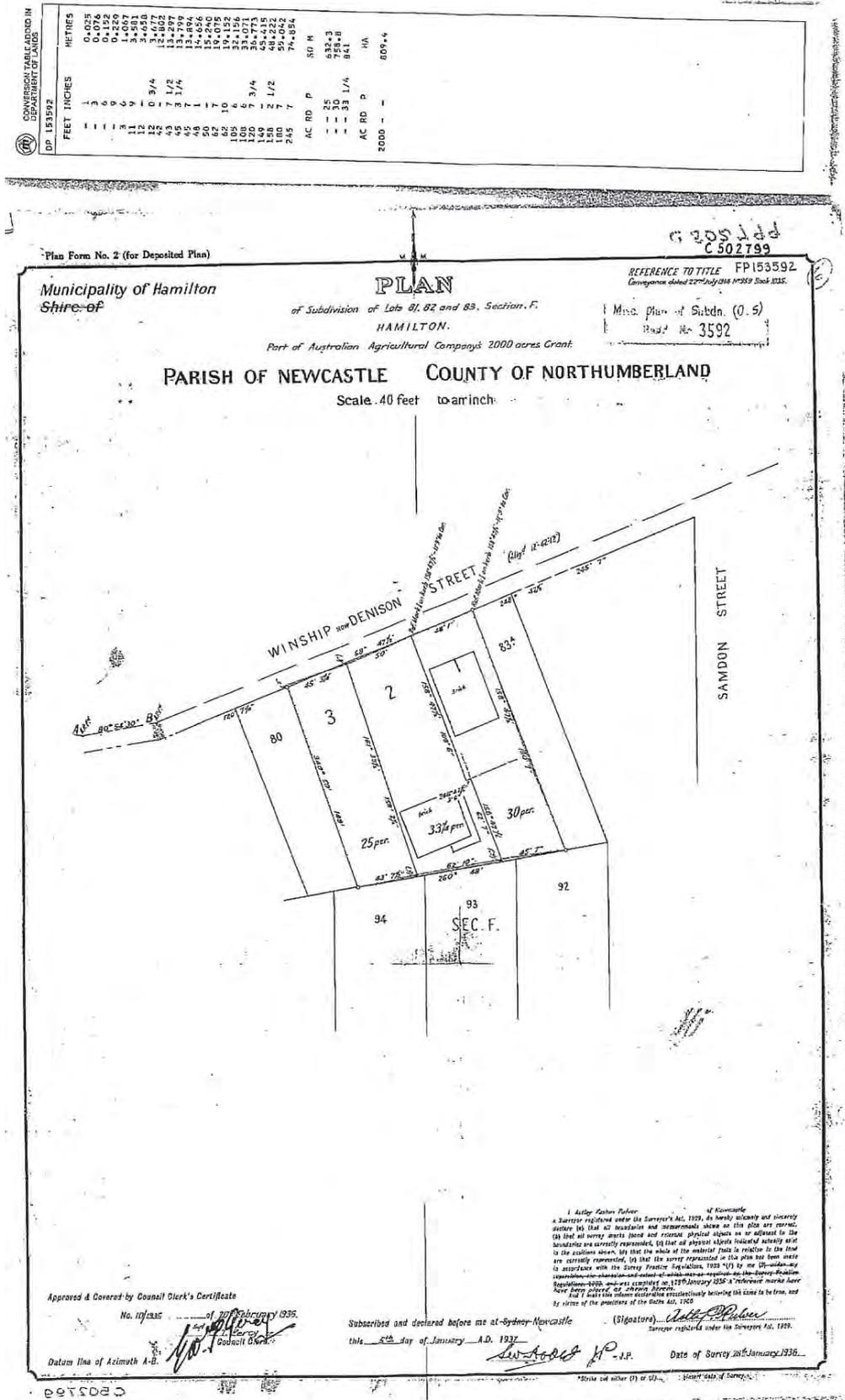


Figure 192. Plan of Subdivision, 1936. David Campbell

## SUTERS ARCHITECTS SNELL

26 June 1995  
Our Ref: 4549/CORR:RB

**Re: 195 Dennison Street, Hamilton  
Former AA Company Managers Residence**

As you are aware, Suters Architects Snell have been negotiating between the various parties involved to establish a mechanism by which the preservation and restoration of this important building may be assured.

The building is currently owned by Mrs Naomi McCourt, a direct descendent of William Little who was Chief Engineer for the AA Co. and who acquired the residence from the company in 1914. The building has however been vacant for about 30 years and is in a state of decay, the rate of which is rapidly increasing. Mrs McCourt currently lives in the adjacent house at 197 Dennison Street, which is owned by her relations though available to her until her death. She is however eager to find alternate accommodation on a smaller scale more suited to her needs, with the intention that sale or subdivision of the site at 195 would fund this, while also freeing up 197 for sale by her relations. Both 197 and 193 Dennison Street formed part of the residence's allotment during initial subdivision of the area, and items of significance remain on them, such as the underground cistern behind 197.

