

BORONIA & SURROUNDS, MOSMAN

CONSERVATION MANAGEMENT PLAN (CMP)

VOLUME I OF 3



Prepared for
MOSMAN COUNCIL

by
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SECTION 1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This Conservation Management Plan, prepared for Mosman Council, has been prepared to guide the future conservation of Boronia, its gardens and adjacent Reservoir Park. The preparation of this study further indicates the long-term commitment of Mosman Council to the conservation of Boronia as an important public building in the Mosman area.

This plan analyses the history and surviving fabric of Boronia and from the analysis derives the Statement of Cultural Significance. The future aim is to retain and enhance the cultural significance of the place. Policies have been developed that set out the internal and external processes for conservation planning and approvals for building works. The policies aim to protect the significant fabric by doing as much as is necessary to prevent deterioration with as little intervention as possible.

As part of this Conservation Plan, community consultation has been undertaken and has informed the policies to retain the use of Boronia and Reservoir Park as important public places for the Mosman community.

This Conservation Plan analyses the functions for which the building was designed and assesses current user requirements and functions that occur on the site.

The Conservation Policies seek to reach a balance between the continued use of Boronia and Reservoir Park by the public and current lessee, and also the long-term conservation of the surviving significant fabric including the setting. In particular the conservation policies identify the need to assess the impact of all future proposals for the site in order to retain the cultural significance of the place.

1.2 AIMS OF THE REPORT

This Conservation Management Plan (CMP) has been commissioned by the Mosman Council and has been prepared by Otto Cserhalmi + Partners Pty Ltd.

The CMP aims to be a practical document, to guide decisions that may affect the heritage value of the place. It will comprise one of the bases for future planning and provide a standard against which to assess the heritage impact of future developments on the site and in the vicinity. It should be used when planning any works, both temporary and permanent, that involve alteration to the surviving fabric of the place.

The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter 1999) provides the Australia-wide accepted guidelines for heritage conservation. Section 2 (Conservation and Management) of the charter states:

- 2.1 Places of cultural significance should be conserved;*
- 2.2 The aim of conservation is to retain the cultural significance of a place;*
- 2.3 Conservation is an integral part of good management of places of cultural significance;*
- 2.4 Places of cultural significance should be safe guarded and not put at risk or left in a vulnerable state.*

The aim of this Conservation Management Plan therefore, is to set out:

- the cultural significance of the place;
- conservation policies appropriate to enable the cultural significance of the place to be Retained in any future upgrading, additions and alterations, conservation work or change of use;
- strategies for implementing these policies.

The Conservation Management Plan aims to develop conservation policies and an implementation plan for the continued public use of Boronia and Reservoir Park and the longterm care and conservation of the place by Mosman Municipal Council.

1.3 SITE AND OWNERSHIP

Boronia and Reservoir Park are located within the Municipality of Mosman, as shown on the map below. Both sites are located on the northern side of Military Road and together form an important public area in the Spit Junction Town Centre. The site is owned and managed by the Mosman Council. Boronia is currently leased to Latian Pty Ltd and is used as a Function Centre. The history of ownership and occupation of the site is traced in the historical outline of this report.



Map of Mosman and Spit Junction Town Centre with arrow indicating location of Boronia and Reservoir Park (Source: Google Maps, 2008)

1.4 SCOPE OF THE REPORT

This report considers the historical development of Boronia and Reservoir Park in the context of the development of the Municipality of Mosman. The survey of physical fabric undertaken as part of the report involved analysis of the existing building and gardens. No archaeological investigations were undertaken as part of this report and the interior of the roof space was not accessed.

As the building and gardens are important civic places, community consultation was undertaken as part of the report to determine public concerns with future management of the place, and also to identify aspects of social significance as identified by the public and community groups who use the place. An open day was held on the 29th of September, 2007, as part of the community consultation and feedback forms were made available to the community as an opportunity to express their opinions and associations with place.

This report sets out the cultural significance of Boronia and Reservoir Park, developed by researching and analysing the site, in the context of former uses, as a residence and the site of the former Mosman Reservoir, and later civic uses as a library, offices, art gallery, restaurant, function centre, and public park. The statement of significance is intended to be one of the bases of future planning for the continued use, management and conservation of the place.

1.5 METHODOLOGY AND STRUCTURE

The report is divided into three Volumes to assist in providing a concise and user friendly document (Volume 2) for Council and the lessees of Boronia. A Summary of the Historical Analysis, the Statement of Significance and the Sections containing the Policies and Implementation Strategy are contained in Volume 2 and form the primary content for the future conservation management of Boronia and Surrounds.

This report follows the general methodology set out in J.S. Kerr's *The Conservation Plan* and is consistent with the guidelines set out in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance* (Burra Charter 1999). In particular:

VOLUME 1:

Section 1.0 Introduction is followed by *Section 2.0 Historical Analysis*.

The Comparative Analysis follows in *Section 3.0* and this section includes a discussion of the relative rarity of the construction techniques.

Section 4.0 Physical Analysis is an overview of the physical fabric of the complex.

Section 5.0 discusses the *cultural significance* of Boronia and Reservoir Park and concludes in a succinct Statement of Significance for the place. This section also discusses the social significance of the place in relation to feedback gathered through community consultation.

VOLUME 2:

Section 6.0 discusses the *constraints and opportunities* providing a basis for the development of a strategy for implementation of the conservation policies, which are in *Section 7.0. Policies* are considered in relation to user and owner requirements and feedback gathered through community consultation.

Section 8.0 contains the *Implementation Strategy* which sets out how the conservation policies might be achieved and considers future use of the place and a strategy for continuing public access.

VOLUME 3:

Section 9.0 Bibliography and Appendices

1.6 TERMINOLOGY AND ABBREVIATIONS

The terms place, cultural significance, fabric, maintenance, compatible use, preservation, reconstruction, restoration, adaptation and conservation used throughout this report are as defined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance ("The Burra Charter") 1999, Article 1.1 to 1.17.

1.1 Place means site, area, land, landscape, building or other works, group of buildings or other works, and may include components, contents, spaces and views.

1.2 Cultural Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

1.3 Fabric means all the physical material of the place including components, fixtures, contents and objects.

1.4 Conservation means all the processes of looking after a place so as to retain its cultural significance.

1.5 Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

1.6 Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

1.7 Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new materials into the fabric.

1.9 Adaptation means modifying a place to suit the existing use or a proposed use.

1.10 Use means the functions of a place, as well as the activities and practices that may occur at the place.

1.11 Compatible use means a use which respects the cultural significance of a place. Such use involves no, or minimal impact, on cultural significance.

1.12 Setting means the area around a place, which may include the visual catchment.

1.13 Related place means a place that contributes to the cultural significance of another place.

1.14 Related object means an object that contributes to the cultural significance of a place, but is not that place.

1.15 Associations mean the special connections that exist between people and a place.

1.16 Meanings denote what a place signifies, indicates, evokes or expresses.

1.17 Interpretation means all the ways of presenting the cultural significance of a place.

Abbreviations used throughout the text are as follows:

AHC	Australian Heritage Council
CMP	Conservation Management Plan
DCP	Development Control Plan
HO	NSW Heritage Office
ICOMOS	International Council on Monument and Sites
LEP	Local Environmental Plan
ML	Mitchell Library
NPWS	National Parks and Wildlife Service
NSWSR	NSW State Records
NT	National Trust (NSW)
RNE	Register of the National Estate
SOHI	Statement of Heritage Impact

1.7 STAKEHOLDERS, CONTRIBUTORS AND ACKNOWLEDGMENTS

This report was prepared by Otto Cserhalmi + Partners Pty Ltd. The historical section of this report was prepared by Vidhu Gandhi and Craig McPherson. Community consultation was undertaken by Craig McPherson and Jean Rice, with assistance from Nazia Pokar of Mosman Municipal Council. The analysis and documentation of the physical fabric, was undertaken by Vidhu Gandhi and Jean Rice, with an assessment of the landscape and gardens undertaken by Landscape and Horticultural Consultant, Gina Plate. The comparative analysis, significance of the place and conservation policies were prepared by Vidhu Gandhi, Craig McPherson, Gina Plate and Jean Rice.

The assistance of the following people is gratefully acknowledged:

Linda Kelly - Mosman Municipal Council
Nazia Pokar - Mosman Municipal Council
Donna Braye and Staff - Local Studies, Mosman Library
Sean Johnson - Clive Lucas, Stapleton & Partners Pty Ltd.
Brendon Barry - Lessee, Boronia House
Kellie Robinson - Function Coordinator, Boronia House

Searches and consultation were carried out with the following organisations during the preparation of this report:

ABC Archives
Australian Heritage Council
Catholic Archdiocese Archives
Clive Lucas, Stapleton & Partners Pty Ltd.
Department of Lands (NSW)
Heritage Office (NSW)
National Trust (NSW)
Mosman Historical Society
Mosman Local Studies Library
Mosman Municipal Council
RAIA (NSW)
State Archives (NSW)
State Library and Mitchell Library (NSW)

1.8 CONSTRAINTS, LIMITATIONS AND FURTHER RESEARCH

The history prepared for this Conservation Management Plan was prepared to assist in the analysis of the physical fabric, in the preparation of the conservation policies and the implementation strategy. It is not intended to be a definitive history of the place.

As no research to date has uncovered original plans or direct evidence of the architects of the building, understanding of the fabric is largely based on physical assessment, comparative analysis and previous conservation documentation undertaken by Clive Lucas Stapleton and Partners. Further archaeological assessment and records research may, however, reveal information which can in the future add to the historical analysis undertaken for this report.

Additionally, the possibility of conducting further oral history interviews and research into descendents of the family's who occupied Boronia, or to people who have used the building since ownership by Mosman Council, may also provide a better insight into the uses and occupation of the place.

1.9 EXISTING RESOURCES

The history of the development of Mosman has been largely based on the extensive research undertaken by Gavin Souter in his 1994 book, *Mosman*. The publication is largely regarded as the most comprehensive history of the development of Mosman. The history also incorporates research undertaken by Travis Partners PL Architects in association with Meredith Walker and Terry Kass for Mosman Council as part of the *Mosman Heritage Study*, January 1988 and subsequent *Mosman Heritage Review*, by Godden Mackay Logan PL, December 1996. Further research undertaken by Scott Robertson in, *The Effectiveness of National Trust Listings As a Guide to the Heritage Value of an Urban Area - Mosman: A Case Study*, 1982, is also incorporated to understand the development patterns of Mosman.

Primary resources used in the historical analysis of Boronia and Reservoir Park include Land Titles, Parish and Subdivision Maps, the Sands Directory, NSW Valuer General Lists, the Mosman Library Carroll Photographic Collection, Council Files held by Mosman Municipal Council on Boronia and Reservoir Park, and information gathered through oral histories and community consultation.

The following secondary resources have also been used in the historical analysis of the place:

- Barripp, Allyson, *Historical Report on Boronia*, Thesis UNSW, June. 1983
- Clive Lucas Stapleton and Partners, *Mosman Reservoir Conservation Analysis*, July. 1994
- Mosman Library Local History Collection, *Vertical Files on Boronia, Mosman Library, Telopea and Reservoir Park*

Note that some information in these sources conflict with each other and where possible the report has referred to primary sources.

SECTION 2.0 HISTORICAL ANALYSIS

2.1 HISTORY OF MOSMAN

The following history of the Mosman area has been largely based on the extensive research undertaken by Gavin Souter in his 1994 book, *Mosman*. The publication is largely regarded as the most comprehensive history of the development of Mosman. The following history also incorporates research undertaken by the Australian Museum Business Services in the *Aboriginal Heritage Study of the Mosman Local Government Area*, September 2005, and Travis Partners PL Architects in association with Meredith Walker and Terry Kass as part of the *Mosman Heritage Study*, January 1988, and subsequent *Mosman Heritage Review*, by Godden Mackay Logan PL, December 1996. Further research undertaken by Scott Robertson in, *The Effectiveness of National Trust Listings As a Guide to the Heritage Value of an Urban Area - Mosman: A Case Study*, 1982, is also incorporated to understand the development patterns of Mosman.



Aboriginal people fishing on northern shores of Port Jackson as painted by Thomas Watling (Source: National Library of Australia, reproduced in Lawrence, 1999)

2.1.1 ABORIGINAL OCCUPATION

Aboriginal people have occupied the Sydney basin for the past 20,000 years. When Europeans settled in Sydney Cove in 1788, the estimated Aboriginal population of the Sydney region was 3,000 people. However, with the great displacement and death of the Aboriginal people that shortly followed European settlement, much of the history in relation to distinct tribes and language groups is unknown. Therefore, most Aboriginal history derives from early records of European settlers who interacted with the various tribes while they still occupied the land (Souter, 1994, p3).

In the *Mosman Heritage Study*, 1988, it was written that the Cammeragal tribe, inhabiting the district of Cammeray, were the people that occupied the Mosman headlands (Travis Partners PL, Meredith Walker and Terry Kass, 1998, p21). However, Gavin Souter in his *Mosman* publication states that the Borogegal tribe occupied the area and that they were clearly a separate entity to the Cammeragal. Souter states that 'Borogegy' was the name given by Aboriginal occupants to the land in the Mosman Area and the name used by Governor Phillip for describing the area in a dispatch on 13 February, 1790. Aboriginal place names were followed by a suffix of 'gal' which identified the tribe that occupied the land. It is estimated "that some dozens of people who identified themselves with Borogegy" were occupying the Mosman area prior to European settlement (Souter, 1994, pp5-6).

The Borogegal and Cammeragal (Camaraigal) were, however, both part of the Guringai (Kuringgai) language group who also shared similar customs and traditions (Souter, 1994, p6). Early

European accounts of Aboriginal life, and evidence found in midden deposits of Aboriginal food sources and domestic activities indicate how Aboriginal people occupied and used the land. Although native wildlife and plants provided the majority of Aboriginal food supplies, in coastal areas such as Mosman there was also a heavy reliance on fish and shellfish. During the warmer months of the year, Aboriginal people gathered around the harbour and sandstone coves when food sources were plentiful, and during the cooler months retreated further inland for warmth and food supplies. (Travis Partners PL et al, 1998, p21).

The first interaction between the Borogegal and European settlers was recorded on January 28, 1788, when Captain Hunter began a detailed survey of the Sydney harbour. Hunter and his party of thirteen men including Lieutenant William Bradley (who Bradley's Head is named after), using a longboat with three sails and a smaller rowing boat, set off to survey the North Shore. According to Bradley's journal entry for the day, before reaching Middle Head:

Several of the Natives on the upper part of the rocks who made a great noise and waved to us to come on shore, there being a great surf we could not land at the point we wished, which they observing, pointed to the best place to land and came down unarm'd to meet us, we of course landed unarm'd, taking care that arms were ready for us at a moments notice; Having some angles to measure from this point, two of the officers went to the outer part of the rocks for that purpose, the others remained with the natives who were all much disposed to good humour and pleased with us... we observed some women at the place the men came down from, they would not come near us, but peep'd from behind the rocks and trees; when the Boats put off, the Men began dancing and laughing and when we were far enough off to bring the place the Women were at in sight, they held their arms extended over their heads, got on their legs and danced till we were some distance, then followed us upon the rocks as the boats went along that shore (Souter, 1994, p7).

On January 29, Hunter's party continued their journey around the North Shore, and upon meeting a group of Aboriginal people near Balmoral, Bradley wrote:

They seem to have no fixed place of residence, but take their rest wherever night overtakes them: they generally shelter themselves in such cavities or hollows in the rocks upon the sea shore, as may be capable of defending them from the rain, and, in order to make their apartment as comfortable as possible, they commonly make a good fire in it before they lie down to rest; by which means, the rock all round them is so heated as to retain its warmth like an oven for a considerable time; and upon a little grass, which is previously pulled and dried, they lie down

and huddle together (Souter, 1994, p9).

In April 1789 an outbreak of smallpox, a disease which Aboriginal people had not before encountered and had no immunity against, had devastating effects on the Borogegal and other tribes in the Sydney region (Souter, 1994, p11). In conjunction with violent conflicts that were recorded between the Europeans and Aboriginal people, the population of the Borogegal was decimated, with survivors being forced into the rugged and less accessible northern and north-eastern parts around Middle Head. By 1790 the Aboriginal population of Mosman was largely non-existent. (Travis Partners PL et al, 1998, p24).

Jack Carroll, in *The Settlement and Growth of Mosman*, adds that Governor Macquarie in 1815 attempted to provide a farming settlement for what was left of the local tribe. The settlement near Georges Head, called King Bungaree's Farm, was however unsuccessful largely due to the lack of skill and interest in following a European way of life. Carroll adds that by the 1870s, the last of the local Aboriginal tribe had vanished from the Mosman area (Carroll, 1963, p5).

There are over 100 known sites recorded in the *Aboriginal Heritage Study of the Mosman Local Government Area*, September 2005. The study states that the Mosman area is exceptional for its Aboriginal archaeological heritage. The recorded sites in the study includes middens, religious or ceremonial sites and rock art sites.

Shell middens are numerous along the Mosman foreshore. Rock carvings by Aboriginal people of the Sydney region were mostly located on the tops of the ridges and in open places on the sides of the ridges. The "Red Hand Cave" at Beauty Point is a surviving example of the rock art painting of the Aboriginal people who occupied the Mosman area (Travis Partners PL et al, 1998, p21). Please refer to the *Aboriginal Heritage Study of the Mosman Local Government Area* for a comprehensive assessment of Aboriginal sites in Mosman.



Bungaree, Native Chief of New South Wales, who was settled on land on Georges Head with other members of his tribe. Photograph of a hand-coloured lithograph by Augustus Earle, 1830 (Source: Mosman Library Local History Pictures and the Carroll Collection, CC0\CC0001).

2.1.2 SHIPPING, WHALING AND DEFENSE - EARLY EUROPEAN DEVELOPMENT OF MOSMAN

The first prolonged European contact in the Mosman area occurred when "The Sirius," after circumnavigating the world to bring supplies to the struggling colony at Sydney Cove, was severely damaged in a gale off Tasman Head. To repair the damage, the Sirius was careened in Great Sirius Cove (now known as Mosman Bay) from July to October, 1789. During that time, many seamen from the Sirius were "bushed" in the rugged North Shore. The most serious of these incidents was one involving Midshipman Hill who disappeared when returning by foot from North Sydney (Travis Partners PL et al, 1998, pp23-24).

