

HISTORY HOUSE

113 Macquarie Street
Sydney, NSW

Conservation Management Plan

Revision of 2001 CMP



prepared for
The Royal Australian Historical Society

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

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Introduction

SECTION 1 INTRODUCTION

1.1 WHAT IS A CONSERVATION MANAGEMENT PLAN?

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

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

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

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

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

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

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

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

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

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

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

1.2 STRUCTURE AND TERMINOLOGY OF THE REPORT

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

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

1.3 BACKGROUND TO THE PROJECT AND CONSULTANT'S BRIEF

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

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

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

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

1.4 THE PLACE

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

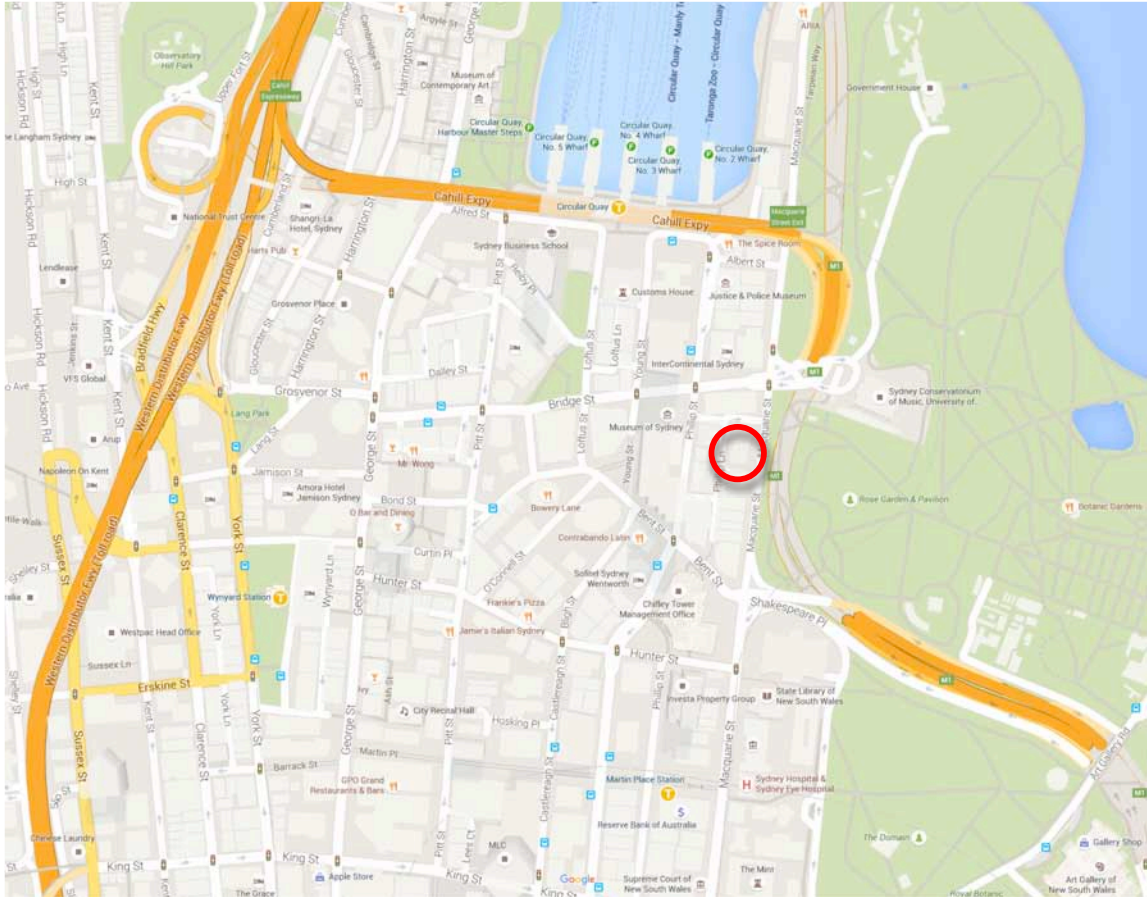


FIGURE 1.1: Location plan (circle indicates location of History House, Sydney)
(Source: Google Maps, 2016)