In brief, the history of the process to date is:

- |          |  |
|----------|--|
| Early'94 | David Campbell, during research for his PhD thesis, found evidence to suggest that this building was in fact the AA Company residence as noted, dating back to c.1849, and hence of great heritage significance to the city due to its association with the development of the coal mining industry.                                 |
| Sept.94  | An offer was made by the Department of Planning to Mrs McCourt of a \$30,000 index-linked loan repayable on death or disposal of the item. Such funds would have covered basic stabilisation works. While it was not accepted at the time, the funds are understood to still being held over by Dennis McManus at the Department.    |
| Oct.94   | David Campbell, in assisting Mrs McCourt to resolve this matter, contacted Suters to seek our assistance at the suggestion of Dennis McManus. Brian Suters and Randal Boydell visited the site and concurred with David's assessment of its significance.  |
| March.95 | Suters organised James Broadbent, Senior Curator with the Historic Houses Trust of NSW, to visit the site. He concurred with its significance and offered the assistance of the Trust. An approach was then made to the Lord Mayor of Newcastle, Councillor John McNaughton, who indicated Council would be interested in assisting. |

Subsequent to that the matter has also been discussed further with the Department of Planning, the Historic Houses Trust, the Australian Heritage Commission, and Council's Heritage Adviser Steven Berry. In particular, the possibility has been raised of Newcastle Council, another public body or trust, acquiring the site, and possibly also the adjoining block where Mrs McCourt now lives. Associated with this was the potential to:

- Establish the building as some form of memorial by Newcastle's Bicentenary in 1997.
- The construction of a small cottage in the front section of the site for Mrs McCourt, which would ultimately become a Caretakers residence.
- Relocate Council's existing Childcare centre to 197 Dennison Street, currently located just a few doors down the street.

It should be noted that, from the outset, there has been no intention to deprive Mrs McCourt of her rights or well-being. In attempting to secure the future of the building, we are also very much aware of securing these rights for Mrs McCourt and, should transfer of the property occur, of adequate financial compensation or alternate accommodation.

cont...2

Architecture    Planning    Interiors    Landscape    Urban Design

**Newcastle** CNR BOND & TELFORD STS NEWCASTLE NSW 2300 PO BOX 1109 NEWCASTLE NSW 2300 TELEPHONE 049 265 222 FACSIMILE 049 265 251  
SUTERS ARCHITECTS SNELL PTY LTD ACN 603 842 635

26 June 1995  
Our Ref: 4549/CORR:RB  
Page 2.

We believe we are now at the point where all concerned parties need to come together and, hopefully, come to some agreement. As such, a meeting is proposed for:

**2.00pm Friday 14 July 1995**

The location is to be advised depending on who will be attending, though will be either at the building at 195 Dennison Street, or at Council's Offices. Likely duration would be one to one-and-a-half hours.

Participants invited are:

- Mrs Naomi McCourt      Owner and resident
- David Campbell
  
- Cllr. John McNaughton      Newcastle Council      Lord Mayor
- Brian Eastoe      Director Commercial Management
- Steven Berry      Heritage Adviser
- Rachel Kelly      Planning
  
- Dennis McManus      Department of Planning      Heritage Branch
  
- Peter Watts      Historic Houses Trust NSW      Director
- James Broadbent      Senior Curator
  
- Brian Suters      Suters Architects Snell
- Ranald Boydell

Would all those invited please inform us whether they, and/or any other representatives for them, will be attending this meeting as soon as possible so that we may confirm the venue.

We thank you for your co-operation on this matter and trust that we will be able to come to an amicable agreement on the day.

Yours faithfully  
**SUTERS ARCHITECTS SNELL**

P.P.  


Brian Suters  
Director

**SUTERS ARCHITECTS SNELL**  
**MINUTES OF MEETING**

PROJECT	AA Company Managers Residence	JOB NO	4549
MEETING	Acquisition and Conservation	NUMBER	1
HELD AT	197 Denison Street, Hamilton	DATE	14 July 1995
AUTHOR	Ranald Boydell	TIME	2.00pm
		PAGES	2

**PRESENT**

Mrs Naomi McCourt David Campbell	Owner and resident	
Cllr. John McNaughton Brian Eastoe Stephen Berry Rachel Kelly	Newcastle Council	Lord Mayor (after 3.00 pm) Director Commercial Management Heritage Adviser Planning
Dennis McManus	Department of Urban Affairs and Planning, Heritage Branch	
Brian Suters Ranald Boydell	Suters Architects Snell	
John Carr	National Trust	

**APOLOGIES**

Peter Watts James Broadbent	Historic Houses Trust NSW	Director Senior Curator
--------------------------------	---------------------------	----------------------------