From 1801, the Mosman area became associated with maritime and defence activities, which have continued until today. In March 1801, a battery for shore based artillery was constructed at Georges Head, and in the early 1840s defence work also began at Bradleys Head, Pinchgut Island (Fort Denison) and South Head. By the early 1840's, a foot track from North Sydney to Middle Head, running south of what was to be later called Military Road, was known well enough to be marked on contemporary maps. In 1870 the Legislative Council designated £210, 000 for the building of military roads and fortifications on the North Shore (Souter, 1994, p76).

By 1871, 250 soldiers were employed in rebuilding the existing track from North Sydney to Mosman and providing access to the fortifications at Bradleys, Middle and Georges Heads. The main road from North Sydney to Mosman became Military Road and the access roads to the forts, Bradleys Head and Middle Head Roads. The ground was destumped and levelled for 66 feet, and half of that width was formed and surfaced with reddish ironstone gravel (Souter, 1994, p76).

In August 1871, the 'A' Battery of the Artillery Regiment was formed and the men were employed in rolling the gun barrels to the forts. The first guns taken to Middle Head were three 68 pounders, ten feet long and weighing 4.7 tons each. The guns were rolled on wooden skids by teams of up to 35 men hauling on heavy ropes. Five more 68 pounders made this journey between 1871 and 1875 (Souter, 1994, p77).



'Rolling the Guns' along Military Road, 1873 (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\000696)



The H.M.S. Sirius, the Flagship of Arthur Phillip's First Fleet, was careened in Mosman Bay in 1789 (Source: Mosman Library Local History Pictures and the Carroll Collection, CC0\CC0002)



Early painting of Military Road attributed to artist Conrad Martens, c.1850 (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\000673)

In April 1828, Governor Darling reported to the Secretary of State for Colonies that whaling in New South Wales would be a staple export product and "probably at no distant date prove one of the greatest sources of prosperity." By late 1828 nine applications for land relating to whaling purposes had been received in the Sydney area, and Surveyor-General Mitchell was nominated to select appropriate sites that would not interfere with the development of Sydney town and, as the Colonial Secretary stated, to prevent the "nuisance which would be occasioned by establishments of that nature" (Souter, 1994, pp39-41). Whaling and its associated processing was a very noxious industry. After a voyage lasting two years or so, the odour of the stored whale products in the holds of returning ships was exceptionally offensive, and as such all whaling activities were to be located as far away from the settlement at Sydney Cove as practicable (Travis Partners PL et al, 1998, p26).

Mitchell suggested land at Great Sirius Cove as one of the proposed sites assuming that the land was not considered "ineligible from the broken character of the ground." It was not, however, until 1831 that grants were authorised in the area. Great Sirius Cove was divided into ten allotments of four acres each, and one of three acres, all with water frontages to Great or Little Sirius Cove. With no established roads, access by sea was the only practical way to reach the land. Governor Darling made grants to John Bell (Lot 7), Archibald Mosman (Lot 6) on January 1, 1831, and to Charles Staples (Lot 8) on April 11. The land was granted free of charge for "the purpose of erecting stores and other buildings necessary for the formation of a Whaling Establishment" (Souter, 1994, pp39-41).

By the time Mosman took possession of his allotment, he already had two whalers, the "Tigress" and "Jane," presumably under charter. Mosman's whaling station, "The Barn," (Mosman's oldest extant building) was completed by the end of 1832, and Mosman's House, later named "The Nest," a stone wharf, and other small buildings associated with the whaling station were also constructed (Robertson, 1982, p9). The main purpose of Mosman's station was to service deep-sea sperm whalers (Souter, 1994, p43). On June 6, 1833, the Sydney Morning Herald reported "The Sarah" was hauled to Mosman's wharf "for the purpose of heaving-down and undergoing some repairs" (Lawrence, 1999, p72).



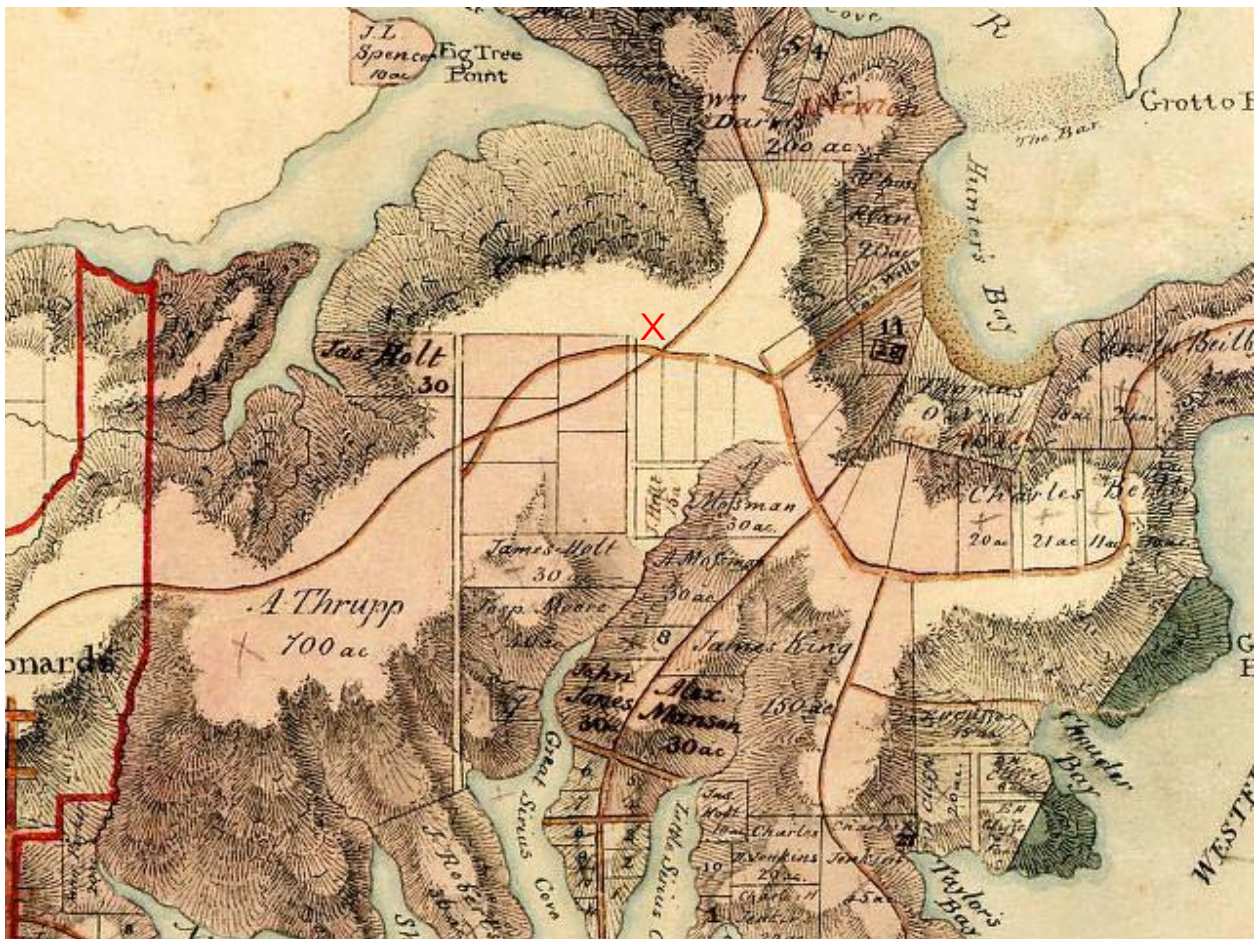
Archibald Mosman (Source: Mosman Library Local History Pictures and the Carroll Collection, CC0\CC0003)



'The Nest' built by Archibald Mosman in the 1830s was later bought by Richard Harnett Senior in 1859 and demolished in the 1920s (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\000146)

'Mossmans Bay' (sic) showing early wharf development including 'The Barn'. In the distance on the hills to the right is Archibald Mosman's 'The Nest'. Painted by ST Gills c.1856-64 (Source: Mitchell Library SLNSW, reproduced in Lawrence, 1999, p8)

The Great Sirius Cove later became known as Mosman's Wharf, then Mosman's Bay. In 1838 Mosman disposed of his whaling station and sold it to John Terry Hughes and John Hosking Jr. (Lawrence, 1999, p72).



'Parish of Willoughby' Map. X indicates location of Boronia and Reservoir Park (Source: Department of Lands, CD MN05, Map 14061301)

2.1.3 MOSMAN SUBDIVISION AND RICHARD HAYES HARNETT - EARLY VILLA DEVELOPMENT

The whaling industry had left little evidence of settlement in the Mosman area apart from a few buildings along the waterfront and in the vicinity of Archibald Mosman's wharf. There was very little residential development in comparison with development on the south side of the harbour. The first house not associated with the whaling station was Oswald Blossom's, "The Rangers," which survived until c.1914 (Robertson, 1982, p9). The creation of estates was largely held back by the isolation of Mosman, the difficulty and expense associated with access to it across the harbour, and its rugged and wooded terrain (Travis Partners PL et al, 1998, p29).

Large land holdings were dominated by Henry Stuart Russell and James King. In November 1853 James King divided his 150-acre Silex Estate into 25 large sites with frontages to the future Raglan Street, Middle Head Road, Queen Street, Bradleys Head Road and Prince Albert Street. The alignment of roads and allotment boundaries were aligned with the cardinal compass without regard to the topography of the area (Robertson, 1982, p11). The sites were advertised as accessible by water from Mosman's Wharf or by a road that lead from St Thomas's Church at St Leonards. The size of the sites ranged from four to seven acres, and 18 of them were sold at between 23 pounds and 34 pounds per acre. Some sites were allocated for civic purposes such as a school, church, school of arts and library. No allotments, however, were built upon immediately, they were purchased by investors with the intention of further subdivision (Souter, 1994, pp84-85).

By the mid 1800s, the Mosman area had begun to become a place for excursions, and people were ferried to the North Shore for picnics, dances and other leisure activities. Leisure activities continued to increase in the Mosman area, and on Christmas Day 1862, some 300 people landed at Balmoral Gardens near Edwards Beach. Many other pleasure gardens continued to open around the small coves of Mosman during the period (Souter, 1994, pp63-64).

On May 31, 1867, the Borough of St Leonards was formed which covered the area of Mosman and parts of Neutral Bay and North Sydney. Mosman was designated as a Ward within the Borough (Lawrence, 1999, preface).

Instrumental in the development of Mosman were Richard Hayes Harnett and his son, Richard Hayes Harnett Junior. In 1859 Richard Harnett purchased Archibald Mosman's original 108 acres for £3,500 from John Stirling, and attempted to make a picnic resort near the waterfall at Rangers Road. However, unable to subdivide due to insolvency, Harnett sold the property onto Henry Russell in 1860. During the following years, however, Henry



Richard Hayes Harnett Senior who purchased Archibald Mosman's original 108 acres in 1859 and was instrumental in the development of Mosman (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\000146)

Russell also became insolvent and was forced to sell his, by then, 120 acre estate. After inheriting £22,000 from an uncle in Ireland, Harnett repurchased the land for £1,500 from William Boyd in 1870, during the period Harnett was Mayor of Willoughby. With his family, Harnett moved to Archibald Mosman's property, renovating the existing house and renaming it "The Nest" (Souter, 1994, pp87-89).

In addition to the 120 acres of Archibald Mosman's Estate, Harnett further purchased another 370 acres in the Mosman area, and further land holdings in Neutral Bay, Longueville and Willoughby totalling 1685 acres (Souter, 1994, p87). Maps of Mosman that indicate the development patterns of the area by Scott Robertson in, *The Effectiveness of National Trust Listings as a Guide to the Heritage Value of an Urban Area - Mosman: A Case Study*, 1982, are included as Appendix G to this report.

Harnett employed surveyor, W.M. Brownrigg to layout his Mosman holdings for subdivision and sale. At the time, Military Road was being formalised along the ridge, including at the future Spit and Mosman Junctions, improving access to Bradleys Head. A Government surveyor also laid down a road in the same period leading from Mosman Bay to Mosman Junction. Between these two roads, Brownrigg divided the land into suburban allotments, with the title of "Village of Ballaklava," being given to the commercial and residential allotments at Mosman Junction (Souter, 1994, p87).

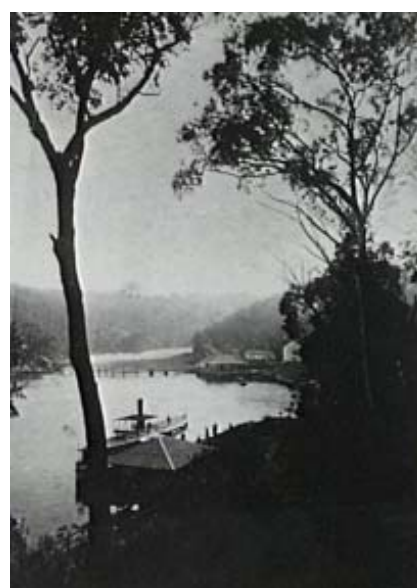
The "Village of Ballaklava," however, did not develop, with the lack of transport being considered the greatest obstacle in attracting buyers. The scattered population of the time numbered only 100 people, and with no water, gas or transport facilities, the Mosman area remained largely undeveloped until the 1880s. During the following ten years, however, Harnett did not relent in continuing to improve the accessibility of the area and he set out to transform Mosman into a residential suburb (Souter, 1994, p88).

As well as the construction of wharves, Harnett also employed men to clear the bush and to complete Avenue Road from Mosman Bay to "Ballaklava." Though Military Road had been formed and the government continued to maintain it in a good condition, many other roads remained as dirt tracks. In the 1880s it was declared, "Nothing strikes a visitor to St Leonards so much as the wretched condition of its streets" (Lawrence, 1999, p46). From 1870 into the 1880s, Harnett continued to organise the formation of the roads of Mosman so that purchasers could locate and commute to their allotments (Souter, 1994, pp88-89).

In 1873 Harnett advertised Raglan Street building allotments "for the Working Classes," with the promise of ferry travel to the city. In 1874, rather than rely on advertisements, Harnett employed auctioneers Richardson & Wrench to hold a sale on the ground of his allotments. The land was subdivided into 45



Above and Below - Views of Mosman Bay c.1880s. The photographs show the wharf built by Harnett in the early 1870s and Archibald Mosman's 'The Barn' (Source: Mosman Library Local History Pictures and the Carroll Collection, CC0\CC0016 and CC0\CC0305 respectively)



allotments and sold between 10 shillings to 1 pound per foot. However the response was disappointing with access still seen as a great draw back. Another auction in 1876 for the same land ranged in prices from 6 to 10 shillings per foot and attracted a similar response. It would not be another 10 years until development in the area began to increase. (Souter, 1994, pp88-89).

To improve access from the city, Harnett encouraged ferry services by a variety of means and initially he tried to run some form of service himself (Travis Partners PL et al, 1998, p33). In 1871, Harnett subsidised a small paddle-wheel steamer, "The Herald," to run a service between Circular Quay and Mosman Bay. The infrequency of the service, however, did not aid in the appeal of the Mosman area. Harnett employed two carpenters to improve the wharf facilities and to construct waiting rooms at the head of Mosman bay and at Curraghbeena Point (Souter, 1994, p89). Harnett also established six horse drawn passenger buses to ferries at Mosman Bay, areas of Milsons Point, Chatswood and Lane Cove (Barripp, 1983, p20). The ferry service was later acquired by the North Shore Ferry Company, which Harnett continued to sponsor (Souter, 1994, pp88-89).

Ferries had an important role to play in the development of Mosman. Road travel to the city was long and circuitous, ferries were, however, able to quickly move large numbers of commuters directly to the city. By July 1884 the North Shore Ferry Company was providing a regular timetabled service to the city, allowing people to live comfortably in Mosman and work in the city (Travis Partners PL et al, 1998, p36).

Charles Jeanerette set up a rival ferry company in 1881. To combat the problem, Harnett, who was continuing to subsidise the North Shore Ferry Company for 500 pounds annually, set up a fence and gate across his private road (Lower Avenue Road), and charged Jeanerette's passengers one shilling to use it. After many years of dispute, including one incident involving the vandalism of Harnett's gate and road, Jeanerette's service was also bought by the North Shore Ferry Company in 1887 (Lawrence, 1999, p80).

In 1878, Harnett, with business partner Alexander Stuart established a quarry at Mosman, below the eastern side of Royalist Road. Over 40,000 feet of stone was used in many of Sydney's buildings, and also for the sea wall of the Botanic Gardens. The Illustrated News stated in 1879:

On entering the land-locked bay known as Mosman's, the visitor will notice a steep incline down from the range to the water's edge, and at the top a mass of white sandstone rock. Down this incline a double line of rails has been laid, along one line of which the loaded wagons descend by gravity, and those being connected with a steel cable wound round a drum at the head serve to



'The Herald', a small paddlewheel steamer subsidised by Harnett in 1871 to ferry people between Circular Quay and Mosman (Source: Mosman Library Local History Pictures and the Carroll Collection, CC0\CC0322)



Harnett's quarry above Mosman Bay from the 'Illustrated Sydney News', 1879. (Source: Mitchell Library SLNSW, reproduced in Lawrence, 1999, p81)

hoist the empty wagons on the other line of rails back to the summit. The elevation of the quarry quite renders unnecessary any other motive power except the powerful crane which is used for hoisting the massive squared blocks of stone, into the ships or barges which lie deep in water alongside (Lawrence, 1999, p82).

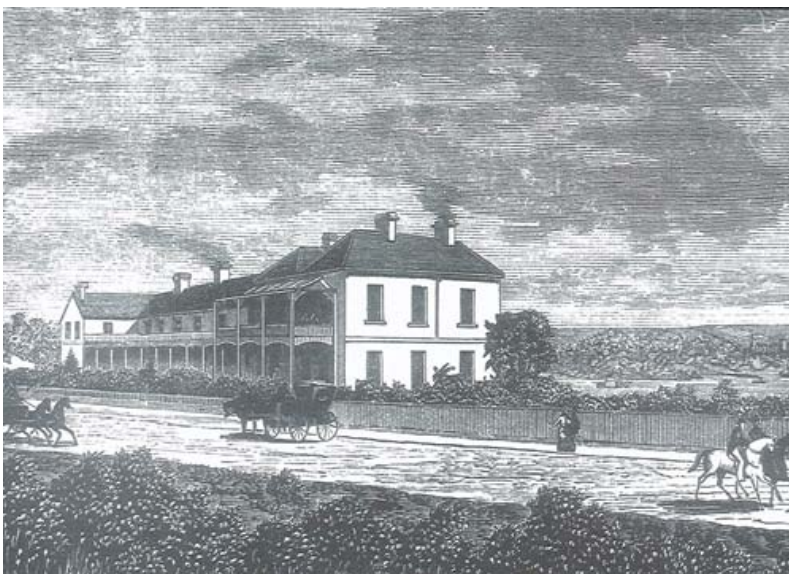
The stone from the quarry was described as having a "whitish, even colour which hardened with exposure and was readily worked when freshly quarried." Much of the quarried stone was also loaded up in horse drawn vehicles for delivery by road to local properties for construction. The quarry remained open until 1889 until Harnett decided the land would be more valuable for subdivision (Lawrence, 1999, p82).