FIGURE 1.2: History House at 133 Macquarie Street, Sydney

1.5 AUTHOR IDENTIFICATION

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

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

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

1.6 ACKNOWLEDGMENTS

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

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

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

1.7 LIMITATIONS

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

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

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

Conservation Analysis

SECTION 2

INVESTIGATION OF CULTURAL SIGNIFICANCE

2.1 DESCRIPTION OF THE PLACE

2.1.1 Context and setting of 133 Macquarie Street

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

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

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

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

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

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

2.1.2 Exterior of 133 Macquarie Street

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

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

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

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

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

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

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

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

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

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

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

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

2.1.3 Interior of 133 Macquarie Street

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.1.4 1970 addition

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

2.1.5 Works since 2001

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

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

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

2.2 PHYSICAL EVIDENCE

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

2.2.1 Fabric survey

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

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

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

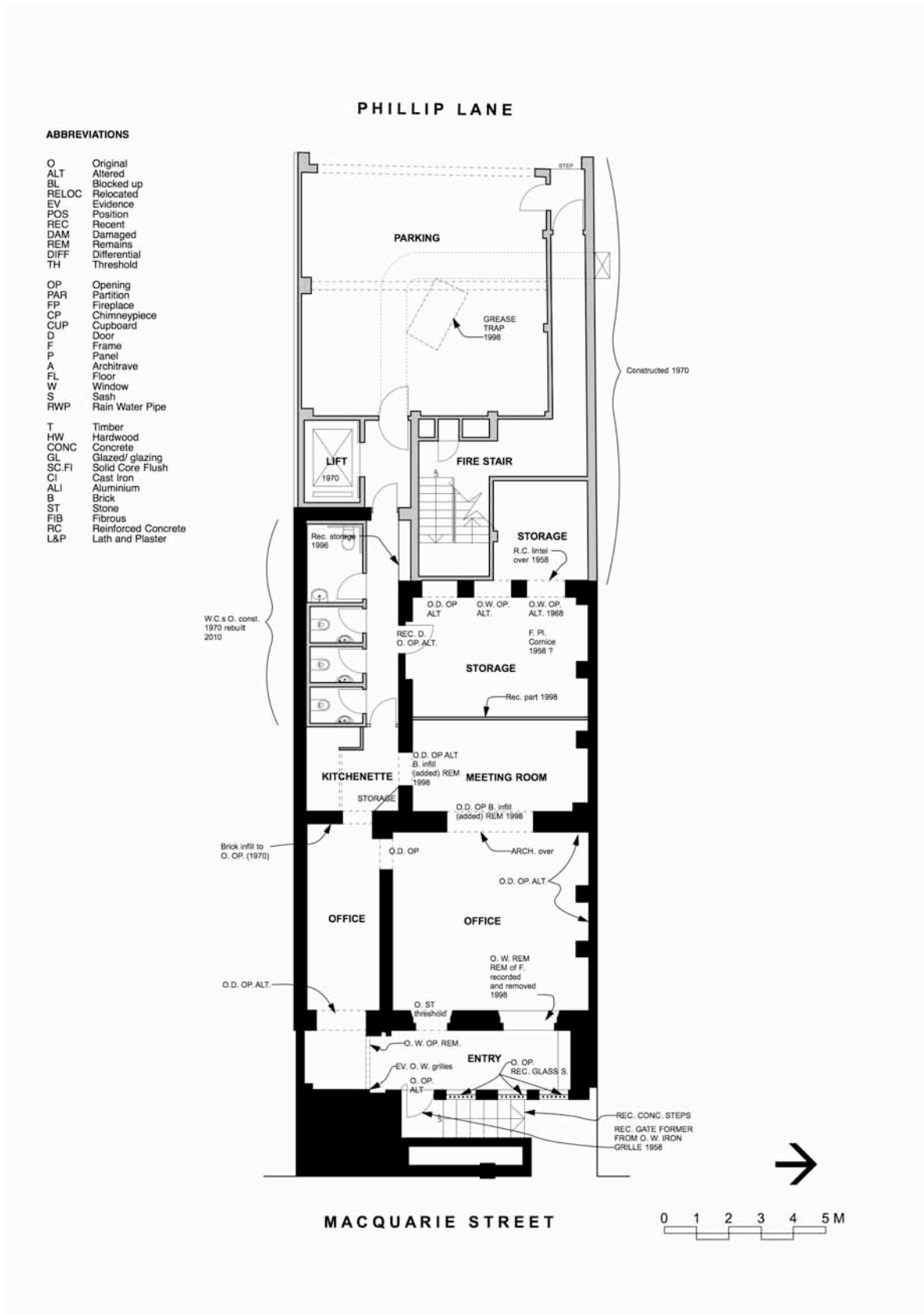


FIGURE 2.1: Fabric Survey - Basement

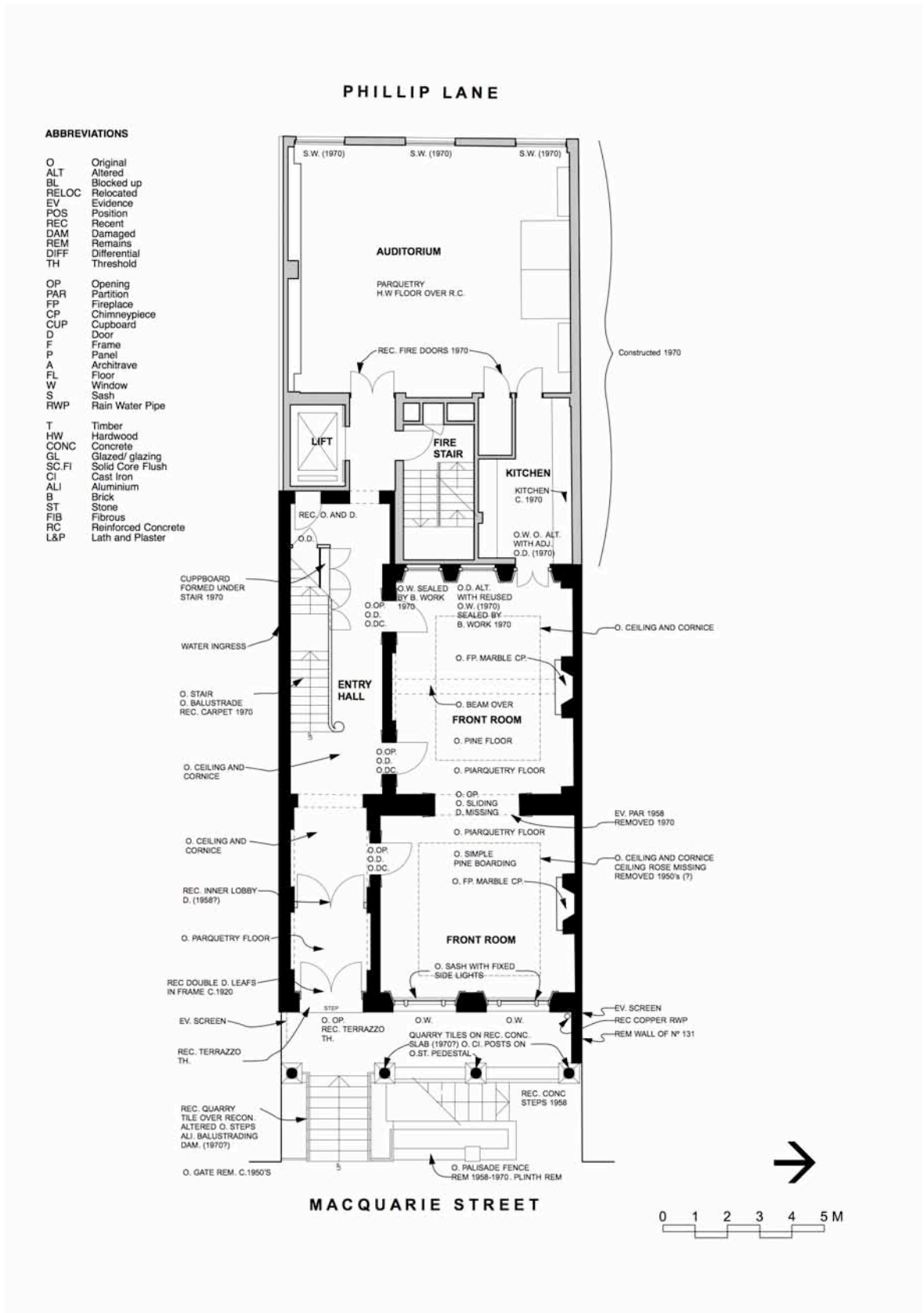


FIGURE 2.2: Fabric Survey – Ground floor

ABBREVIATIONS

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

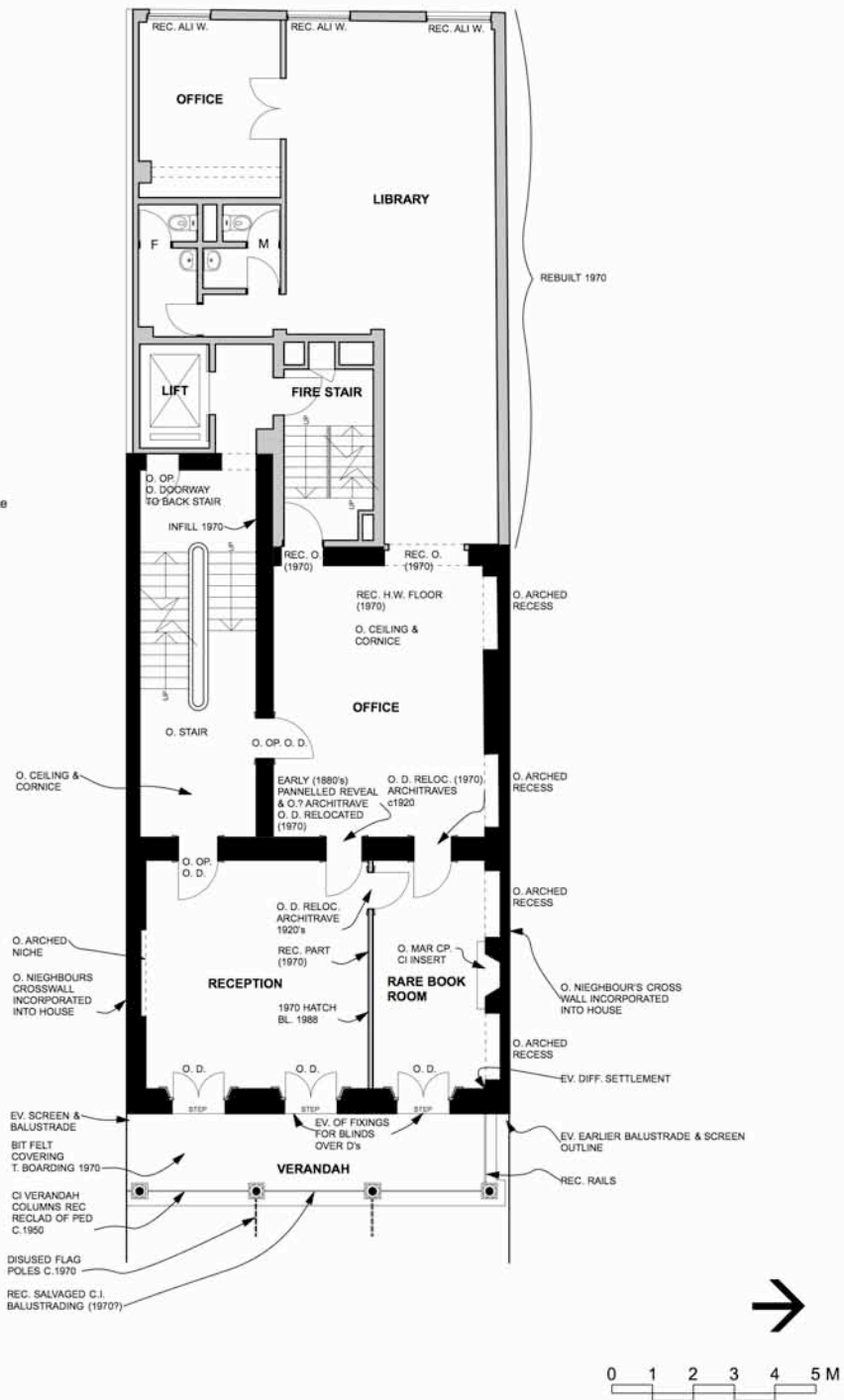


FIGURE 2.3: Fabric Survey – First floor

ABBREVIATIONS

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

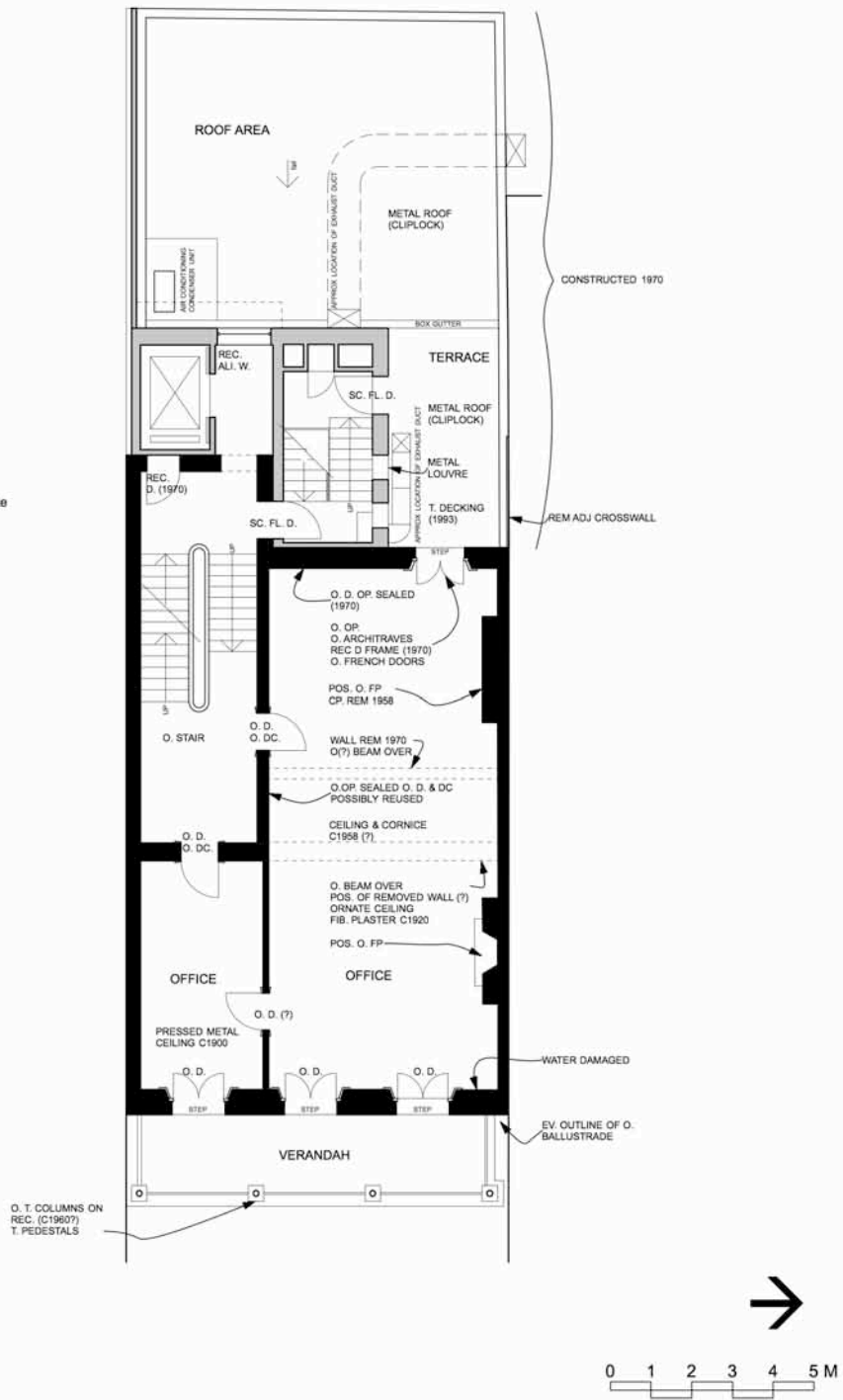


FIGURE 2.4: Fabric Survey – Second floor