**MINUTES**

**ACTION**

NO.	ITEM	BY	DATE
1.	<b>Introduction</b>		
1.01	Introduction by BS noting general commitment of all present to find a solution and the need for a sound financial basis for the ongoing conservation of the building. Reference made to the background papers prepared by SAS (dated 26 June and 14 July 1995) giving the project background and options for future conservation.		
1.02	BE notes the interest in the building shown by Council and the Mayor. Acceptance of the principle that Government should pay for the conservation of items such as this, whether Local, State or National. Priority must be preservation of the building undertaken with funding only from willing parties. Noted however that no immediate commitment could be made by Council as budget had just been passed.		
1.03	BE noted that PW was not able to be present though available for contact by telephone during the meeting if required. Confirmed their previous offer of assistance and would not like to lose touch with the project, however acquisition by the HHT was not an option.		
1.04	BE notes that example given of Castlecrag/Griffin residence not readily applicable to Newcastle due to different market in Sydney versus Newcastle, and also the relative age and amenity of the building. Also proposes that the construction of residential units as proposed would be likely to only cover their own costs and not actually provide a profit to conserve the site as a whole, that is it would not be revenue neutral.		
1.05	DMcM notes that while recent similar cases he is aware of have had both negative and positive issues, all were resolved due to cooperation between the parties involved. The fact that we were all there as guests of Mrs McCourt indicated cooperation was taking place. He also congratulates SAS for formulating the options paper as a basis for discussion.		
1.06	DMcM agrees that Griffin project not appropriate comparison and proposes that preservation rather than restoration is appropriate in this case.		

AA Company Managers Residence, Acquisition and Conservation  
Meeting 14 July 1995  
Page 2.

**2. Proposals**

- 2.01 DMcM proposes that if NCC was to immediately get temporary tarpaulins onto the house, the DUAP would offer Mrs McCourt the \$30,000 as full grant funding for roof restoration. Noted that the previous offer of loan funding was made due to lack of awareness of the full significance of the building. BE proposes constructing a temporary fly roof, to allow work to proceed beneath on a temporary though long term basis, say 3-10 years.
- 2.02 Mrs McCourt indicated she was not opposed to Council or other Government ownership of the site.
- 2.03 BE notes possibility of long term restoration being a community project, involving community groups, university etc.
- 2.04 BS gives the example of the Newcastle Historic Reserve Trust (NHRT) which operates the Heritage Centre. Notes that it has just reached the point where it is financially viable, and may be able to extend its terms to include management of this site, or establish another similar trust. BE notes that this is not Crown Land like the Heritage Centre, though management role is feasible.
- 2.05 DC notes that Mrs McCourt does not wish to be involved in the restoration process in any technical or financial sense, though she would be happy to provide assistance on history etc. RB also notes that she does have immediate needs for improved accommodation and financial needs for her family.
- 2.06 BE notes that we must establish acquisition and restoration costs. Land value as used by Council for rates are:
- |                      |                    |                           |
|----------------------|--------------------|---------------------------|
| - 195 Denison Street | Managers Residence | \$92,900                  |
| - 197 Denison Street | Mrs McCourts house | \$88,000 plus house price |
- 2.07 DMcM suggests that Mrs McCourt sell the site to the community, and purchase her house from her family, as she had previously considered. Continued ownership by Mrs McCourt is desirable, with the long term commitment to offer it also to the community. BE notes that acquisition of that property cannot be guaranteed in the future as community priorities may be different.
- 2.08 DMcM asks the Lord Mayor whether Council is likely to consider this as a project for the 1997 Bicentenary. JMcN suggests that this is unlikely, with the emphasis rather on identifying a new use for the building to ensure its long term financial viability and hence conservation. DMcM notes little chance of the building itself generating sufficient income. BS notes that consolidation of the properties would provide greater opportunities for income, and so preserve the site, while full restoration might be undertaken by future generations.
- 2.09 DMcM notes again the preferred option must be preservation over restoration. RK notes that this effectively limits use to a museum. It would not however preclude a change of use in the future.
- 2.10 DC notes tourism potential to the city, however BE notes that we should be under no illusions as to the limited financial potential of a property such as this.
- 2.11 BE notes that relocating the Childcare centre was considered but would not generate income in excess of its operating costs, so again not revenue neutral.

**3. Recommendations**

- 3.01 BS notes that if ownership deeded in the Government at whatever level, that the NHR Trust could then manage the site, subject to agreement of the full committee of the trust - to be investigated. BS
- 3.02 RK notes the need for a Conservation Plan. DMcM agrees particularly to determine preservation versus restoration, and requests SAS to prepare costings. RB
- 3.03 Immediate temporary protection should be put in place. JC notes that photographic survey of the roof should be undertaken preceding this. Investigate reuse of Stationmasters Residence tarpaulin. NCC

AA Company Managers Residence, Acquisition and Conservation  
Meeting 14 July 1995  
Page 3.

3.04 DMcM proposes avenues for public acquisition and further grant funding to be investigated. DMcM

#### DISTRIBUTION

To all participants.

#### FOOTNOTE

- a. Subsequent to the formal close of the meeting, further independent discussions were held between both the Lord Mayor and DMcM with Mrs McCourt.
- b. At a meeting of the Newcastle Historic Reserve Trust (R98160) on 20 July 1995 the issue of management of the site by the Trust was discussed and agreed to. The specific arrangement would be subject to further investigation of legal requirements and management structure. The Trust made it clear that they were unable, at the present, to provide funding for preservation works.