Harnett's quarry above Mosman Bay with tram line used to take the quarried stone to the wharf c.1880 (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\000246)

In 1876, Harnett built "Buena Vista," a two-storeyed, two-winged residence at the Junction of Middle Head and Bradleys Head Road. Although Harnett spent more than 5 000 pounds on the residence he did not live in the residence immediately, instead Harnett used the house as a marketing tool to attract a certain class of people and standard of living in Mosman. Other large houses built in the time included Ellamatta (c.1870), Kirk Oswald (c.1870), Duncraggan (1877) and Glanmire (1880) (Souter, 1994, p91). At the time of Buena Vista's construction there were only twenty houses around Mosman Bay (Robertson, 1982, p 14).

Harnett and business partner Alexander Stuart continued to contract the building of several other large buildings in the area, and from the period 1870 to 1880 it is estimated they also spent 20 000 pounds on clearing, road making, wharf construction, ferry subsidisation, advertising and other developmental activity (Souter, 1994, p91).



Harnett's 'Buena Vista' built in 1876 as a marketing tool to attract other affluent people to buy land and build in Mosman. (Source: Mitchell Library SLNSW, reproduced in Lawrence, 1999, p80)

During the 1880s artist and relaxation camps were also to proliferate in the Mosman area, which still retained large areas of nature yet to be developed. The many beaches and the natural beauty of Mosman were considered a place to enjoy "the fresh air and the morning and evening sea bath." Canvas dwellings began to be scattered on the harbourside areas of Mosman, the most renowned being Curlew Camp, where artists, including Arthur Streeton and Tom Roberts, began to recreate the beauty of the Mosman area in their paintings (Souter, 1994, p72).

Although Harnett's speculative development in the 1870s resulted in only a few villa developments located sparsely around the shoreline, development in the 1880s through to the turn of the century would shape the Municipality of Mosman as it is known today. The development that took place in Mosman was part of the huge boom in subdivisions which opened up many suburbs surrounding Sydney. Over 15 large subdivisions were auctioned in Mosman before 1890. The most successful of Harnett's land sales, which coincided with the opening of the new North Sydney Ferry Company service, was the "Mosman Bay Township" auction of 18 acres on August 23, 1884 which consisted of 124 allotments between Raglan Street and Avenue Road (Souter, 1994, p96).

A few months later, the second Mosman Township Subdivision was sold with equal success. In 1884 Arthur Muston developed part of his model township in Keston and Gladstone Avenues, which sparked the beginning of a building boom. Sizes of allotments were large in comparison to other suburban subdivisions of the period. However, despite the amount of subdivision undertaken in the period, small groups of houses prevailed, interspersed among some isolated grand mansions. In 1885, three mansions were built on large subdivisions: Mandolong House, Boronia and Telopea (Robertson, 1982, pp16-17).



Painting of Sirius Cove by Arthur Streeton near Curlew Camp, 1892 (Source: New England Regional Art Museum, Armidale, reproduced in Souter, 1994)

2.1.4 THE FORMATION OF THE MUNICIPALITY OF MOSMAN - THE FEDERATION BOOM

During the 1880s and 1890s, development continued to boom and the town centres associated with Mosman and Spit Junction began to develop. In 1884 the postal directory recorded only 31 names in four streets or localities, however by 1891 there were more than 220 names in 43 streets. In the growing township of Mosman the Mosman Public School opened, the Congregational Church held its first service, postal and telegraph services began, and the first electric tram service in Sydney was opened on September 20, 1893, from North Sydney to Spit Junction. Subsequently, the line was extended to Mosman Junction on March 1, 1897 and to the Spit on October 27, 1900 (Travis Partners PL et al, 1998, p43).

On July 29, 1890 the former Borough of Victoria, covering McMahon's Point and the Borough of St Leonards amalgamated to form the Municipality of North Sydney. Although residents in the area of Mosman still only numbered 1460 in 1892, on April 11, 1893 the "Municipality by the name and style of the Borough of Mosman" was formed, it no longer being a ward of North Sydney. Richard Hayes Harnett Junior was elected as the first Mayor of the new amalgamated municipality (Souter, 1994, p72).

With the advent of the tram to The Spit at the turn of the century, development began to significantly increase at Spit Junction, and in 1902 the adjacent Brady Estate was subdivided into 27 business and 41 residential sites. Eleven of the latter were purchased by the Sydney Water Board for the construction of the Mosman Reservoir in 1904. The Reservoir continued to provide water to the community until 1995 (Mosman Library, Vertical File on Brady St). From the 1890s to 1914 subdivisions along the tram routes continued to flourish. The tram service continued in the Mosman area until it was suspended in the 1950s by the Director of Transport to encourage greater use of the ferries (Lawrence, 1999, pp53-55).

The development of Mosman is largely characterised by the large Federation overlay, which took place at the turn of the century, and the suburb has become renowned for its red terracotta roofs. In his poem "Mosman's Bay," Henry Lawson writes:

*... the red tiled roofs of comfort,
And the gardens and lawns of taste;
Safe from the city's clamour;
And safe from the city's haste* (Souter, 1994, p141).

Apart from some detracting large developments, the subdivision patterns commenced by Harnett and other subdivisions in the 1870s and 1880s remain largely intact, and along with the ferry services established by Harnett, they continue to be an important component of Mosman's suburban character. Furthermore, the



Spit Junction c.1900 showing the electric tram service (Source: Mosman Library Local History Pictures and the Carroll Collection, CC0\CC0069)



Woodblock print of Mosman Bay c.1927 by Margaret Preston. The print depicts the character of Mosman established by the 1920s such as the 'red tiled roofs', leafy streets, views to the harbour and travel by ferry (Source: National Gallery of Australia, Canberra, reproduced in Souter, 1994)

social character of the area and standard of living that Harnett promoted continues to flourish. Much of Sydney's social, financial, pastoral and intellectual elite settled in Mosman. These residents have continued to directly influence development in the area, and have advocated retention of its important garden landscape character (Travis Partners PL et al, 1998, p49).

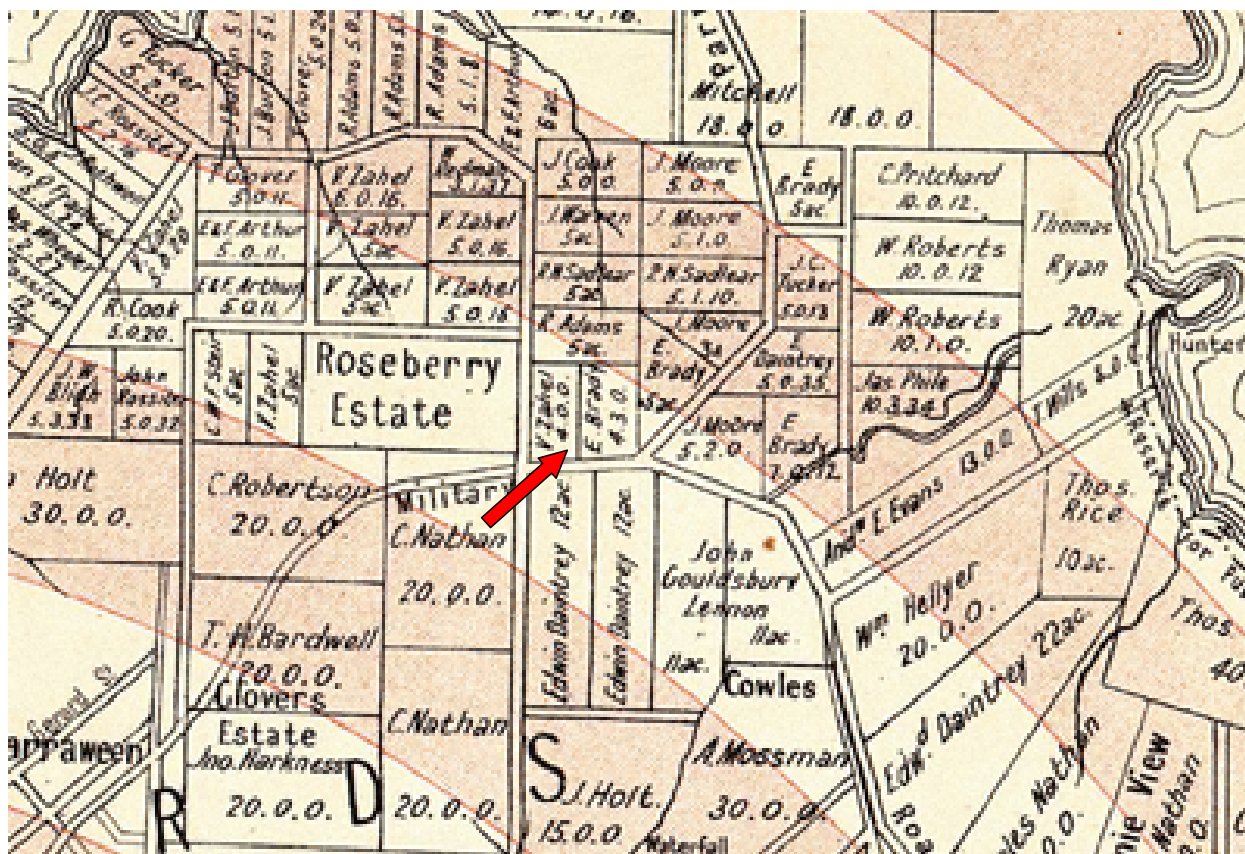
2.2 HISTORY OF BORONIA

2.2.1 FIRST LAND GRANT - VINZENZ ZAHLEL ERA (1856-1885)

The site of Boronia was originally part of a Crown Grant of 4 acres of land to Vincenz Zahel in the Parish of Willoughby, County of Cumberland. The New South Wales Land Grants Index 1855-56, indicates Lot 7, Section 4, was purchased by Zahel for a sum of 30 pounds and 10 shillings on October 31, 1855. The original grant was located with a frontage along the track located along the ridge of Mosman that was later formalised as Military Road.

Two undated Parish Maps of Willoughby show the grant to Vincenz Zahel on the current site of Boronia House and part of Reservoir Park. During this period of time Vincenz Zahel purchased a vast amount of land in the North Shore, Alexandria, Manly Cove and Balgowlah. The early parish maps indicate the extent of Zahel's land grants in the area (one map is torn and illegible). A document from the Department of Lands titled "Reference to the Parish of Willoughby, County of Cumberland", and dated the April 17, 1918, lists the Zahel grants, which includes a total of 25 acres of land in the Mosman Municipality. The other grants were lots 2, 3, 4, 5 and 6, Section 5 and Lot 5, section 6 (Map 1409240, Department of Lands, CD MN05).

Undated Parish Map showing Zahel's land grants in the Mosman area. The arrow indicates the location of Boronia (Source: (Department of Lands, Map 14074601, CD MN05)



Vinzenz Zahel died intestate on September 25, 1883. On December 19, 1883 the Supreme Court of NSW granted the Zahel estate to Bridget Zahel, widow of Vinzenz. On April 24, 1884 a court order was given ordering that Bridget Zahel should have full power to sell and convey the real estate of Vinzenz Zahel and to give receipts for the purchase money (Land Title, Book 322, No. 506).

There are no historical records found to date that indicate Vinzenz or Bridget Zahel occupied or used the site of Boronia. It is more likely the land, like many other land grants in the area, was purchased as an investment for future subdivision.

In 1885, Bridget Zahel contracted with Francis Punch, simply described in the Certificate of Title as "a gentleman," for the sale of the portion of land consisting of 4 acres on the north-east corner of Military and Cowles Road, Mosman. Francis Punch acting on Bridget Zahel's behalf conveyed the portion of land to brothers, James and John Kearey. Francis Punch received 10 pounds for selling the land and Bridget Zahel received 1700 pounds for the land. The deed, in Book 322, No. 506, was dated September 10, 1885, and the land was defined as:

All that parcel of land in the colony of N.S.W. contained by measurement, 4 acres be the same more or less situated in the County of Cumberland and Parish of Willoughby allotment No. 7 of Section 4 commenced at the north-west corner of lot No. 6 and bounded on the north by part of the southern boundary at lot No. 8, being a line west 4 chains and 50 links to a road one chain wide on the west and 9 chains on the east side of the road bearing south to its intersection with another road 1 chain wide on the south by the north side of that road bearing north 88° east 4 chains and fifty links and on the east by a line with 8 chains and eighty three links to the northwest corner of lot No. 6 aforesaid being the land sold as lot 16 in pursuance of the proclamation of 25th September, 1855 (Land Title, Book 322, No. 506).

The Zahel Family

Vinzenz Zahel arrived in Sydney on February 17, 1836 on aboard the "Platina." Vinzenz Zahel married Harriet Snook in 1837 and they had three children: Charles E. born in 1839, John A. born in 1840 and Vinzenz J. born in 1843. In 1852 Vinzenz Zahel married Bridget Watson (Barripp, 1983, p15).

Sand's Directory 1858-9, page 219, lists Vinzenz Zahel, as a tailor of 330 George Street. Vinzenz Zahel and his wife Bridget lived in "Brunoville", Miller Street, North Shore from 1867-1870. From 1871-1873 they lived in West Street, St Leonards. From 1874-1883 they lived at "Tridentville", Miller Street, St Leonards (Sands Directory, 1860-1890). After his death in 1885, Bridget Zahel continued living at "Tridentville" (Barripp, 1983, p15).

Vinzenz Street in Mosman was named after Vinzenz Zahel, but afterwards it became an extension of Awaba Street and the "Vinzenz" was lost in 1914 (Barripp, 1983, p12).

2.2.2 CONSTRUCTION OF BORONIA AND TELOPEA - THE KEAREY ERA (1885-1896)

Boronia and Telopea were constructed circa 1885 by John and James Kearey, well known coach builders from Redfern. The date of 1885 is inscribed on the sandstone gate, however, the Land Title deed in Book 322, No. 506, is dated September 10, 1885. The inscription therefore reflects the date the brothers bought the land, and the buildings would have been more likely constructed during 1886. Sand's directory first lists Kearney (sic), James and John in residence at Military Road, St Leonards in 1887 (p399).

Although most development in Mosman prior to 1884 had been located around the harbour, the development of Mosman and Spit Junctions began to flourish with improved access and provision of municipal services including a church and school. During the period, subdivision and land sales were booming with the advent of a frequent ferry service and an imminent tram service. The sites of Telopea and Boronia were located along Military Road among the scattered commercial buildings that were the beginnings of a shopping centre. The sites are located along the ridge land of Mosman, and both houses would originally have had views out over the bush and towards the ocean (Souter, 1976, p34).

The construction of the buildings coincides with the growing fortunes of the Kearey brothers and the expansion of their coach building business to Castlereagh and Pitt Street (Sands Directory, 1858 - 1900). The two houses were designed as grand villas with extensive gardens that originally ran from Military Road north towards Ourimbah Road. The two houses represented only a few of the grand villas that were built during the Victorian period in Mosman, with the dominant phase of development in the area dating from the turn of the century comprising smaller Federation buildings on subdivided estates.



Allyson Barripp in her 1983 thesis of Boronia suggests that both Telopea and Boronia were part of the land subdivision and grand buildings contracted by Richard Hayes Harnett Senior during the period. Harnett's intention in Mosman was to build exemplary grand villas in order to attract a certain class and standard of living. Although Boronia and Telopea would have been fine statements of wealth and affluence in Harnett's emerging suburb, no documentary evidence has been found in preparing this report to confirm the association with Harnett.

An interview with a descendent of the Kearey family has suggested that the houses were built by cousins of the Kearey brothers, John Sylvester Kearey, a bricklayer, and Michael Kearey, a carpenter. In the interview with Mrs F. M. Kearey, daughter-in-law of John Sylvester Kearey, on May 14, 1983, she suggests that the cousins came from interstate to help build Boronia and that the sandstone used in the buildings came from the local area (Barripp, 1983, p20).

From 1878 until 1889, Richard Hayes Harnett established a quarry at Mosman, below the eastern side of Royalist Road. Much of the quarried stone was also loaded up in horse drawn vehicles for delivery by road to local properties and used in the construction of a number of houses around North Sydney from the same period (Lawrence, 1999, p82). Site investigations have confirmed that only the plinths of Boronia are constructed of sandstone with the remainder brick. It is therefore possible that Harnett's association with the construction of the buildings may have been with the supply of stone used in construction. Given the sparse population of the time, it is also likely the Kearey brothers and Harnett would have been known to each other.

Both Boronia and Telopea have also been attributed to architects Sheerin and Hennessy, who were prolific architects in Sydney during the period. No direct historical evidence has been found which can confirm them as architects of the two buildings, however, a tender notice in the Sydney Morning Herald dated August 22, 1885 states:

To Builders - Tenders are invited for the Erection and Completion of Two Detached Villas on the Military Road, North Shore. The works to be tendered for separately, as under:

Excavation

Carpenters and joiners work and all finishing trades

The whole in one sum

Plans and specifications may be seen at the offices of the undersigned to whom sealed tenders are to be delivered on or before Tuesday September 1st at 12 o'clock noon.

Sheerin and Hennessy Architects, City Chambers, 243 Pitt Street.

The date of the advertisement is just before the transfer of the land to the Kearey brothers. It is possible that both the Kearey family members, and a builder answering the tender notice were involved with the building of the houses. It is also possible that the tender notice did not relate to these houses, however, no other detached villas from this period are known to have existed along Military Road. An analysis of the work of Sheerin and Hennessy is also included as Appendix E in this report.

The Sands Directory of 1893 first lists the residences as "Boronia," James Kearey and "Telopia," (sic) John Kearey. The names given to the two houses are the Latin names of well known and much loved species of Australian Flora. They may have been named directly for the flowers or after two parallel streets in Redfern called Boronia and Telopea, where the Kearey brothers are believed to have lived at one time.