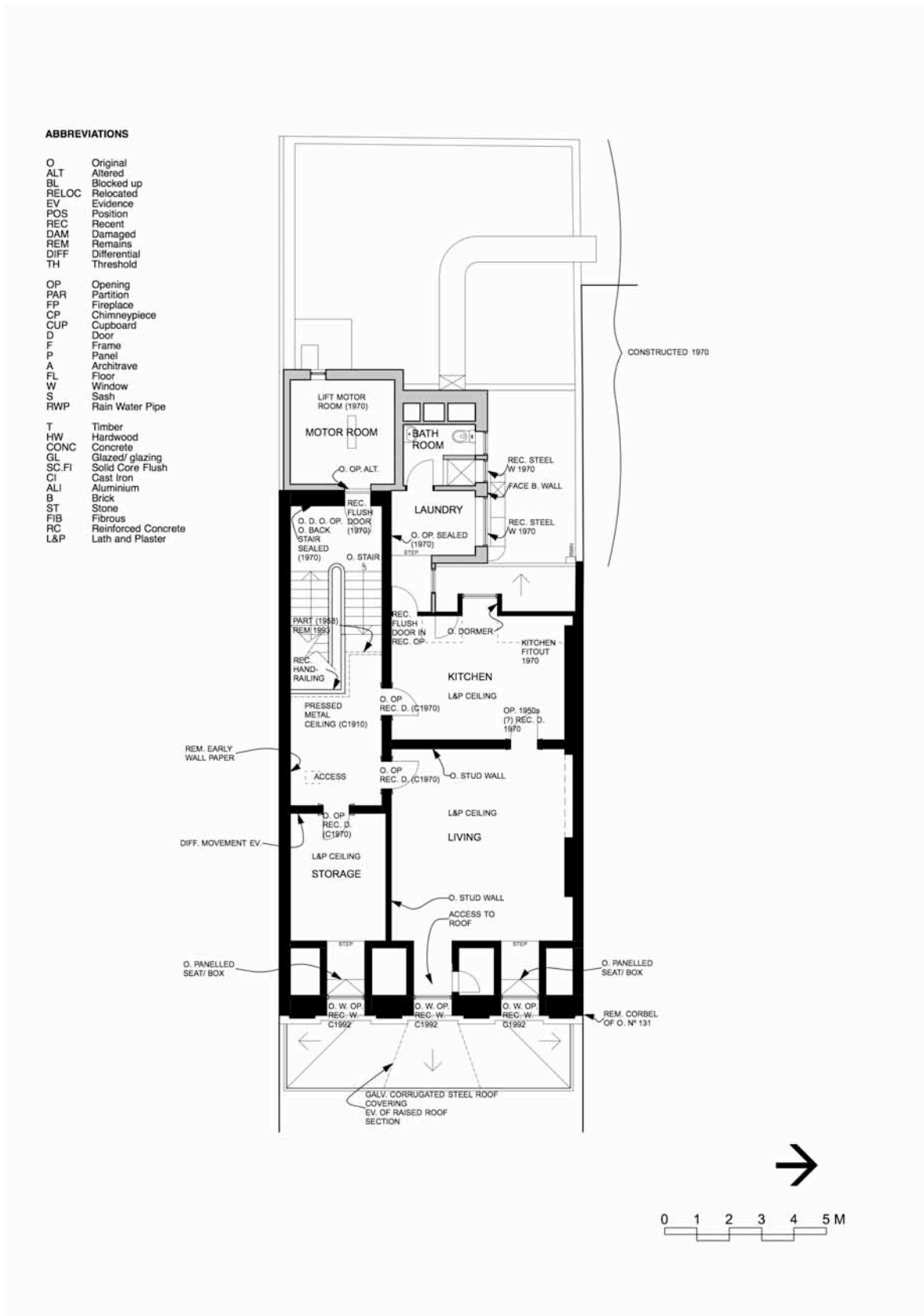


FIGURE 2.5: Fabric Survey – Attic

ABBREVIATIONS

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

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

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

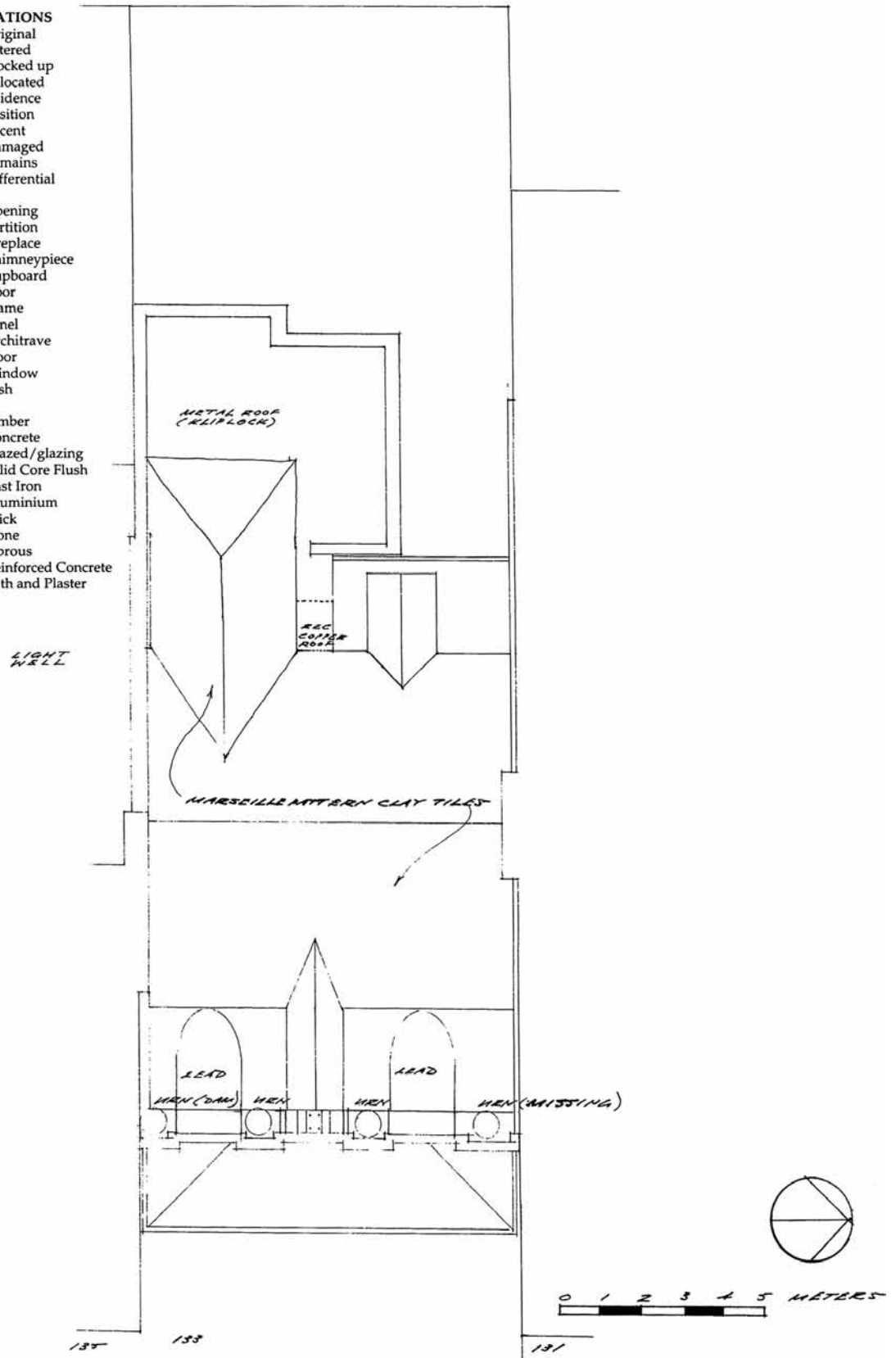


FIGURE 2.6: Fabric Survey – roof surface

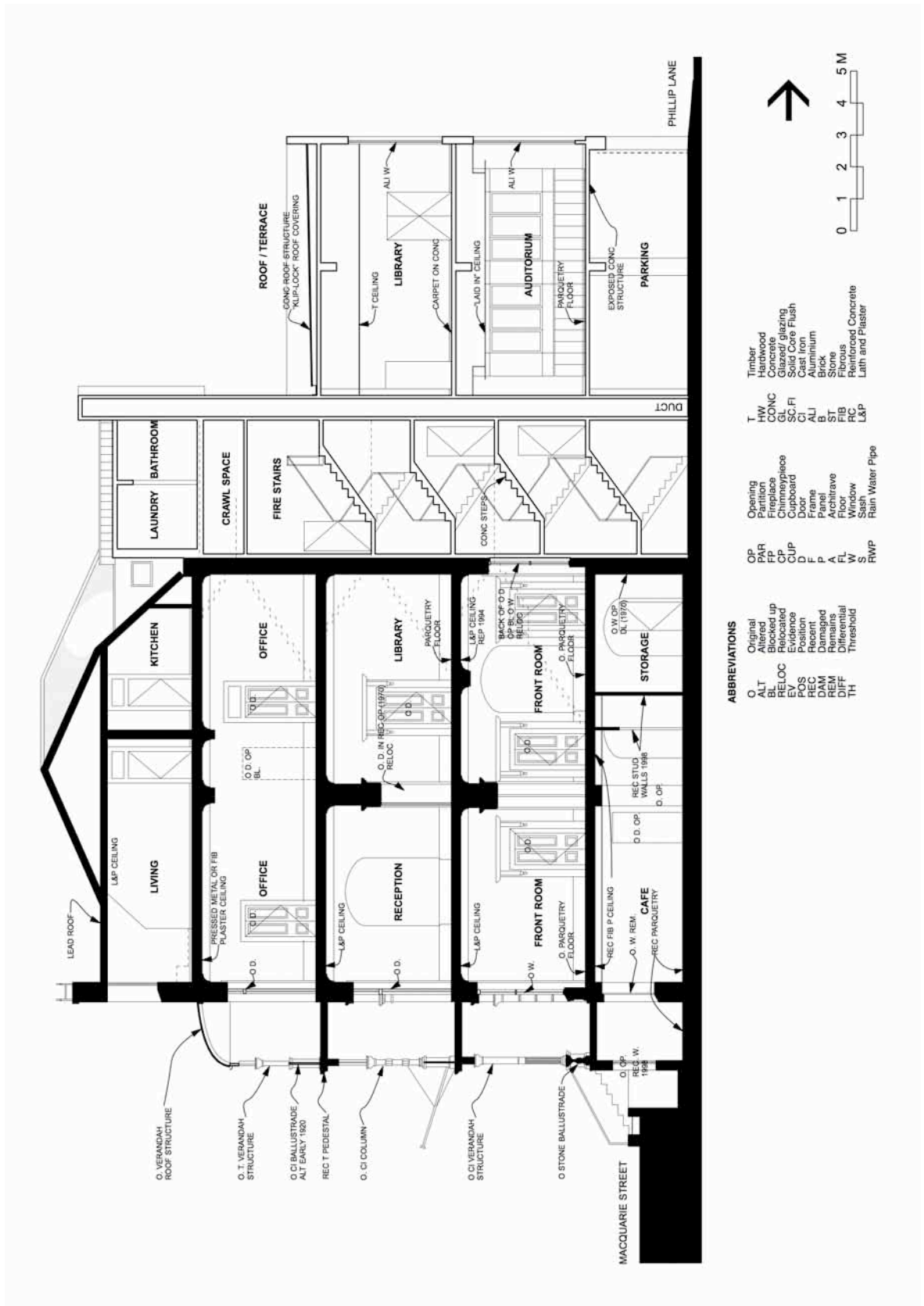


FIGURE 2.7: Fabric Survey – Section

2.2.2 View study

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

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

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