**RANKIN & NATHAN**  
*Solicitors and Notaries*

COPY

Our Reference JAH JP  
Mr Helman Lambton Office

Your Ref Ms V. Throp

18 April, 1995

The Department of Planning  
Heritage Branch  
DX 15  
SYDNEY

Dear Sir,

re Naomi McCourt  
195 Denison Street, Hamilton.

We refer to your correspondence with Mrs McCourt in August 1994.

Mrs McCourt has never made application to the Department for funding and does not wish to have anything to do with the restoration of the dwelling on land owned by her.

Mrs McCourt has no objection to the Department acquiring the property but wishes to keep part of the land at the front of the block on which to construct for herself a dwelling or townhouse in which she can live.

With this in mind would you please let us have the following information:

1. What does the Department want to do about the conservation and/or restoration of the dwelling ?
2. Can our client battleaxe the block and sell the rear part together with an access way to the Department ?
3. Does the Department have any objection to our client proceeding with a subdivision of the property ?

Our client is elderly and not able to carry out any restoration work. Nor does she wish to be involved in any such restoration.

We look forward to hearing from you.

Yours faithfully,

RANKIN & NATHAN

T25/04:

**Established 1899**

**PARTNERS**  
**Robert N. Caddies**  
B.A., LL.B.,  
Accredited Specialist -  
Personal Injury Law  
Notary Public

**James A. Helman**  
Dip.Law.,  
Accredited Specialist -  
Property Law  
Notary Public

**Philip A. Young,**  
B.Com., LL.B.,  
Accredited Specialist -  
Personal Injury Law

**Grahame U. Hellyer**  
B.Com., Dip.Law

**SENIOR ASSOCIATE**  
**Elisabeth P. Wilson**  
LL.B(Hons)

**ASSOCIATES**  
**Darran K. Russell**  
B.Com., LL.B

**Jeffrey S. McGee**  
B.A., LL.B



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**CORRESPONDENCE**  
P.O. Box 468, Newcastle, 2300.  
DX 7836. Cables: "Rankin"

Department of Urban Affairs and Planning

Department  
of Urban Affairs and Planning

**Dennis McManus** B.A., Dip. T. & C.P., M.B.Env. (Build. Cons.)  
Program Coordinator  
Heritage Branch

Level 17  
Governor Macquarie Tower  
1 Farrer Place, Sydney 2000

Telephone: (02) 391 2061  
Facsimile: (02) 391 2336

MRS MCCOURT,  
197 Denison Street  
HAMILTON

Contact:

Our Reference:

Your Reference:

8 November, 1995

Dear Mrs McCourt

**AA Company House at Hamilton**

I am writing to advise of the current situation with regard to the house. You will recall that following the meeting with you in July a number of matters were proposed including community ownership of the property, guardianship by the Newcastle Historic Buildings Trust and the transfer of the previous grant for work to the Trust to undertake first stage work.

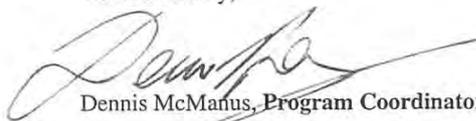
As discussed at the meeting there is a reluctance to be involved in the public acquisition of heritage items and the bodies concerned have to be convinced that this is the appropriate course of action. of procedure. In this respect I am pleased to advise that the Heritage Council has now indicated that it is prepared to make money available for the purchase and to approve of the transfer of the existing grant subject to it being further advised in more detail of the proposed ownership and management arrangements.

The city council is also supportive of the proposal but wish to be briefed by the Department before committing itself further. I understand that Rachel Kelly from the Council is to arrange for a further meeting of the council and I have advised that I would be happy to attend.

I propose that a final report on this matter be put to the Heritage Council at its meeting on Thursday 7 December. I have in recent times had discussions with your friend David Campbell, Architect Ran Boydell and your solicitor, Mr James Helman. I will send copies of this letter to them to confirm the current situation.

I propose to advise you as soon as a final decision has been made as I appreciate that you wish the matter to be resolved as quickly as possible.

Yours sincerely,



Dennis McManus, Program Coordinator, Heritage Branch

Governor Macquarie Tower  
1 Farrer Place, Sydney 2000  
Box 3927 GPO, Sydney 2001

cc David, Campbell, James Helman fax (049) 52 4507 and Ran Boydell fax (049) 26 5251