Both the Mosman houses were surrounded by large gardens and set back from Military Road. The gardens were sheltered from Military Road by a sandstone and cast iron fence. A circular drive led from the stone-pillared wrought iron entrance gates, featuring a large central pair for carriage access, with smaller gates on either side for pedestrians (Cox and Tanner, 1975, p67). Modern descriptions of the place mention the following details of Boronia but they have not been confirmed in historical records or photographs:

Originally there was a row of large camphor laurels just inside the front fence, and round flowerbeds were cut into the lawn to contain various species of plants (Cox and Tanner, 1975, p67).

The gardens originally included a vegetable and flower garden, an orchard, shrubberies and fern house. Several gardeners were employed to keep the grounds in order and to tend to the grass tennis court. A large pottery kiln (more likely to be a 'potting shed' for gardening rather than a 'pottery kiln') was also established on the property (Mosman Library Vertical File on Boronia, 1985).

At the back of Boronia was a large brick well with a domed top to retain the roof water, on which they were dependent as there were very few springs of permanent water in Mosman at the time of construction (Barripp, 1983, p23).

Mortgage Book 404, No. 283 from the Land Title's Office and dated January 4, 1889 indicates that John and James Kearey borrowed 3,000 pounds plus interest at the rate of the time from John Thomas Neale, esquire of NSW. It could be likely that this money was used in the construction of a rear two storey extension to both Boronia and Telopea, that is said to have originally accommodated the former billiard room. These rooms have been suggested in various historical records of the place to be a later addition, however, no substantial documentary



'Boronia' by GC Fenton (Source: National Library of Australia, nla.pic-an5836979)

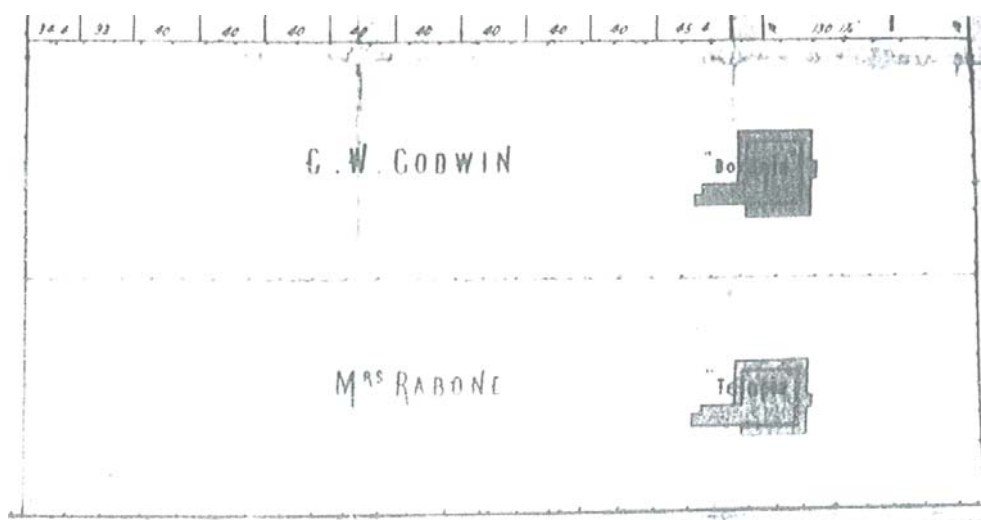
evidence has been found to confirm this. A site investigation of the subfloor construction methods indicates a difference in level and material which would suggest a likely different date of construction. Additionally, pressed metal ceilings exist only in these rooms of Boronia, and are also more elaborate than other decorative features in the house, which could also suggest a later construction date. Furthermore, an early subdivision map of the Brady Estate shows both Boronia and Telopea with a verandah in the location of the billiard room. Although no other historical records confirm the original configuration of the verandah, it seems likely that the rooms were constructed at a later date and during the occupation by the Kearey brothers. The phases of development will be further discussed in Section 4 of this report.

During the disastrous business recession of the late 1890's, the Kearey brothers were unable to meet repayments to Neale, and the Kearey brothers were forced to sell Telopea and Boronia (Souter, 1976). John Thomas Neale foreclosed on the Kearey's mortgage, as testified by an "Indenture of Mortgage and Conveyance" dated March 24, 1896, in which Neale was the Vendor of the properties (Land Title's Office, Book 574, No. 892).

John Thomas Neale divided the land of Telopea and Boronia. A right of way, across the Telopea property at the northern end, was formed in the subdivision, giving access from Cowles Road to the Boronia property. Boronia was sold to George Willis Godwin of Sydney, a money broker. The land is described as:

1 acre, 3 roods and 39 and 3/4 perches forming part of Mr Zahel's original grant of 4 acres, Lot No. 7, Section 4, 12th August, 1856. The land commences at a point on the northern building line of Military Road (Land Title's Office, Book 574, No. 892).

Detail of '1902 Subdivision Map of Brady Street Estate' (copied from earlier map) showing location of Telopea and Boronia, with possible original configuration of verandahs (Source: Vertical File of Brady Street in the Mosman Library Local History Section)



Telopea was sold to Ellen Maria Rabone, a widow of Sydney. Telopea is now known as "The White House" and the exterior has been extensively altered with the enclosure of the verandahs. The interior rooms are occupied as doctor's surgeries and offices. From the Military Road street front, Telopea is unrecognisable, and a car wash now occupies the site of the original circular driveway and gardens. The first dated photographs of Boronia are from 1913, however, there are several undated photographs of Telopea that are useful in suggesting how Boronia may have looked during the period.

Undated photograph of Telopea taken possibly during the Kearey era (Source: Vertical File of Telopea in the Mosman Library Local History Section)



The Kearey Family

John H. and James Kearey brothers (also known as Keary and Kearny) were of Irish descent and were the sons of John and Mary Kearey. Like their father, John Kearey Senior, James and John Kearey Junior were both involved in coach, carriage and buggy building.

John, and his wife, Lucy Kearey, had five children, John born in 1870; Sidney Josey born in 1875; Christopher born in 1877; Mary Anne born in 1879 and Lucy born in 1883. Lucy J. Kearey died in 1891 and John H. Kearey died in 1894 (Barripp, 1983, p19).

James Kearey, born in 1843, married Honora Murphy, the daughter of Michael and Margaret Murphy in 1871. James and Honora had three children. Florence M born in 1872, James born in 1874 and Emily Theresa born in 1876. Honora passed away in 1879, and James was remarried to Ellen Doherty in 1879. James and Ellen Kearey had eight children: Ellen J. born in 1881; Elizabeth born in 1882; Mary A. born in 1884; Ellen born in 1888, Eileen C. born in 1891; Mona C. born in 1893; Leo born in 1896 and Reginald I. born in 1899 (Barripp, 1983, p19).

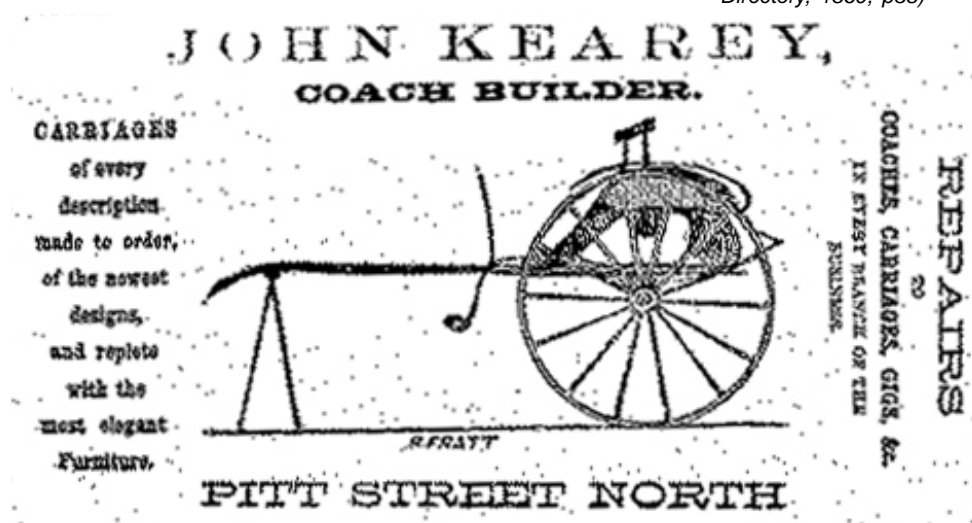
Ngaire Souter in, *Mosman Sketchbook*, gives the following description of the Kearey brothers:

Towards the end of the nineteenth century, the Kearey brothers ran a highly successful coach-building business... with sixty men in their employ. There was no sibling rivalry between John and James... they worked well together and saw no reason why they should not build their homes - mansion-sized marks of their success - side by side (Souter, 1976, p34).

The Sands Directory from 1858 - 1900 lists the Kearey name as associated with various street addresses in the City of Sydney. The number of changes in address could signify that the business was moved a number of times or more likely that the street numbers were changed during this period.

The Sands Directory 1858, first lists John Keary (sic), as Ironmonger at 185 Pitt Street, and then in 1863, as John Kearny (sic) as Coach builder and dealer at the same address. From 1864 to 1869, the address is recorded as 195 Pitt Street. An advertisement for John Kearey, Coach Builder, Pitt Street North appears on page 38 of the advertisements in the 1869 Sands Directory.

Advertisement for 'John Kearey - Coach Builder', Pitt Street North (Source: Sands Directory, 1869, p38)



It appears that John Kearey Junior took over his father's business in 1870. A c.1870 photograph of Pitt Street shows the store of "John Kearey Jr., Carriage, Buggy & Wagon Builder, 290 Pitt Street" (State Library NSW, ON 4 Box 42 No 4 from the Holtermann Collection: 1871-1876).

By 1876 the two brothers had began their partnership at 290 Pitt Street. The street address has changed in the 1882 Sands directory to 252 Pitt Street, and by 1883 the Kearey brothers had also opened another firm at 191 Castlereagh Street, with a Thomas Kearey. The last Sands Directory listing for the Kearey Brothers as coach builders in Sydney is in the year 1900, with the brothers listed at 252 Pitt Street, and a Thomas Kearey listed at 179 Castlereagh St (Sands Directory, 1858 -1900).



Photograph of John Kearey, Jr., Carriage, buggy & wagon builder, 290 Pitt Street, Sydney, c. 1870 (Source: State Library NSW, ON 4 Box 42 No (4) from the Holtermann Collection: photographs of goldfield towns in N.S.W. and Victoria; Sydney and Melbourne streets and buildings, 1871-1876)

2.2.3 THE FAMILY HOME - THE GODWIN ERA (1896 - 1952)

George Willis Godwin, money broker, purchased Boronia in 1896. Godwin and his wife, Olive Mildred Godwin lived in Boronia with their two daughters, Ena and Noell, and their son John Willis (Barripp, 1983, p62). The Sands Directory first lists Godwin as resident at Boronia in 1897.

A 1902 Subdivision Plan for the Brady Street Estate shows both the building footprint of Boronia and Telopea (Mosman Library Vertical File on Brady St). It is interesting to note that the plan shows Boronia and Telopea with a full verandah around three sides, and no rear rooms with bay windows. Most probably, however, this plan is a copy of an earlier survey, and the room is likely to have been constructed during the occupation of James Kearey and his family as both houses have similar rear rooms.

The 1913 Sands Directory first lists Boronia with a street address of 329 Military Road. Five photographs taken in May of the same year, are the earliest known photographs of Boronia, and show a single exterior image and four details of interiors during the Godwin era. These photographs feature the dining room, billiard room, lounge room and first floor bedroom and were supplied to Mosman Council by Patricia Judy Warwick Godwin, daughter of John Willis Godwin Senior. Patricia, on behalf of her husband, wrote to Mr Berry, Records Manager at Mosman Council, during 1984-1985 in preparation for the centenary celebrations to be held at Boronia. In the letters Patricia recalls staying with her grandparents George and Olive at Boronia, and states that:

The stables were of brick at the top end of the back paddock and were probably included in the area commandeered for use by the Army. (There were) three sections being used as a garage, pottery workroom housing a kiln (possibly a reference to a potting shed), and general storeroom, respectively (Warwick-Champion, 1984-1985).



*Exterior Photograph of Boronia from 1913
(Source: Mosman Library Local History
Pictures and the Carroll Collection,
000\000872)*

Patricia also describes the location of the photographs and her memories of the house during the time her grandparents occupied Boronia. She describes each of the rooms featured in the photographs as following:

Lounge Room (Left hand side, ground floor): Two curtained doors to the right side of the picture opened onto the front verandah, the wooden door (centre) to the hall. The space shown comprises about half of the room as there was also a grand piano. The loungeroom included an area built out to the outer verandah alignment, glassed in on the left hand side of the building, one or two steps down from the main floor level, which served as an indoor glasshouse (complete with plants, ferns, fishpond etc). We suggest that some of the cluttered appearance was due to lighter items of furniture being moved into camera range.

Dining Room (Right hand side, ground floor, front).

Second Bedroom. (Directly above Dining Room).

Billiard Room (Right hand side, ground floor, in rear circular projection): The main Bedroom was above the Billiard Room but no photo was found (Warwick-Champion, 1984-1985).

Interior Photographs of Boronia from 1913. Clockwise from Top Left: Lounge Room, Dining Room, Second Bedroom, and Billiard Room (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\000872)



Another description of Boronia during the Godwin era was recorded in an oral history by Sandra Molen, cousin of Patricia and granddaughter of George Willis and Olive Godwin. The following is extracted from the oral history recorded at the AGM of the Mosman Historical Society in 1985:

I can only remember it (Boronia) really up until I was about 12 when my grandmother died. I don't remember my grandfather at all; I think he was rather a stern kind of Victorian gentleman. My grandmother was an absolute darling... My mother was also married from 'Boronia'...

'Boronia' itself was a great place for any kid to spend their holidays. The gardens were lovely... and the bowling green there was (originally) the tennis court. There was a big grassy hill that went down from there, which I don't know whether they've levelled the grounds... My cousin and I used to roll down this big hill from the tennis court... the grounds were lovely and there was a big magnolia tree which was lovely to sit under...

Out at the back of 'Boronia' was a big aviary - my grandmother loved canaries - and it was full of canaries that used to sing a lot, and at the side was the stables - well there weren't any horses in my time, but there were a lot of chooks and my grandmother and I used to collect the eggs every morning...

In regards to a well at 'Boronia'... I asked my mother... and she said it was just outside the billiard room - if you look at the back of 'Boronia' there was an aviary right at the back and the billiard room was at the side, and it was just out there, but she didn't recall a cellar at all, which seemed unusual...

When I stayed at 'Boronia' I slept in that very large room at the back, which I think originally was a billiard room... and I always remember it as downstairs. The ceilings were very high and I suppose I was fairly small, but I enjoyed it, and there was a door that went off onto the balcony and I could go and play there... I can't remember if anything was next to that. On the other side, the drawing room went the whole length. It had a big fireplace in it and lovely old furniture... And then you went down the hall to the kitchen, and there must have been a laundry. There was a little fence and you had to go through this gate to get to the potting shed and the stable area came up much further than where that driveway goes around now, and it was all just full of trees and chooks and things...

The front room opposite the drawing room was a kind of parlour. It wasn't used very much; I think lunch was sometimes served in there. Next door to that was the dining room, and again mauve, or lilac was the dominant

theme, and I have a delightful old cheese dish at home, which is in pink Wedgwood, and apparently, all the serving dishes were in this pink Wedgwood dish, which I can imagine being lovely...

There was also a very charming lady who was the cook and her name was Katy, and there was a gardener called Murphy. We would have breakfast in what was called a breakfast room...I think it was next to the drawing room, but there seems to be a wall there now, and I believe my cousin thought the cellar was there. My mother doesn't remember a cellar, so I'm not too sure where the breakfast room was, but you came down and had breakfast in the breakfast room. There was a large sideboard with all these dishes with the big lids on top...

I remember the coolest place in the house was in the kitchen where I was not allowed to go, because it was a stone floor and there was a great big pantry there, and I used to love to sit on my bottom in the pantry and talk to Katy who didn't really appreciate me talking to her, I'm sure...

(My grandmother) had a lovely room - she loved mauve and lilac, which is funny that the house was called 'Boronia' because she really adored lavender and lilac and these colours. She had a big four-poster bed and it was all done with these canopies in mauve...

She was very musical, and every afternoon when I was staying there she had a lovely concert grand piano, which I inherited, which unfortunately, I don't still have. It was a Beckstein (sic) concert grand, and it sat at the end of the drawing room... From the drawing room there was a room, which seemed to have stained glass windows - it was a fernery, and it was full of plants...

My mother, grandmother and my aunt all enjoyed pottery very much, and my grandmother did china painting there... She did a lot of those (coffee sets and teapots), and they were quite an artistic family... (Oral History from AGM of the Mosman Historical Society, 1985).

Circa 1920, the Godwin's added a glazed bay to accommodate a fern house along the western wall of the drawing room. This addition, involved part demolition of the wall, the removal of an original window and the construction of a new floor, a skillion roof over it, a boarded ceiling, a timber framed wall with glazing on all three sides and shingles below. The whole addition was set on a solid sandstone base. The fanlights above the windows and the door were of rolled, figured and brightly coloured glass in reds, greens and blues (Barripp, 1983, p62).

In 1923, the Sands Directory lists Boronia with the street address of 624 Military Road for the first time. The NSW Valuer General's

Valuation List from October 1, 1926, describes Boronia as 632/624 Military Road, North Ward, Section 4, Lot Pt 6 in Vol 574 Folio 998, with site dimensions of 148'x582'. A full title search was not carried out during this report. It is likely that the title also records in the early 1920's the resumption of land for the widening of Military Road.

In 1929, the Sands directory lists the Telmont Gladioli Garden located between Boronia and Telopea (in ownership of George O Cowlshaw since 1924). No other reference has been found during research to the existence of these gardens, however, they could relate to the glass house structure located close to Telopea that features in early photographs of the property.

The last published Sands Directory of 1933 lists Boronia as 624 Military Road. The Valuation List of June 1, 1937 notes the owner as George W. Godwin and the lessee's name as John Willis Godwin and Permanent Trustee Co. of NSW Ltd, with access by a 12 foot Right of Way to Cowles Rd. The valuation list also includes "improvements" of a Tennis Court.