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



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

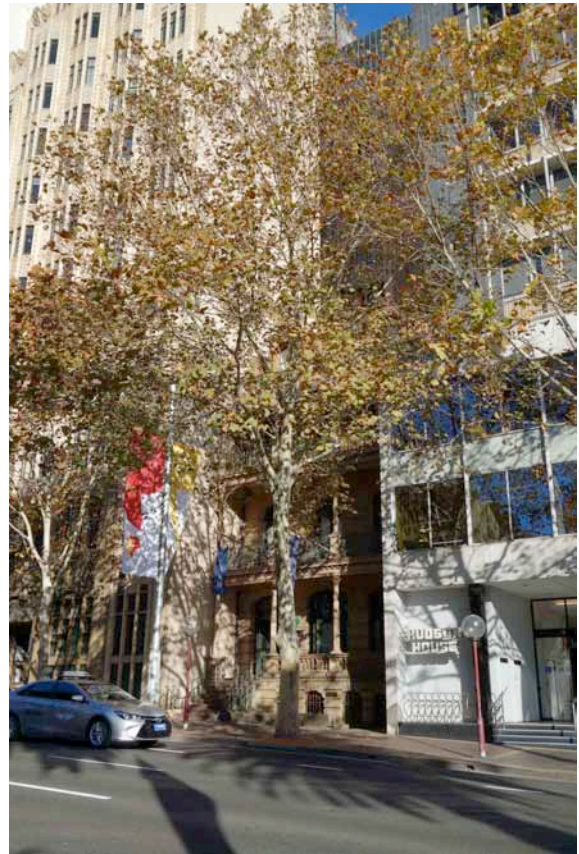


FIGURE 2.10: View B: filtered views looking south west from Macquarie Street.



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



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



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



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



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



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