Telephone: (02) 391 2000  
Facsimile: (02) 391 2111

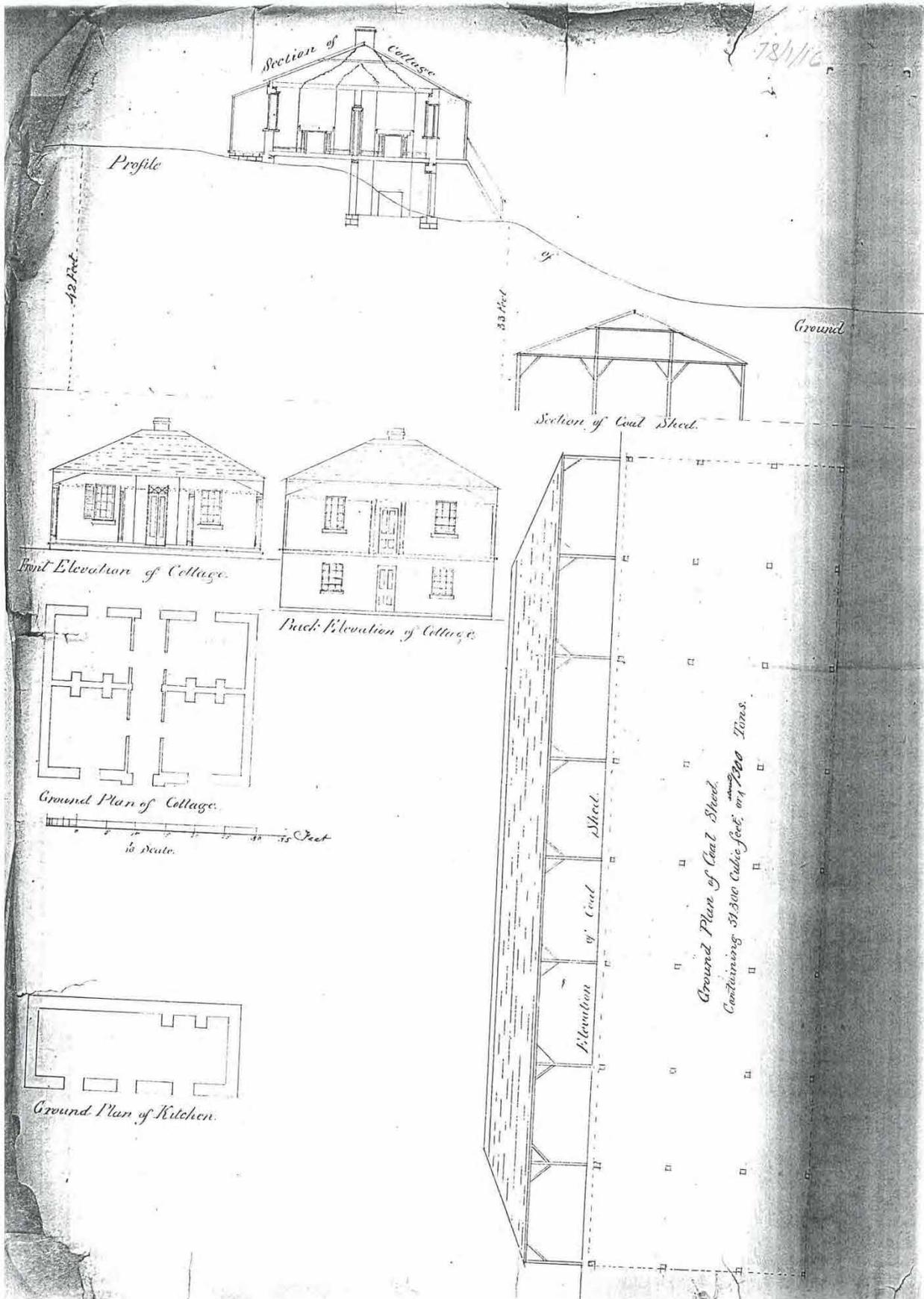


Figure 193. A.A. Company coal depot dwelling, Miller's Point, Sydney NSW.



13 January 1995



Mr Dennis McManus  
Heritage Branch  
Department of Planning NSW

Dear Sir,

This letter is to inform you of the condition of the former Australian Agricultural Company 'D' Pit Manager's residence, located at Denison Street, Hamilton NSW. I also propose to report on the existence of other A.A. Company colliery relics in the Newcastle area.

The Residence.

As you may recall, Mr Frank Eldridge, an elderly friend of the owner of the property Mrs Naomi McCourt, has in the past assisted me in trying to waterproof the roof of the structure. I regret to inform you that Frank passed to higher service some three months ago. It has thus become impossible for me to continue weatherproofing work.

Recent storms in the Newcastle district have caused further damage to the roof of the house, with a small section having been blown away completely. A few very badly deteriorated pieces of iron roofing have been recently replaced, but the roof is continuing to leak excessively. Buckets and containers are used to catch as much of the water as possible as it enters the interior of the house, but water is continuing to fall on the floors, which are becoming dangerous in places. The deterioration inside and outside the structure is noticeably accelerating; some bricks are so porous that they can be scraped with a finger and plaster is continuing to fall from ceilings and walls.

Frank's Eldridge's passing has been a source of great affliction to Mrs Naomi McCourt, the owner of the building. Frank was a true gentleman, and I cannot speak too highly of him. Mrs McCourt has recently diagnosed with angina, in addition to her previous nervous trouble. The state of the Manager's residence is a source of increasing worry to her.

I was recently contacted by a representative of Mr Brian Suters who informed me of Mr Suter's negotiations with the Department and of possible local sponsorship of the preservation/restoration of the house. I am concerned that the rate of deterioration in the fabric of the Manager's house is such that

a gale might damage it irreparably, and would welcome swift action to forestall this.