Mr George Willis Godwin died on the November 12, 1940 leaving the house to his son John Willis Godwin. When Mr Godwin died his estate was sworn at the sum of 13, 797/7s/8d pounds. The probate of Godwin's will is dated March 17, 1941 (Barrripp, 1983, p62).

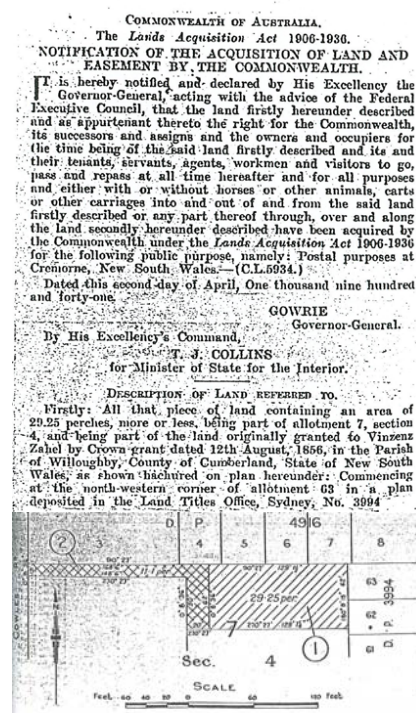
Mrs Marjorie Jean Godwin, wife of John Willis, states in an interview in 1983 that after inheriting the house she and her husband did not live in Boronia, but she could not remember if it was left vacant or whether they let it (Barrripp, 1983, p101). It would be likely that the family, and Mrs Olive Godwin, continued to live in the house, and given the prime location along Military Road, it seems likely to have been in continuous occupation.

In an article in the Commonwealth Gazette No 77, April 17, 1941, the Governor General acting with the advice of the Federal Executive Council gave notification of the acquisition of land and of an easement of right-of-way by the Commonwealth on part of the Boronia estate. The land is described as part of Lot 7, Section 4 in the Parish of Willoughby. The easement to Cowles Rd consisted of a strip of land 12 feet wide, as designated by Neale in the previous subdivision, from the north western corner of allotment 7 extending westerly along and within the remainder of the northern boundary of lot 6, section 4 (Telopea). Certificate of Title 5346, Folio 240, dated September 28, 1942, confirms that the total land acquired by the Commonwealth was 29 and a 1/4 perches.

The Valuation Lists of November 16, 1941 and October 18, 1944, state Permanent Trustee Co. of NSW Ltd as executor of land owned by late George W Godwin. The lists also reflect the acquired land by the Commonwealth with a reduced site dimension of 148'7x521', and states that a 20'x62' portion of land at the rear of Boronia remains a right-of-way for access to Cowles Road.



Undated photograph of Telopea taken possibly during the Godwin/Rabone era. The glasshouse in the picture is located between Telopea and Boronia and visible on later aerial photographs. (Source: Vertical File of Telopea in the Mosman Library Local History Section)



Article in the Commonwealth Gazette No 77, April 17, 1941 informing of land acquisition of part of Boronia Estate (Source: Copy printed in Barrripp, 1983, p65)

Land Title dated December 7, 1950 shows the Commonwealth of Australia resumed part of Lot 7, Section 4, originally granted to Vinzenz Zahel, and the easement of right-of-way to Cowles Rd. Certificate of Title 6240, Folio 7 lists the Commonwealth as the new proprietors of this land along with a small section of the adjacent Brady Estate. The site was used by the Postmaster General's Department (later Telstra) as a line depot for storage and office purposes.

On March 25, 1952, John Willis Godwin sold Boronia to the Council of the Municipality of Mosman for £15,750 (March 25, 1952 - Conveyance Book 2209 No 600). The land is defined as:

All that parcel of land situated at Mosman in the Parish of Willoughby County of Cumberland and State of New South Wales being part of V. Zahel's Four Acres Grant dated 12th August, 1856 Allotment No. 7 of Section 4 Commencing at a point on the Northern building line of Military Road... and subject to a right of way in favour of the Commonwealth of Australia over part of the land as resumed by notification in the Commonwealth Government Gazette No.77 of the 17th April, 1941.

Aerial photograph of Mosman taken in 1943. The photograph clearly shows both Telopea and Boronia still with circular carriageloops. Also note the rear wing of Boronia appears one storey, the location of the tennis court, the location of trees, the clearing of the rear portion of land acquired by the Commonwealth and the adjacent Mosman Reservoir (Source: Department of Lands)



The Godwin Family

George Willis Godwin was born in England on May 6, 1856 and migrated to Australia in 1879. Godwin married Olive Mildred Simpson in 1896. They had three children: John Willis Godwin born 1897; Ena Godwin born January 21, 1899 (later Mrs Maclachlan); and Noell Godwin born December 25, 1899 (later Mrs Macdonald). George Willis Godwin died on the 12th November, 1940 leaving his estate to his son John Willis Godwin (Barripp, 1983, p144).

John Willis Godwin married Marjorie Jean Godwin. They had two children, a son John Willis Junior, and a daughter Patricia Judy Warwick Godwin. John Willis Godwin died on June 22, 1978 (Barripp, 1983, p144).

2.2.4 A PLACE FOR THE COMMUNITY - THE MOSMAN MUNICIPAL LIBRARY (1952-1978)

Mosman Library was established as a free Children's Library in 1934 by Edith Allworth and her cousin, Bess Thomas. At an inaugural meeting in September 1934, Miss Thomas, a trained librarian, and Mrs Allsworth were elected honorary librarians, and Mrs Barbara Storey honorary secretary. The Library opened with 350 books at a studio in the grounds of Mrs Allworth's home at the corner of Parriwi Road and James Street (Souter, 1994, p260). An article in the Sydney Morning herald on December 29, 1934 stated:

A free library for children will be opened at Mosman next Saturday. The official opening will take place early in February, after which it will become a lending library. The work was originated by Miss Thomas, who was formerly a librarian at Toronto University... As a result, the Mosman Library, which will be situated at the corner of James Street and Parriwi Road in premises provided free of charge, by Mr and Mrs Allworth, will open with 350 books, papers and magazines (Hicks, 1966, p4).

Membership increased so rapidly at the Children's Library that in 1936 it was moved to a larger premises, a whitewashed former stable behind Killarney School, Dalton Road (Hicks, 1966, p4). The library remained here for the following six years. However, as the demand for library services continued to increase in the Mosman area, on December 1, 1942, Miss Thomas approached Mr Clive Evatt, Minister for Education, about a new premises for the library. A vacant 19-roomed building located on the corner of Military and Belmont roads, that was the former home of Dr Doak, had been acquired in the anticipation of future expansion by the Mosman Public School. The building was handed over to the Children's Library, and on November 27, 1943 the new premises was opened by the Department of Education (Souter, 1994, p260).

On January 23, 1945, Mosman Council was the first to adopt the new Library Act and the second council in NSW to provide a library service. The Library Act enabled local councils to establish a free public library service with the assistance of a State Library subsidy on the understanding that councils also contributed funding from their capital. The Library Act encouraged free loans, to all residents and rate payers, of any book deemed by the librarian to be of "literary or educational value" (Mosman Library, Vertical File on 'Mosman Library').

As a result the Trustees of the Children's Library handed the library over to Mosman Council on May 1, 1945 and the Municipal Library was formed (Hicks, 1966, p4). The Librarian at the time, Bess Thomas, was officially appointed as Chief Librarian and was the first female librarian appointed under the Library Act.



Former Mosman Library building located on the corner of Military and Belmont Roads c.1950 (Source: Mosman Library Local History Pictures and the Carroll Collection, CC0\ CC0356)

Rosemary Kimber and Patricia Swonnell were appointed as Junior Library Assistants. By 1947 there was also a Senior Assistant Librarian, Miss Newby-Fraser (Mosman Library, Vertical File on 'Mosman Library').

By 1949 Mosman Municipal Library still maintained a staff of four people, with a book stock of 14, 880 and an annual book circulation of 93, 217 among a municipal population of 26, 700 (Souter, 1994, p261).

By 1951, the Department of Education reclaimed the building being used as the library, intending to use it for part of the Mosman High School. In January 1952, when the Godwin Estate placed Boronia on the market to be sold at auction, Mosman Council decided to buy the property for use as a library and recreational area. The Mayor, Alderman George Ferris, expressed confidence that the purchase of the property would prove to be an investment in the best interests of the cultural and recreational life of Mosman (Storey, 1985, p1).

The Mosman Council acquired Boronia in March 1952 with the intention of converting it into a Library to house Mosman Municipal Library, the Mosman Historical Collection and the Mosman Art Gallery (Storey, 1985, p1). The old library was closed with an informal ceremony on October 11, 1952, and the official opening for the new library at Boronia was held by Honorable RJ Heffron, Deputy Premier and Minister for Education, on November 15, 1952. Over 1000 people attended the ceremony, and four long standing members of the "Friends of the Mosman Municipal Library" were presented with keys for the library, representing life membership. The Friends honoured were Mrs Midge Barnett, Mrs Ida Williams, Mrs Henk and Mrs Barbara Storey. The famous writer, Ethel Turner, who had a long association with the library, was also a guest of honour at the opening of the new library at Boronia. At the opening ceremony, Mr Heffron also declared open the Council's Sixth Annual Art Competition (Storey, 1985, pp2-3).



Above and Below: Bess Thomas at closing ceremony of old Mosman Library building located on the corner of Military and Belmont Roads, 1952 (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\ 000147 and 000\ 000148 respectively)



Opening of Mosman Library at Boronia, November 15, 1952 (Source: Vertical File of Boronia in the Mosman Library Local History Section)



Opening of Mosman Library at Boronia, November 15, 1952 (Source: Mosman Library Local History Pictures and the Carroll Collection, CC0\ CC0360)

When the library first opened, a number of alterations to the building were undertaken to accommodate the new functions of gallery and Library. The Junior Section was located on the ground floor in the space that was originally the dining room, and originally, the Children's Section was located in a corner of the Adult Section on the ground floor of Boronia. The Art Gallery and the Historical Collection were located on the first floor in the rooms that were originally the billiard room and the guest bedroom. The three bedrooms and part of the hallway upstairs were used as offices, the original maid's room was used as the staff room, and the master bedroom was the typist's room (Barripp, 1983, p70). No architectural plans have been found of the alterations made to Boronia to accommodate the library.



Left: Brochure distributed announcing opening of Mosman Library at Boronia, 1952. Below: Drawing of Boronia as Mosman Library c. 1952 (Source: Both from Vertical File of Boronia in the Mosman Library Local History Section)



Within a year of opening, an increase in membership and the associated demand for services, allowed the library to expand into the area set aside for the Art Gallery and the Historical Collection, resulting in the Art Competitions being hung at the Mosman Town Hall. Items from the Art Collection were, however, lent to the library from time to time for hanging in the reading-room or in the entrance (Storey, 1985, p2). The historical collection, made through the efforts of Mr D. "Jack" Carroll, the Mosman Council's historian, was kept in Boronia in very cramped conditions. While its most significant photographs were enlarged and set on movable frames, it did not have a worthy location until it was relocated to the new library that opened in 1979 (Storey, 1985, p2).

Betty Alexander, who began working for the Mosman Library in 1950, gave the following recount of life working at the Mosman Library at Boronia:

Miss Thomas was still the librarian and Mary Russell was appointed as Deputy Librarian. Miss Thomas was getting really frail. She wasn't capable of, well nobody exactly knew what Miss Thomas's qualifications were. The general consensus was that she was a Children's Librarian in Canada somewhere...

It was a lovely home, but it wasn't good for a library because upstairs was excruciatingly hot and there were no shades or anything on the windows...

There were wedding receptions, probably continuously... you'd go to work and you'd never know, the Children's Library would be full of damsels changing, and then they'd go out to the front veranda and pose... They were parading up and down the balcony in the front, and although the library was open, it was very difficult to be stepping over bridal gear and wreathes and all this sort of thing. The children's section wasn't open in the morning, fortunately, and they'd get fully arrayed and then parade. The cameraman would be out in the front and this would occupy two or three hours, and then off they would go, and probably only a month later another lot would be back. When they wanted a very special picture, the bride was taken halfway up the staircase outside the very beautiful rose window...

The ghost of Mrs. Godwin it was a great old joke... there was this great theory that around about New Year time, or midnight, Mrs. Godwin's ghost did a little walk of the building. There were ample, lovely verandahs there in the front for it to appear, but very seldom could you get anyone to stay in at closing time. Everyone was very sure that they weren't the last one in the building, and very hurriedly got out (Oral History by Miss Betty Alexander, 1992).

On Christmas Eve, 1952, Miss Thomas with the aid of Canon E. Cameron and the choir of St Luke's Church of England arranged a carol singing in the grounds of Boronia. About 350 people attended and the carols became an annual event (Barripp, 1983, p71).

In August, 1953 an exhibition was held to mark Children's Book Week. It was attended by over 2,000 school children in organised parties. The theme of the exhibition was "Books are fun for everyone" (Barripp, 1983, p71). The exhibitions also became an annual event, again increasing the patronage to the Library and the variety of activities and events it organised for the community.

In October, 1953, when Bess Thomas and Edith Allworth retired, due partly to ill health, Mary E. Russell, the Deputy Librarian and former Librarian at the Ryde Municipal Library, became Chief Librarian (Storey, 1985, p2). Shortly after, in 1954 an external stairway was added to the eastern verandah to provide better access to the first floor facilities.



Above, Below and Left: Three images of Boronia c.1954 with external staircase constructed (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\ 000409, 000\ 000874, and 000\ 000284 respectively)

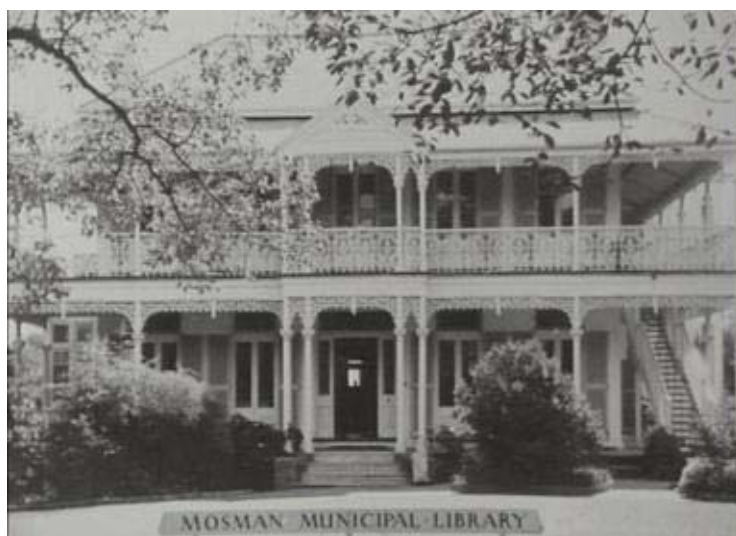


A c. 1957 Land Title Plan of Boronia shows the subdivision of the site into two allotments. The Council continued to hold ownership of both properties and used the northern allotment (Lot 2) for use as a council depot and nursery. The Council also continued to use the right-of-way easement across the Commonwealth land to access Cowles Road.

The 25th anniversary of the Mosman Children's Library was noted by the Sydney Morning Herald which published a short feature on the Library on Thursday, September 24, 1959. The anniversary was celebrated on Thursday October 15, 1959. Altogether about 130 people attended the celebrations, including the Library Staff, the Friends of the Library and Council members (Barripp, 1983, p72).



c. 1957 Subdivision Plan of Boronia (Source: Mosman Council Files)



Left: Image of 'Mosman Municipal Library', 1960. Below: View along eastern side of Boronia - Gardens, staircase and view to Senior Citizens' Centre (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\ 000873, and 000\ 000792 respectively)

In 1960 a Senior Citizens' Centre was built at the rear of Boronia to be used by the Mosman Senior Citizens Club. The club had approximately 115-120 members. The centre was used for a range of activities such as meetings, bingo, card days, billiards, and art classes. An outdoor croquet lawn and small bowling green located within the grounds of Boronia were also part of the club's activities. The centre was also used as a community dining room with meals provided by Meals on Wheels creating an opportunity and incentive for senior citizens to take an outing (Cleland, 1994, p2).



In 1961, Boronia was valued by Mosman Council at £65,000 (Barripp, 1983, p64).

On Australia Day, 1963, the Sydney Morning Herald published two articles on the "Historic Building Competition" held to mark the 175th anniversary of the founding of Australia. The competition was organised by the NSW National Trust and the RAIA NSW Chapter. Mosman Council was awarded third prize in Class 4, "Best Maintained or Restored Public Building," for the Mosman Municipal Library. The article reported:

As the competition was so concerned with the state of preservation of a building or restoration to its true character, mention must be made of the general high quality of the governmental and municipal buildings submitted. In this Section the multitude of finely preserved buildings proved almost an embarrassment to the judges... As but one instance, the Municipal Library at Mosman, a converted iron-lace house, is a magnificent example of adaption (Barripp, 1983, p75).

During 1964 the interior of the Adult Section was repainted and refurbishing of the reading room commenced. Also in the same year part of the ABC Television miniseries, *The Purple Jacaranda*, was filmed in the Library. The TV show was a murder mystery based on a novel by Nancy Graham and was written by Richard

Lane, produced by Colin Dean and directed by Rod Adamson. The show was filmed in black and white and lasted only seven episodes. Cast members included James Condon, Margo Lee, Nick Tate, John Unicomb, Walter Sullivan, Ronald Morse, Diana Perryman, Aileen Britton and Camilla Christensen. Former librarian, Miss Betty Alexander, describes the experience during filming of the show:

They wanted it done over the weekend, so they arrived and they wanted the librarians, but their idea of the librarians was that everyone had to have a bun on the back of the neck, and spectacles to give the impression of a librarian. Well, that was their impression. They had drapes up at the windows - these purple curtains made of net. I think it may have been called The Purple Jacaranda because there was a jacaranda tree out at the side. For some reason they had to have a black cat in it. So they all arrived - black cat and all, and the library was closed, so they must have had special permission. Everyone was fluttering around and the ones who were on the desk had to feature spectacles and their hair back in a bun on the neck, looking very much the old time librarian. Anyhow, it went on for quite some time and it was suitably filmed; it took two days to film - Saturday and Sunday (Oral History by Miss Betty Alexander, 1992).

On the November 24, 1975, Boronia was given a Recorded listing by the National Trust (Barripp, 1983, p80).