  
DAVID CAMPBELL

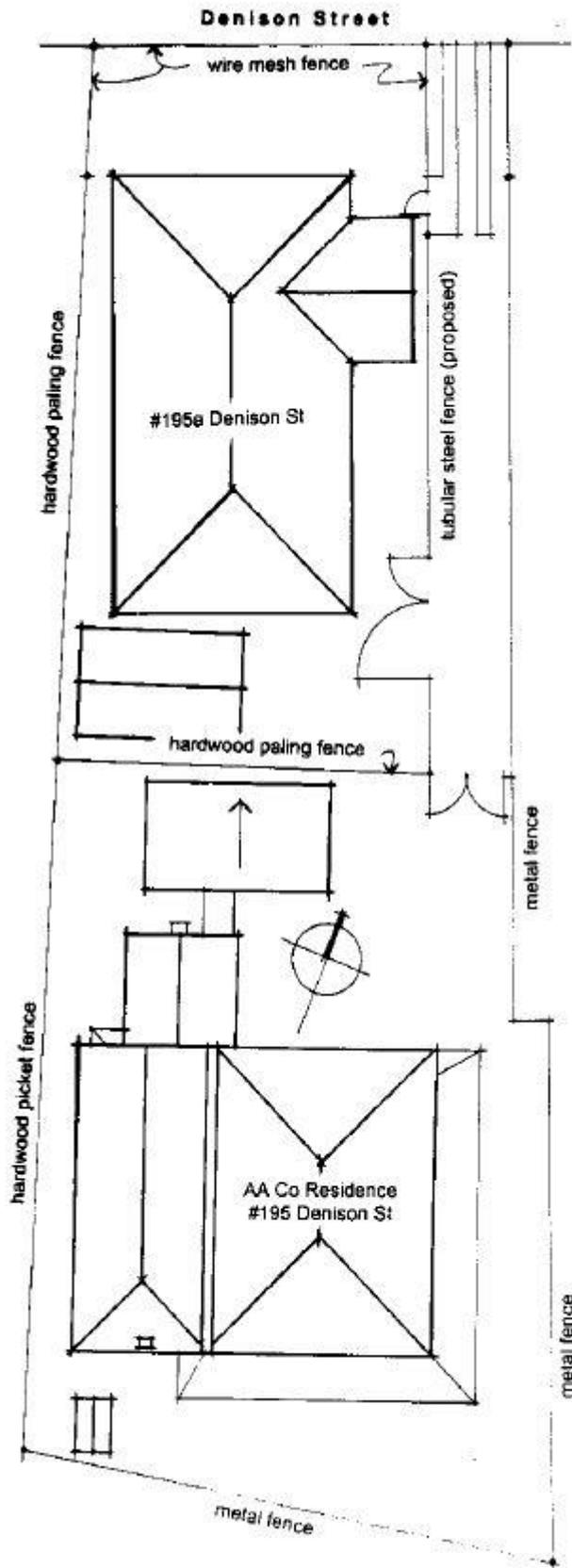


Figure 194. Site Plan, 2000, showing A.A. Company residence and new dwelling, built for Mrs Naomi McCourt, addressing Denison Street. *Suters Architects*

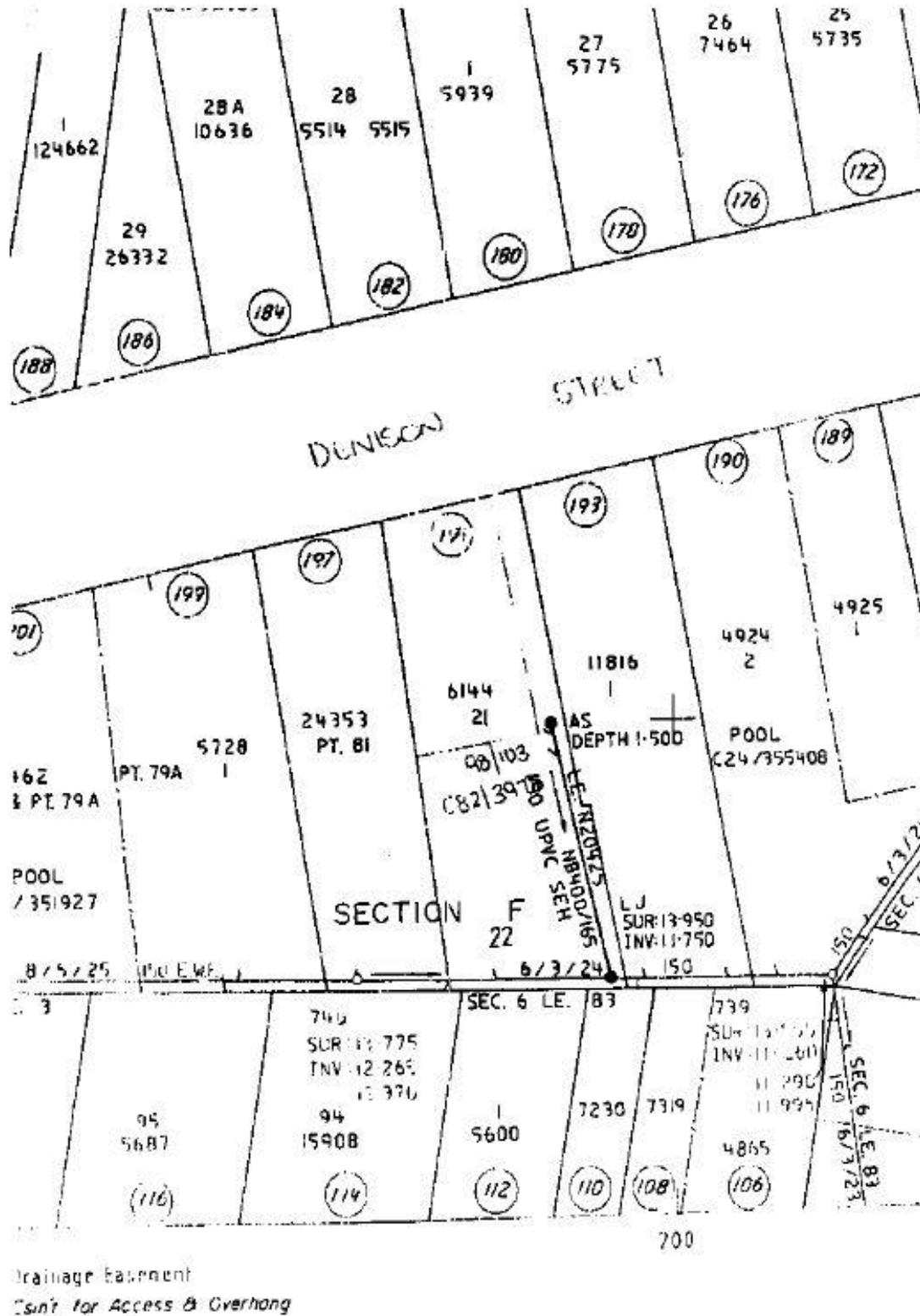


Figure 195. Drainage Plan for 195A Denison Street, 1998. Hunter Water Corporation

Box:e-IDS /Doc:DP 1122139 B /Rev:29-Jan-2008 /Sts:SC.OK /Prt:30-Jan-2008 02:07 /Pgs:ALL /Seq:1 of 2  
WARNING : Electronic Document Supplied by LPI NSW for Your Internal Use Only.

**Instrument Setting out Terms of Easements or Profits à Prendre Intended to be Created or Released and of Restrictions on the Use of Land or Positive Covenants Intended to be Created Pursuant to Section 88B Conveyancing Act 1919**

(Sheet 1 of 2 Sheets)

**DP1122139**

Plan of Subdivision of Lots 21 and 22 DP879044 covered by Subdivision Certificate No

**Full name and address of the owner of the land:**

The Council of the City of Newcastle  
Post Office Box 489  
NEWCASTLE NSW 2300

**Part 1 (Creation)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Easement for Access and Works 3 wide (A)	212	211

**Part 1A (Release)**

Number of item shown in the intention panel on the plan	Identity of easement, profit à prendre, restriction or positive covenant to be created and referred to in the plan	Burdened lot(s) or parcel(s)	Benefited lot(s), road(s), bodies or Prescribed Authorities
1	Right of Carriageway 3 wide	21/879044	22/879044
2	Easement for Services 3 wide	21/879044	22/879044

**Part 2 (Terms)**

1. **Terms of Easement for Access and Works 3 wide (A) firstly referred to in the abovementioned plan**
  1. The owner of the lot benefited may:
    - (a) by any reasonable means pass across each lot burdened, but only within the site of this easement, to get to or from the lot benefited; and
    - (b) do anything reasonably necessary for that purpose, including:
      - (i) entering the lot burdened, and
      - (ii) taking anything onto the lot burdened, and
      - (iii) carrying out work within the site of this easement such as constructing, placing, repairing or maintaining trafficable surfaces, driveways or structures.
  2. In exercising those powers, the owner of the lot benefited must:
    - (a) ensure all work is done properly; and
    - (b) cause as little inconvenience as is practicable to the owner and any occupier of the lot burdened; and

**Figure 196. Instrument creating right-of-way from Denison Street.**





# AA

# COMPANY HOUSE



Former Mine Manager's Residence  
Hamilton, Newcastle, NSW

## ARCHAEOLOGY

### Summary of Artefact Analysis

In general the assemblage reflects post-1850s domestic occupation typical of Australian urban sites. The ceramic material, in terms of pattern range, fabric and quality of manufacture is similar to domestic assemblages recovered in Sydney and Melbourne. None of the material could be regarded as of high quality but it can also be said that there is a general absence of the cheaper decorated wares. The jardiniere referred to above, was probably the most expensive item in the ceramic collection. The glass assemblage consists primarily of small fragments of a large number of small containers such as bottles. These may represent a number of different vessel types including medicines, perfumes, and food containers. Alcohol related bottles were almost completely absent, apart from a single case gin bottle. This may have been deposited by the occupants, or by those involved in the original construction work.