During the 1970s, Mosman Council began plans to revitalise Spit Junction. The Council's first direct decision in 1976 was to build a new Library building in the vicinity of the existing Council Chambers. For several years the Library Council of New South Wales had been criticising the inadequate space at Boronia, a mere 5200 square feet, compared with the required 12 000 square feet deemed necessary for a municipality the size of Mosman (Souter, 1994, p300). Construction of the new library building began in mid 1977.

The Mosman Municipal Library moved out of Boronia in the beginning of 1979 and the new library complex was opened on January 22, 1979. Mosman Senior Citizens' Centre, however, continued to use its premises and lawns at the rear of Boronia's grounds (Souter, 1994, p301).



*Drawing of Boronia by Allan Gamble, c.1976
(Source: Souter, 1976)*

2.2.5 ADAPTATION AND RESTORATION - A NEW COMMERCIAL USE (1978 - 1985)

With Mosman Municipal Library intending to move out of Boronia in the beginning of 1979, Mosman Council had to make a definite decision on the future of Boronia and an appropriate new use. Having been used as a public facility for the past 25 years, the property was also in need of maintenance works.

The beginning of "the battle for Boronia" started early in 1977 when Mosman Council decided to circulate a brochure to local Mosman residents "inviting suggestions from the ratepayers and residents of Mosman as to a suitable use for Boronia." The Council expressed a belief "that greater public involvement in the future of the building is desirable" (Barripp, 1983, p83).

About fifteen submissions were received by Council. Many of the submissions were community uses such as a place for concerts, exhibitions, receptions, adult education classes and a youth centre. In March 1977, Fisher Lucas Architects prepared drawings for the council (copies included in Appendix A), outlining proposed works to restore Boronia which would include reinstating walls and features removed during the occupation of the Library. Plans and descriptions of the works outlined by Fisher Lucas Architects are included in the Physical Analysis of this report.

In May, 1978 an article was published in the Mosman Daily newspaper, "Submissions offer uses for Boronia." The article stated that the Council had decided to refer the public's submissions to its Library Development Committee for a report. A memorandum by BSJ O'Keefe from Mosman Council dated May 30, 1978, stated that if the cost of restoration is to be funded by the Council, the annual rent generated by Boronia will not be financially viable. O'Keefe also outlined the objectives for the council as:

- *The preservation of Boronia in public ownership*
- *Its restoration internally and externally*
- *Access by the public to the grounds and building at reasonable hours*
- *A reasonable return to the community in respect of capital invested*
- *Ensuring uses which are compatible with its importance as a landmark*

As interest in the future of Boronia continued, the building was also featured on a tour of Mosman compiled by Geraldine Palmer on July 22, 1978. The tour included Boronia as one of 8 historic places in Mosman. The guidebook from the day also mentioned that the Mosman Historical Society had submitted a request to Mosman Council for rooms to remain in Boronia for public use. However, an article "Victorian Mansion - For Rent," dated September 20, 1978 featured in The Sun stated that Mosman Council had invited submissions for the lease of Boronia, with tenders to be received by October 9.

MUNICIPALITY OF MOSMAN Invitation to Mosman Residents

FUTURE USE OF "BORONIA" 624 MILITARY ROAD, MOSMAN

An invitation is extended to the residents of Mosman to submit for the consideration of Council suggestions for the future use of the existing Library building, "Boronia", 624 Military Road, when the Library Service is transferred later this year to the new Mosman Library presently under construction in The Crescent.

Council considers that the preservation of "Boronia" and the setting in which it stands is a matter of the highest importance to the Mosman community and is seeking a use for the building consistent with its historical value and its National Trust classification.

Whilst all suggestions received will be carefully considered by the Council, residents are requested, in making their submissions, to have regard to the following guidelines which have been endorsed by Council:-

- (1) That at least part of the building should be set aside for some income producing use so that the high cost of restoring and then maintaining the building in the future will not be a continuing financial burden to be borne by the ratepayers of Mosman.
 - (2) That the nature of any future use should be such that members of the public are not denied access to the grounds and at least some part of the building.
 - (3) That the integrity of the building be preserved for all times.
- Residents are requested to lodge their submissions with the Council on or before Tuesday, May 2, 1978.

Town Hall,
573 Military Rd, Mosman
5th April, 1978

M. G. Park
Town Clerk

Above: Advertisement in the 'Mosman Daily' inviting submissions for uses for Boronia, April, 1978. Above Right: 'Victorian Mansion - For Rent' article in 'The Sun', September 1978. Right: 'Residents Lose Battle' article in 'The National Times', December, 1978 (Source: Barripp, 1983)



Residents lose the battle

By DAVID BARRIPP

THE great triumph of Mosman, it was a battle between ratepayers and property interests. It was a battle fought in the town hall on April 2, 1978, when the Mosman Council decided to allow the conversion of the Boronia mansion into a private residence. The decision was controversial and many residents were opposed to the conversion. The council's decision was based on the fact that the mansion was a listed building and that the conversion would preserve the building's historical value.

On November 26, the Library Boarding Committee agreed to convert the building into a private residence. The conversion would involve the removal of the library's collection and the installation of a private residence. The council's decision was based on the fact that the mansion was a listed building and that the conversion would preserve the building's historical value.

A decision to convert the building into a private residence would cost \$250,000 annually, the cost of maintenance of the building and grounds. The council's decision was based on the fact that the mansion was a listed building and that the conversion would preserve the building's historical value.

A public meeting was held at the Mosman Senior Citizen's Club in September, 1978 following the advertisements offering Boronia for long-term lease for commercial purposes. 100 people attended the meeting to discuss the future of Boronia. Present at the meeting were representatives of local organisations such as the Mosman Music Club, Northside Opera Club, the Debating Society, The Camera Club, the Historical Society, the Children's Film Club, the Chamber of Commerce, the Girl Guides and the Garden Club (Barripp, 1983, p88).

A "Save Boronia Group" (SBG) was formed with a committee of thirteen. On October 27, 1978 members from SBG attended a council meeting to lobby against the use of Boronia for commercial use. The Deputy Mayor, Fred Cahill, said that the revival of interest in Boronia had come too late and declared that council would not be "bulldozed by pressure groups." The Library Development Committee agreed to meet two members of the SBG on November 30, 1978. However the committee decided that there would not be enough income from Boronia to remain as a community facility (Barripp, 1983, p88).

On the December 5, 1978, Mosman Council decided to lease Boronia to Campaign Palace, an advertising firm. At another council meeting on the December 12, 1978, Mosman Council was informed of Campaign Palace's intention of running the ground floor of Boronia as an art gallery. A petition was signed by 1,368 residents from SBG raising questions about the proposed lease (Barripp, 1983, p90). The meeting raised a debate between councillors against those who supported the commercial use and those who wished to keep Boronia, at least in part, in the community's hands. Those in favour of the commercial use stated that the opposition were motivated only by "sentimental reasons and not sound economic advice." Three aldermen, supporting a delay in granting a commercial lease, said the type of community use of the building should be the community's choice, and not what was presented to it via the proposed lessee (Barripp, 1983, p90).

On an 8-3 vote, the commercial lease was granted to Campaign Palace, with an art gallery use on the ground floor. The lease was granted for three years with a three-year option at \$30,000 per year. The Council agreed to fund restoration of the building's exterior, with the agreement that the lessee would undertake restoration of the interior and use the ground floor as an art gallery to which the public would have free admission (Souter, 1994, p301). A subsequent article, "Residents lose the battle," in The National Times dated December 23, 1978 stated the resolution of Mosman Council to accept the tender from The Campaign Palace.

Following revived public interest in Boronia, on January 12, 1979, an article was published in the Government Gazette stating that an Interim Conservation Order had been placed on Boronia by the NSW Heritage Council.

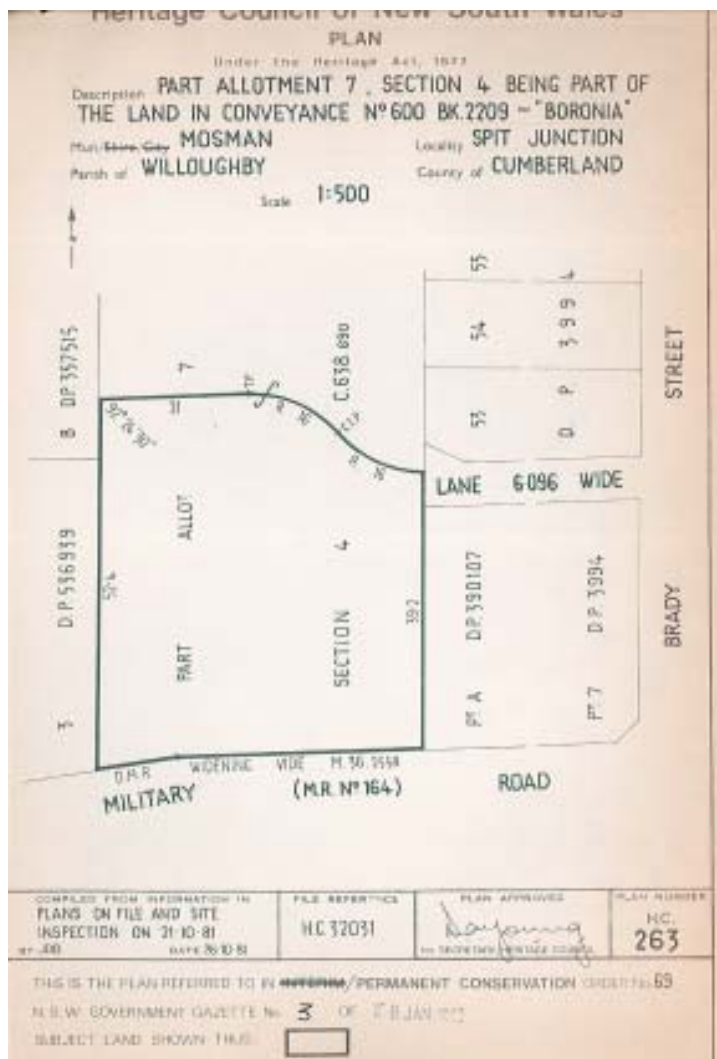
In March 1979, "Restoration and Renovation" Plans were prepared by Redding Professional Consultants. On May 15, 1979, council accepted the proposed tender from architect Terrence Read of Redding, with building works to be undertaken by JP Cordukes PL (Copies of plans are included as Appendix A). A letter from Council to Redding dated July 18, 1979 also authorised works to carry out maintenance to the leadlight glazing to Boronia on the front door, to match side panels, maintenance of windows above the stair landing, and to fix the centre motif.

The November issue of Architecture Australia, 1979 contained a small article on the impending restoration works at Boronia, and affirmed that Boronia will regain much of its former splendour including original doorways, light fittings and fireplaces.

On March 6, 1981, Mosman Council received a letter from the Heritage Council NSW informing that a Permanent Conservation Order had been placed on the site of Boronia being Part Allotment 7, Section 4, being part of the land in Conveyance No. 600, Book 2209.



Above and Overleaf: Internal and External images taken of Boronia in 1983 during the occupation of the Campaign Palace (Source: Mosman Library Local History Pictures and the Carroll Collection, 0001 000780 -791)

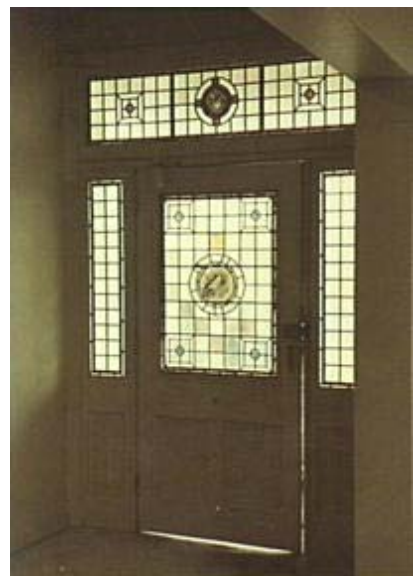
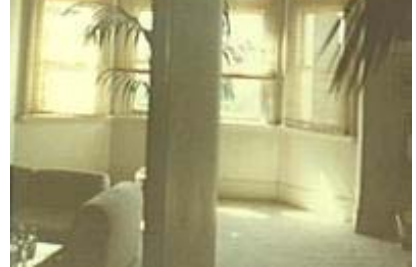
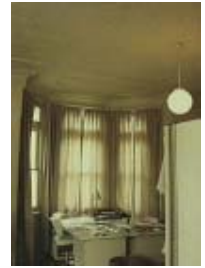


Left: Plan of Boundary for Permanent Conservation Order by Heritage Council NSW, 1981 (Source: Mosman Council Files)





This page and Overleaf: External views of Boronia and Grounds, and Internal images taken of Boronia in 1984 during the occupation of the Campaign Palace. During this period the ground floor was used as an Art Gallery (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\ 000801-845)



The lease to Campaign Palace was renewed in 1982. Correspondence from the Campaign Palace dated September 20, 1982 noted a ceiling leaking on the far side of kitchen wall. A further letter from Campaign Palace dated November 2, 1982 requested that Council replace the awning on the Western facade that was removed during painting.

In March, 1983 the Managing Director of Campaign Palace approached Mosman Council with the proposal for his agency to also occupy part of the ground floor area of Boronia for use as offices, and stated that the company would have to find new premises if this could not be actioned.

An article featured early in 1983 in the Mosman Daily Newspaper, "Future of Boronia to be decided," stated that the Council has allowed Campaign Palace to use part of the ground floor. The article pointed out that the art gallery is not being used adequately by the community as exhibitions are not advertised, and that the Campaign Palace wish to restrict community events to six per year. In 1983 there was a Mosman Committee Tea Party on March 19, a Mosman Charity Fund Cocktail Party on April 14, a fair organised in the grounds of Boronia by the Middle Harbour Recreation Centre on 20 August, and an exhibition of paintings by local artists for the Festival of Mosman in October.

Also in 1983, a commemorative Magnolia Soulangiana was planted with adjacent plaque in the grounds of Boronia by the Sydney Harbour and Pacific Garden Clubs. The tree was planted in memory of Nella Mary Kelly. Nella (nee Rawson) who had much to do with spreading interest in the Garden Club, and was one of its founding members (Oral History from Leigh Major, 2007).

The Campaign Palace relinquished its lease of Boronia in June 1985. With the lease to be readvertised, the group, "Boronia for Everyone," was formed. The group advocated Boronia to be accessible and used by everyone in the community, and put together a submission to Council again suggesting alternative uses for the place (Cottage Pie Community Newsletter, Summer 1984-85).

On Sunday, 21 July 1985, Boronia celebrated its 100th birthday with a community party organised by the Mosman Historical Society. To raise funds for the day, a publication and commemorative tea-towel, designed by local resident Bill Harding, were sold and raised a total of \$946.00 (Oral History from AGM of the Mosman Historical Society, 1985).

The invitation to the party invited people to:

Bring your picnic hamper and enjoy old fashioned games, Punch and Judy shows, clowns, music and the atmosphere of Boronia 100 years ago.



Painting of Boronia by Bob Marchant depicting the Centenary Celebrations in July, 1985 (Source: Phelan, 1993, pp124-5)



Boronia
Mansion
1885-1985

INVITATION
Please join us
in a week of events
and celebrate
"BORONIA"
100 years.

Invitation to Centenary Celebrations in July, 1985 (Source: Vertical File of Boronia in the Mosman Library Local History Section)

During the centenary celebrations, Stephanie, great granddaughter of George and Olive Godwin, cut the birthday cake used to celebrate Boronia's 100th year (Warwick-Champion, 1984-1985).

Other events organised at Boronia during the week of celebrations included:

- Saturday 20 - Tea Dance
- Monday 22 - Mosman Historical Society Evening
- Tuesday 23 - Film Evening
- Wednesday 24 - Fashion show and cocktail party
- Thursday 25 - Bridge Party
- Friday 26 - The Cottage, opening of Annual Exhibition
- Saturday 27 - Craft Market and The Cottage Exhibition
- Sunday 28 - The Cottage Exhibition

In the 1985 AGM for the Mosman Historical Society, the week of celebrations were described by Felicity Richards, President of the society, as:

Most successful and demonstrated what an admirable centre 'Boronia' could be for cultural community activities... There were record numbers of members present and the general comment was: How pleasant to hold a meeting in such gracious surroundings (Oral History from AGM of the Mosman Historical Society, 1985).



Left and Above: Photographs taken during the Centenary Celebrations held at Boronia, 1985 (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\ 000793-798)

2.2.6 FOOD AND WINE - BORONIA HOUSE AS RESTAURANT AND FUNCTION CENTRE (1985 - 2008)

In June 1985, the lease of Boronia was again open to public tender, and Zachary Stollznow and partner Dan Brukarz were accepted to take over the lease. Stollznow and Brukarz enlisted the services of Clive Lucas, Stapleton and Partners, a renowned heritage conservation architectural firm in October 1985, the firm produced a set of contract drawings (Copies included in Appendix A) outlining restoration works to Boronia, to transform the building into a first class restaurant (Russell, 1988, p120). The proposed works intended to restore Boronia to its known earlier configuration, but also added a rear second storey extension for use as bathrooms which were located above the existing kitchen wing. The Development Application was approved by Mosman Council on November 25, 1985.

On completion of the works an article was published in the Northern Herald on March 3, 1986 titled "Boronia facelift pleases some." Some local residents seemed to be uncertain about the new "candy-striped" verandah. The paint scheme was selected by project architect, Ian Stapleton, who based his selection on paint scrapes and early photographs showing the striped pattern.

The restaurant opened in April 1986 trading as "Boronia Function Centre." Other articles in the Mosman Daily, Sydney Morning Herald and Sunday Telegraph in 1986 outlined the new conservation works and stated that "Boronia blooms once more" and that at Boronia you can "Dine like a lord in genteel surroundings."

In a letter dated March 21, 1986 from Dan Brukarz to Mosman Council, Brukarz requested use of the vehicular access to Boronia from Military Road to be used for weddings and official uses. On April 3, Clive Lucas and Partners produced a plan titled "Proposed Vehicular Access" which proposed a new gravel path with brick and stone edge to match the existing pathways, extensions to the garden bed, and replacement of the stone paving to match the existing gravel drive.



Left and Above: Photographs taken during the restoration of Boronia by Clive Lucas, Stapleton and Partners, 1986 (Source: Mosman Library Local History Pictures and the Carroll Collection, 000\ 000847-860)

Minutes from a Mosman Council Traffic Committee meeting, May 21, 1986 recommended against using the circular driveway due to traffic problems associated with Military Road. Furthermore, it was noted that the access gates had been moved from their original location due to a widening of Military Road and that the circular drive had been reduced in size, further increasing difficulty for its use by cars. A Council Meeting on August 5, 1986 further discussed the issues of using the access gates along Military Road.