Dan Tuck, Graham Wilson and Peter Douglas of Archaeological Heritage Management Solutions provided technical reporting, analysis and cataloguing on the artefact assemblage from the site as well as recommendations for the future management of the site.



# AA

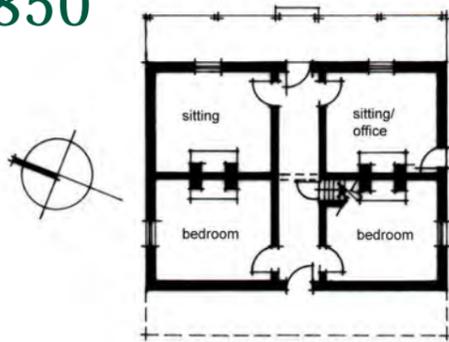
# COMPANY HOUSE



Former Mine Manager's Residence  
Hamilton, Newcastle, NSW

## CHRONOLOGY OF CONSTRUCTION

1850



Four room cottage with attic, external toilet (possibly rear verandah)



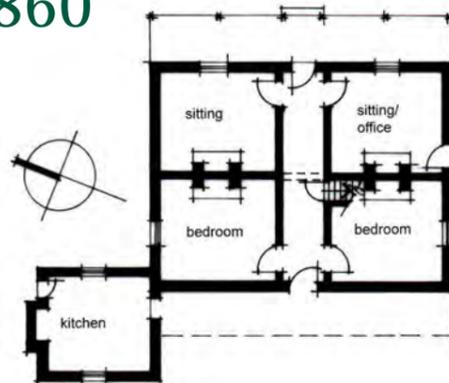
1849-50

original cottage constructed, 4 rooms around a central hall with the front verandah. The attic probably dates from this time though may have been added slightly later. There was probably a detached kitchen to the west and possibly a rear verandah.

c. 1850-1860's

the southern wall was rendered, and the door to the front room closed off.

1860



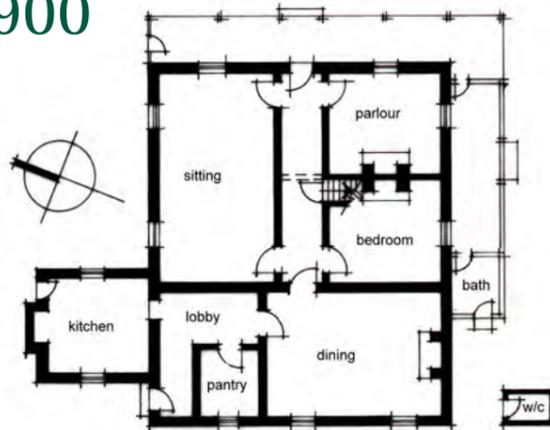
Addition of kitchen, likely accessed via rear verandah)



c. 1860

(and definitely pre-1900) the existing kitchen wing was constructed. If a rear verandah did not already exist it was probably built at this time. If however the rear verandah did already exist the masonry wall to the southern end was probably added at this time, and may well have enclosed another room within the verandah.

1900



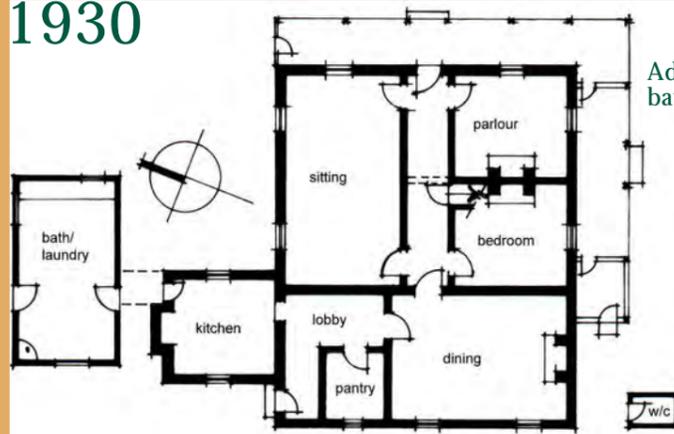
Addition of dining room wing and southern verandah, attic size reduced (dormer enlarged c1920)



1900

dining room/pantry addition constructed, sitting room formed by the opening up of two original rooms, attic reduced in size. The rear verandah would have been removed at this point, with the southern wall incorporated as part of the dining room addition. Additional window openings constructed. The southern verandah and the decorative valance and balustrade probably date from this time.

1930



Addition of bath/laundry



c. 1920

interior redecorated in most rooms. The bathroom/laundry addition to the north was probably constructed about this time. The dormer may also have been altered at this time.

Linda Smith of Sutera Architects provided plans and information for the Chronology of Construction.

Note that the phases identified are not definitive. It may be that other pieces of evidence are revealed in the fabric during conservation works, which may clarify some uncertain points and so alter aspects of the construction phases.