An article in the Sydney Morning Herald, dated December 4, 1986 stated that "The North Shore will be alive with Christmas celebrations this year." Highlights listed in the article included Carols by Candlelight to be hosted at Boronia on Christmas Eve. The event was to be hosted by Mosman Council and held between 7.30 and 8pm in the grounds of Boronia (Sweeney, 1986).

At a Council Meeting on May 12, 1987, the Town Clerk recommended that the operation of the Council Nursery in the grounds of Boronia should be reviewed and suggested its possible relocation to council's Prince Street Depot Site. The cleared Council Nursery site could provide more open space for public use in Spit Junction. It was on this portion to the north of the site that many of the trees now lining Mosman streets were propagated (Mosman Library, Vertical File on Brady Street).

In June 22, 1987 a letter from the National Trust (NSW) to Mosman Council advised that Boronia had been classified in the Trust's Register.

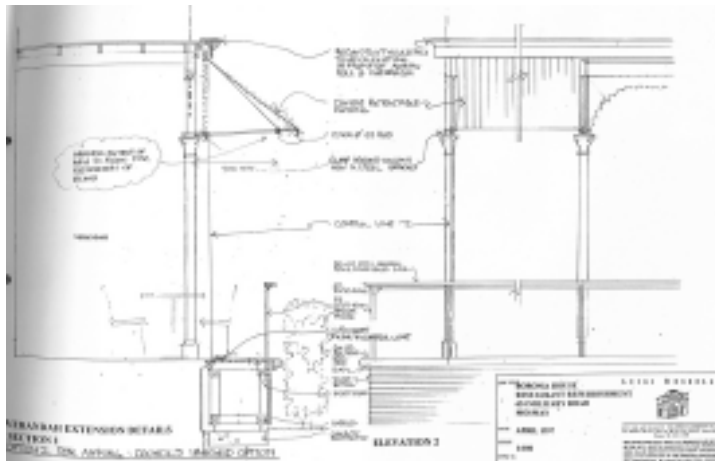
In 1990 Brukarz and Stollznow applied to erect an external sign being 7.5m x 2.2m and 1.5m in height. The pylon sign featured an aluminium sign box with acrylic sign faces, and was approved by both the Council and Heritage Office on July 31, 1990. Approval was limited to the term of the current lease, however, the sign still remains in place on the Military Road frontage of Boronia House.

When the redevelopment of the Brady Street site began in 1995, the Senior Citizen's club was relocated to a larger and more modern premises at Mosman Square (Mosman Library, Vertical File on Brady Street). The history of the Brady Street site, and the formation of Reservoir Park, now located on the site of the previous Senior Citizens Club, is discussed later in this report.

During the lease of Brukarz and Stollznow, a verandah extension was proposed to provide outdoor seating. On May 24, 1996 at a Pre DA Council meeting outdoor seating on the western side of the building was discussed. Details by Luigi Rosselli Architects dated April 1997 show a new retractable awning, extended decking and handrail. The new verandah details were, however, never constructed and in July 1997, Mr Bruno Giagu



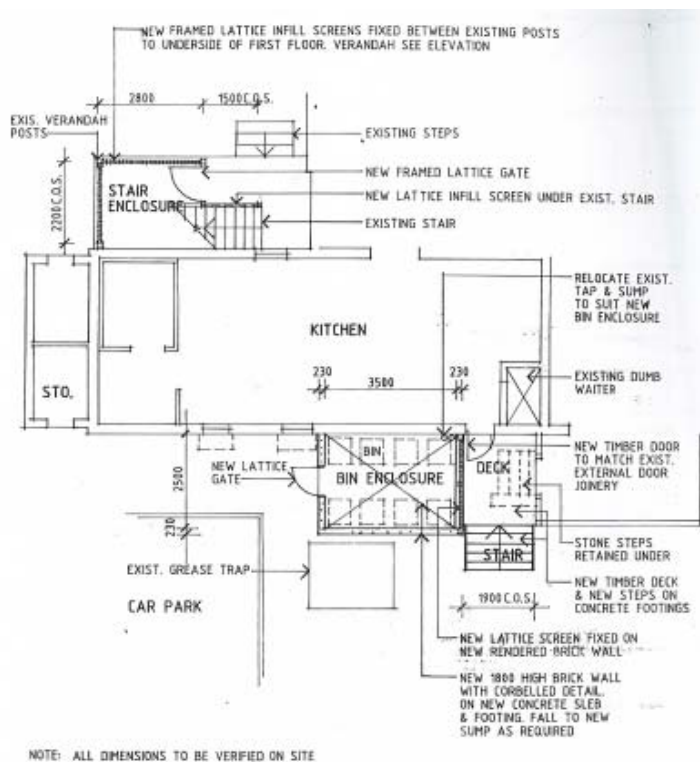
Photograph and label showing location of proposed Signpost along Military Rd Streetscape, 1990 (Source: Mosman Council Files)



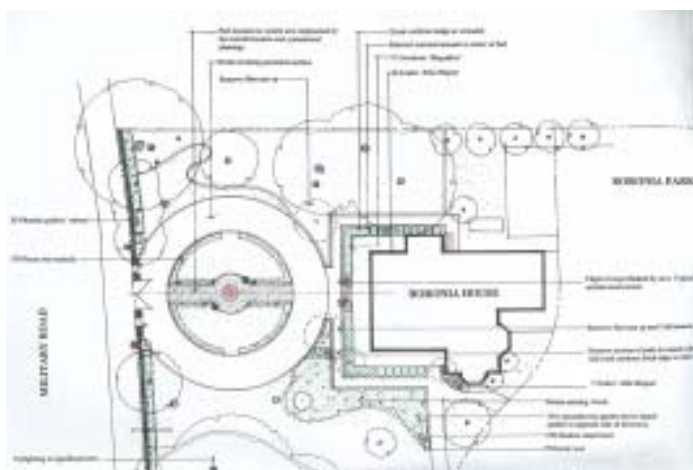
Proposed verandah extension by Luigi Rosselli Architects, April, 1997 (Source: Mosman Council Files)

took over the lease from Brukarz and Stollznow and began to run Boronia as "Fiorentino Restaurant and Bar."

The economics of running such a large place as a Restaurant or convention centre with Boronia House's limited or inappropriate facilities seem to have been problematic for the lessees of Boronia. At the basis of all subsequent development applications in recent years are attempts by the various restaurant lessees to increase business at Boronia including applications to use the gardens of Boronia for outdoor dining. In May 7, 1997 a development application for a new bin enclosure was approved. Drawings were produced by Noel Bell Ridley Smith, and works involved a new simple masonry bin enclosure to the west and a rear verandah lattice enclosure to the north.



Proposed bin enclosure by Noel Bell Ridley Smith, May, 1997 (Source: Mosman Council Files)

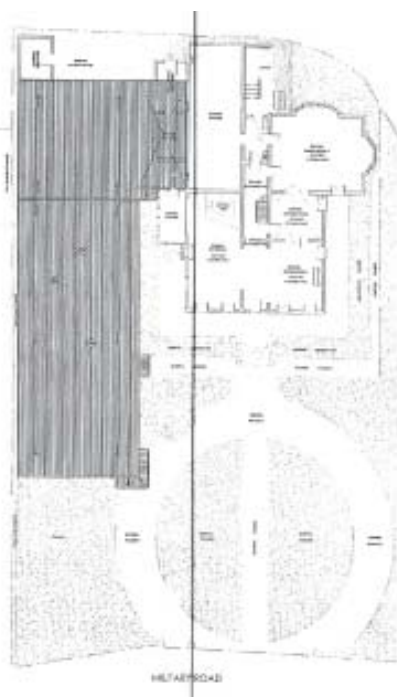


Landscape Plan by Landscan, July, 1997 (Source: Mosman Council Files)

A development application was approved in July 1997 for Fiorentino Restaurant for minor interior alterations, exterior painting and new signage. The drawings, undertaken by Project Control Group P/L, also included a Landscape Plan by Landscan which "enhanced" the gardens with new plants and hedges.

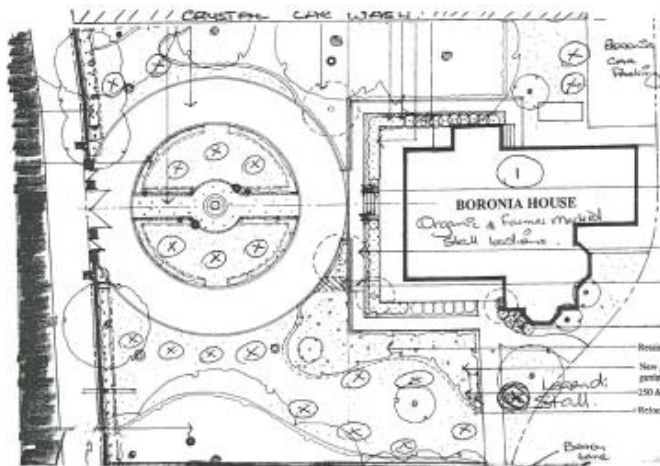
In August 17, 1998, extensive vibration caused by excavation work for the new carwash to be located in front of Telopea resulted in extensive cracking to walls and ceilings at Boronia. In September, the leadlight panel in the front door was removed and remade. A structural inspection undertaken by Gardiner Willis and Associates P/L in December 1999 recommended that additional hardwood joists be provided for structural stability to the verandah, and that handrails be stiffened by suitable braces. A Memo from the Property Supervisor from Mosman Council dated December 16, 1999 confirmed that the front balcony was out of level and allowing crowds of people on the balcony should be avoided temporarily as the bracing of handrails was structurally inadequate.

The lease of Boronia again changed hands in 2002. An article in the Manly Daily, "Old favourites," dated March 8, 2002 states that Redgum Restaurant, formerly of Manly, is now located at Boronia with Sean Harper and Ulrich Rabsch as lessees. In an attempt to deal with the ongoing problems associated with the lack of facilities at Boronia, a concept plan aimed at ensuring economic viability was produced by Rappoport Architects in January, 2003. The proposal involved the construction of a new



Above and Left: Proposed new building to provide contemporary amenities and provide a larger area for functions, by Rappoport Architects, January, 2003 (Source: Mosman Council Files)





Proposed Markets in the grounds of Boronia, 2005 (Source: Mosman Council Files)

building within the grounds of Boronia between Boronia and Telopea to provide contemporary amenities and increase the capacity of the property to hold functions on the site. The proposed extensions were never approved.

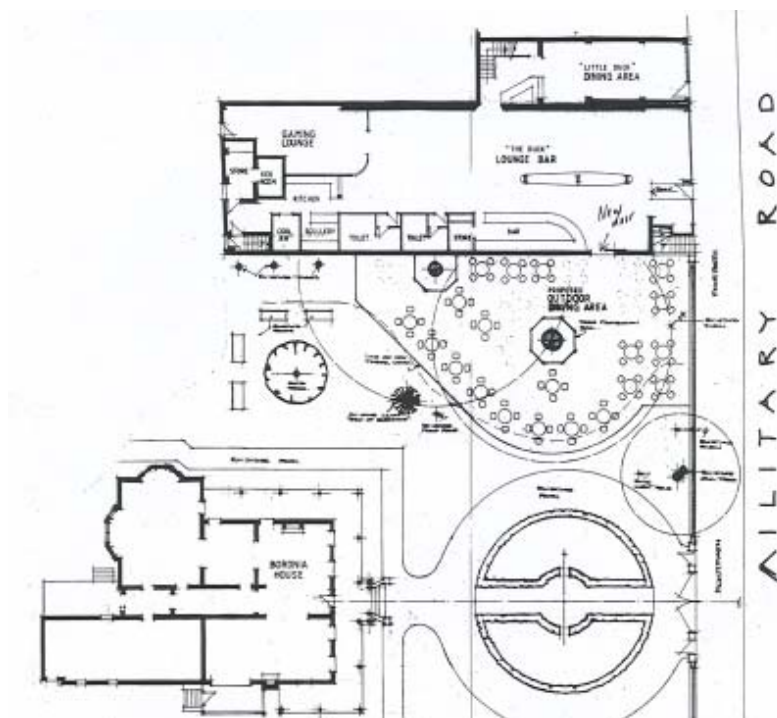
The subsequent lessees of Boronia were Wildstar Management who ran the restaurant under the title Boronia House. During their lease, approval was granted from Council on March 16, 2005 for a 2 month trial of outdoor seating and organic markets to be held in the grounds of Boronia.

The current lessee, Brendon Barry of Latian PL took over from Wildstar in December 2006. Currently Boronia is being used as a function centre. Latian are the owners of the adjacent Hotel Mosman. In July 2006, prior to obtaining the lease, Latian submitted a development application proposing a new deck and outdoor seating, attached to the western wall of the Hotel, and located in the grounds of Boronia. 113 People signed a petition against the proposal indicating that Boronia still was a place of concern to the community. The public did not want the gardens of Boronia to be used as a beer garden, and the reaction to the proposal resulted in many articles being published in the local newspapers, including:

- "Will paradise be lost?" - 2006, August 17 - Article in Mosman Daily
- 'Hotel deck will ruin gardens' - 2006, October 25 - Article in Northside Courier
- "Hotel Buys Boronia" - 2006, November 30 - Article in Mosman Daily
- "Boronia to be pub's 'outhouse'" - 2006, December 6 - Article in Northside Courier
- "New era for Boronia" - 2006, December 7 - Article in Mosman Daily
- "Boronia beer garden challenged by report" - 2006, December 13 - Article in Northside Courier
- "Hotel ire over lease debate" - 2006, December 14 - Article in Mosman Daily
- "Deck denied, battle begins" - 2006, December 20 - Article in Northside Courier

On January 10, 2007, Latian PL withdrew their development application and acknowledged that they would like to be considered as a potential long-term lessee. As a result, council offered a lease to Latian PL terminating on the March 24, 2011. The lease is to be reviewed after 2 years.

Currently, Latian continues to hold the lease and wishes to continue to use Boronia House as a function centre, and as a separate business linked to Hotel Mosman. To facilitate the business at Boronia, Latian draw on staff and facilities at the Hotel Mosman. Since Latian's holding of the lease, Boronia House and grounds have continued to be used for Weddings and other celebrations as depicted in an article published in the Mosman Daily on February 8, 2007 titled, "Business Booms at Boronia." Latian continues to allow the house and grounds to be used for the community and held an open day for the public during the National Trust Heritage Festival on Saturday March 10, 2007.



Proposed outdoor deck in the grounds of Boronia and connected to Hotel Mosman, 2006 (Source: Mosman Council Files)

2.3 HISTORY OF RESERVOIR PARK

2.3.1 FIRST LAND GRANTS - BRADY ESTATE (1856 -1904)

The site of the previous Mosman Reservoir, and now part of Reservoir Park, was originally part of the Crown Grant to Edward Brady on August 12, 1856. The grant was 4 acres, 3 roods, 6 perches and was located adjacent to the land granted to Vinzenz Zahel. The ridge-top land fronted the track that would become Military Road. Brady purchased the land being Allotment 6, Section 4, for 24 pounds and 10 shillings. Like Zahel, Brady also purchased other land in the Mosman area including another adjoining Allotment 5, Section 4 of 5 acres. For many years, a part of the Brady Estate was used by the growing Mosman community as part of their "bush race-course" (Mosman Library, Vertical File on Brady Street).

As early as 1890, Rugby was played in Mosman on the hard ground of a paddock located near Spit Junction. It was almost a three-family team with four Kearey's, four Lutge's and two Dinds included. John H. Kearey, of Telopea, was captain and J. Cannon, president. One of the players, Denny Lutge, captained the first Rugby League team to tour England (Sturrock, 1982, p80). A circa 1890 photograph of the Mosman Rugby Team shows the members of the Kearey family who lived at Boronia and Telopea.

Mosman Rugby Team c.1890. Back row: A. Anthony; D. Cannon; J. Lacy; B. Cannon. Second row: F. Dind; C. Cannon; J.H. Kearey (Captain); J.G. Cannon (President); A. Bray; G. Souter. Third row: B. Dind; C. Kearey; J.F. Kearey; A. Thompson; D. Lutge; S. Cannon. Front row: R. Lutge; P. Lutge; S. Kearey; K. Lutge; G.H. Sawyer. (Source: Mosman Library Local History Pictures and the Carroll Collection, CC0\CC0129)



When the Rugby Union introduced a district system in 1900, "Junction Ground" on the Brady Estate became the official ground until Mosman Oval became available for football in 1905 (Mosman Library, Vertical File on Brady Street). Reg Fry, Secretary of the Mosman Rugby Union Club, described the early beginnings of the Mosman Rugby Team:

We trained by running along Military Road, but residents complained and the police stopped us. So we ran down to the punt at The Spit and several times back to the hill and walked home. Somewhere to play was a problem as Mosman Park was all gravel, stumps and gutters. So we obtained a lease from the Brady Estate for £2/10/- a season and played our competition matches where the reservoir is now, near Spit Junction. We paid a man 6/- a day for a week to level it off, but then there was no more money. It was rough and the games were tough, but just after one season the Brady Estate was put up for sale (Sturrock, 1982, p80).

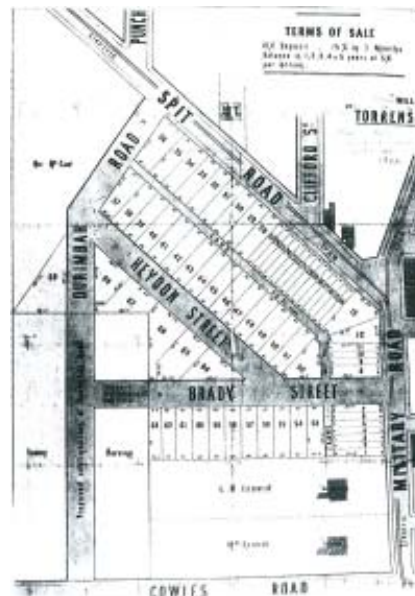
The Brady Estate also contained what was later to become Brady Street which is visible in an 1899 map of the Parish of Willoughby (Department of Lands, Map 14019101, CD MN05).

2.3.2 SUPPLYING WATER TO THE COMMUNITY - THE MOSMAN RESERVOIR (1904 - 1994)

With the advent of the tram to The Spit, development began to significantly increase at Spit Junction, and in 1902 the Brady Estate was subdivided. The subdivision plan from 1902 shows Heydon Street and part of Brady Street, with a proposed extension of Ourimbah Road to Cowles Road through the adjoining Brady Estates. The plan also shows, Telopea and Boronia, owned at the time by Mrs Rabone and Mr Godwin. The two buildings are the only substantial buildings shown that still remain today (Sturrock, 1982, p12).

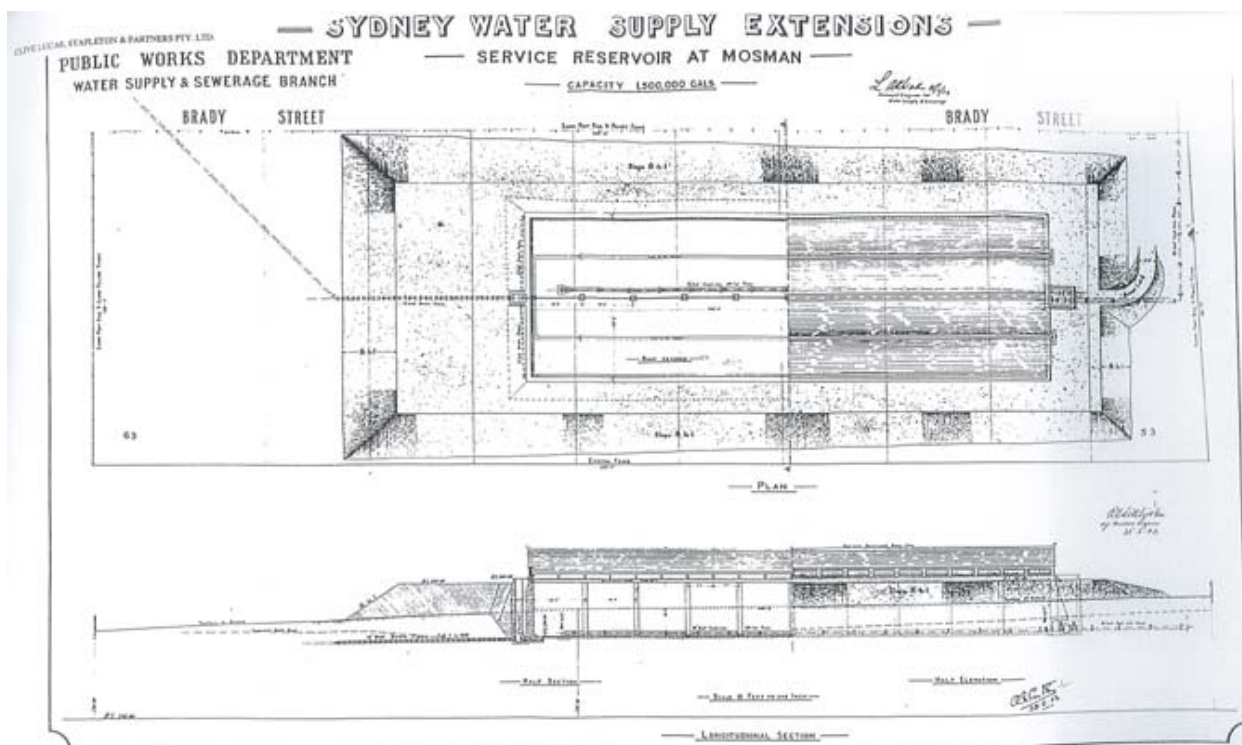
In 1902 the Brady Estate was sold in subdivision into 27 business and 41 residential sites. Eleven of the latter were purchased by the Sydney Water Board for the Mosman Reservoir. The 1902 Subdivision Plan for Brady Street Site shows the eleven sites adjoining the Boronia property (Mosman Library, Vertical File on Brady St).

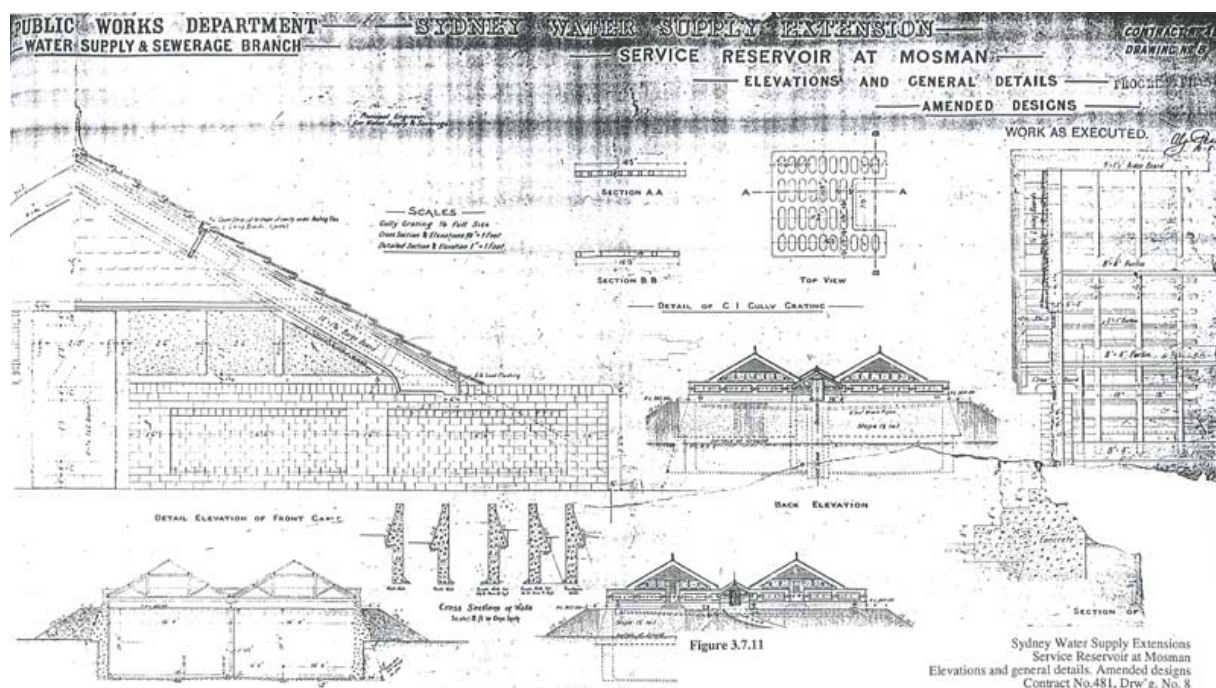
The site for the reservoir was chosen because of its location at the high point of the Mosman area on the Mosman Plateau. Military Road and Spit Road generally follow the alignment of the Mosman Ridge, with Spit Junction being located at its high point (Planning Workshop, 1992, p4).



1902 Subdivision Map of Brady Street Estate' showing Telopea and Boronia (Source: Vertical File of Brady Street in the Mosman Library Local History Section)

Contract Drawing of Plan and Longitudinal Section of Mosman Reservoir, 1903, Public Works Department (Source: Copy in Clive Lucas, Stapleton and Partners, 1994)





The reservoir was constructed as an excavated brick and concrete structure, partly built into an earth embankment. It was, on completion, 64m in length, 22m in width, and 6.3m in height. The depth of the water was 6.1m. The walls of the Reservoir were supported by an eastern bank with a level top which was wider at the northern end (Planning Workshop, 1992, p3). *The Mosman Reservoir Conservation Analysis* by Clive Lucas Stapleton and Partners, 1994 described the site as:

Contract Drawing of Roof Structure of Mosman Reservoir, 1903, Public Works Department (Source: Copy in Clive Lucas, Stapleton and Partners, 1994)

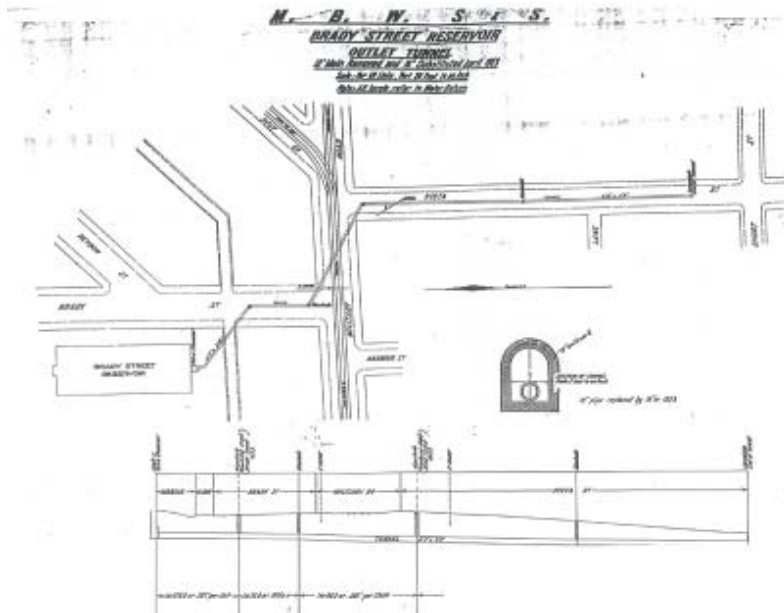
A semi underground reservoir immediately surrounded by grassed earth embankments on a parcel of now otherwise vacant land. The property is bounded by a late 20th century chain wire fence to the east, south and part west elevations, with late 20th century timber paling fence (supported by modern steel posts) to the north and part west elevations. Early to late 20th century ancillary buildings directly to the north of the reservoir have been removed recently (Clive Lucas Stapleton and Partners, 1994, p43).

The reservoir was completed in 1904, and held 1,900,000 gallons (over 8 million litres). The reservoir was originally fed by gravitation from reservoirs at Chatswood, and later supplied from reservoirs in Killara and Pymble (Planning Workshop, 1992, p3). Two 1904 photographs from the Annual Report of the Department of Public Works show the Mosman Reservoir on completion (Clive Lucas Stapleton and Partners, 1994).

Below and Below Left: Exterior and Interior photographs of Mosman Reservoir c.1905 (Source: Sturrock, 1982)



The Mosman Reservoir would, over the following 90 years play an important role in supplying water to the Mosman community. The NSW Valuer General's Valuation List, October 1, 1926, describes Mosman Reservoir as 421 Brady Street, Section 53/63 in DP 3994, with dimensions of 426'8 x 130' and the owner as Metropolitan Water Sewerage and Drainage Board.



Sydney Metropolitan Water Sewerage and Drainage Board Map and Section of Mosman Reservoir, stating that the original 12" pipe was replaced with a 15" pipe, 1923 (Source: Copy in Clive Lucas, Stapleton and Partners, 1994)

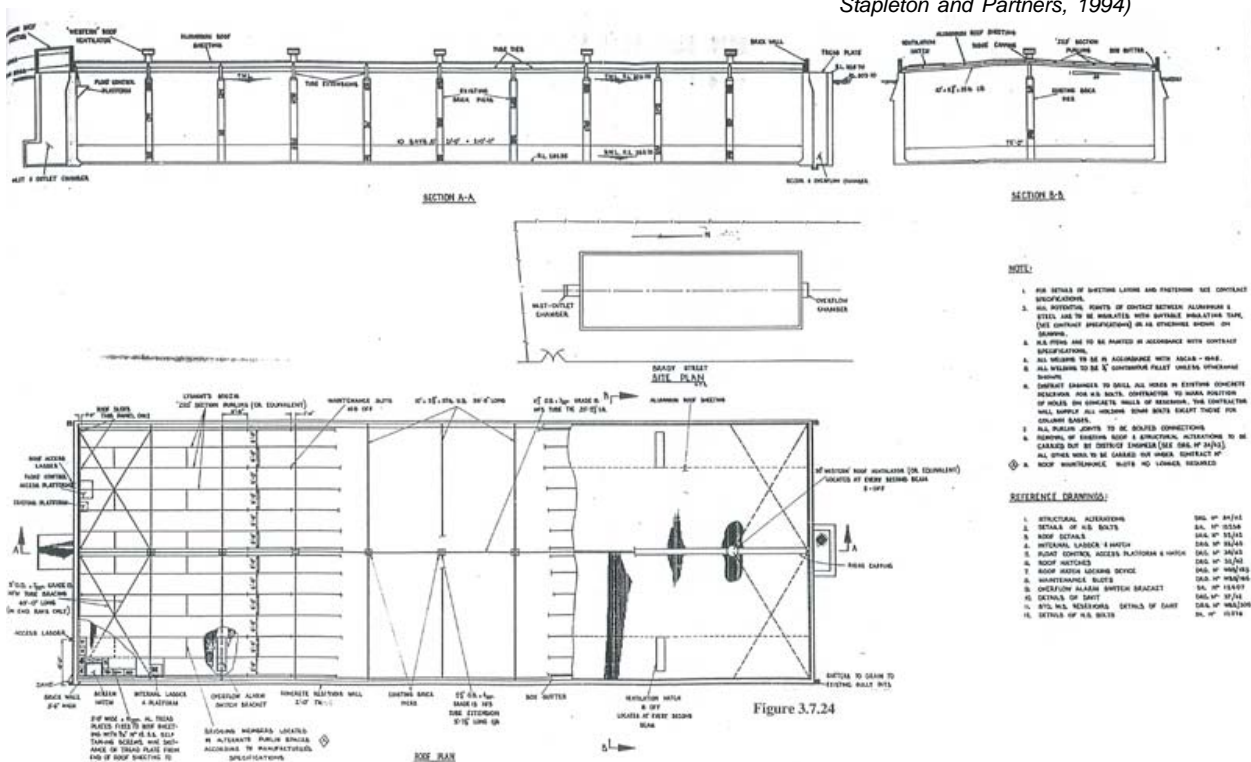


Figure 3.7.24

2.3.3 REDEVELOPMENT - BRIDLEWOOD GARDENS AND RESERVOIR PARK (1994 - 2007)

In 1986, Mosman Council and the Metropolitan Water Sewerage and Drainage Board began discussions on the possibility of relocating the reservoir onto Council's land, along with the redevelopment of the Water Board site. A Town Clerk's Report dated March 4, 1988 noted that:

Following an inspection of the Senior Citizens' Centre, Council in June, 1987, resolved that Conybeare Morrison and Partners, Planning Consultants, be briefed to undertake a report on the alternatives for the use of the land at the rear of Boronia, 624 Military Road, such alternatives incorporating new facilities for the Mosman Senior Citizens' Club and adjoining land holdings.

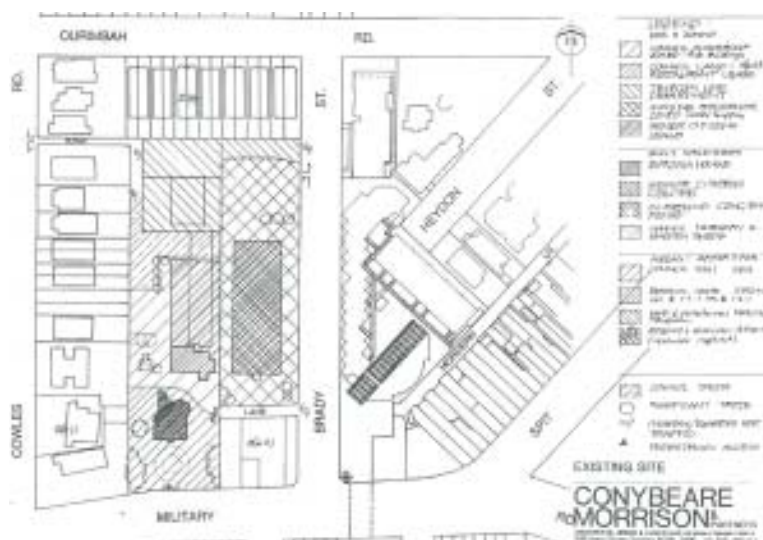
The Town Clerk's Recommendation was that:

The Town Clerk be authorised to continue negotiations with the Metropolitan Water Sewerage and Drainage Board in relation to the joint redevelopment of the Board's site in Brady Street and Council's land holdings at the rear of 624 Military Road in accordance with the Site Development Feasibility Study, as prepared by Conybeare Morrison and Partners; such negotiations to include method of development and financial arrangements for further report to Council.

The preliminary design was prepared for three interconnected five storey residential/ commercial buildings with landscaped open space on top of the new relocated reservoir. The preliminary scheme did not proceed due to the imminent redevelopment of Bridgepoint shopping centre (Cleland, 1994, p3).



Above and Below: Preliminary redevelopment design by Conybeare Morrison and Partners for new buildings and landscaping on Council and MWSDB sites, 1988 (Source: Mosman Council Files)



A Letter and Listing card were sent to Mosman Council on September 23, 1992 to inform that Mosman Reservoir had been classified by the National Trust. The reservoir was also included on the Sydney Water's Section 170 Heritage and Conservation Register.

With the augmentation of the North Shore water supply by 1992, the Mosman area was deemed capable of being served directly from the Killara or Pymble reservoirs (Planning Workshop, 1992, p3). The reservoir now redundant, and with the surplus sites of the Senior Citizens' Centre on Council Land, and the adjoining Telecom site on Commonwealth Land, Mosman Council again begin to liaise with Sydney Water (Metropolitan Water Sewerage and Drainage Board) and the Commonwealth Government about possible amalgamation and redevelopment of the sites (Clive Lucas Stapleton and Partners, 1994, p1).



Water and Sewer Services Plan for Surplus Council, Water Board and AOTC Sites, 1992 (Source: Mosman Council Files)

Land owned by Council contained a demountable building used as the Senior Citizens' Centre. The building adjoined a small bowling green and croquet lawn. Disused buildings, a brick storage block formerly the Council's green house and gardening centre, also occupied the northern part of the lot. Mosman Council indicated that the services and activities at the Senior Citizens' Centre would be relocated, and that the existing building would be removed as it detracted from the heritage significance of the place (Cleland, 1994, p20).

In developing the site, it was considered that an additional 4-6 metre strip on the northern side of Boronia Lane would be sufficient to provide an adequate setting and a safe and attractive pedestrian access to Boronia House from Brady Street. However, it was also suggested that an additional 10-11 metres would provide an attractive open space that could be used by the community (Planning Workshop, 1992, p28).

The Land owned by Sydney Water contained the underground brick and concrete Mosman Reservoir and a chain wire fence. Later ancillary buildings directly to the north of the reservoir had been removed recently (Clive Lucas Stapleton and Partners, 1994, p43).

Land owned by the Commonwealth (AOTC) included a two storey brick building being the former Telecom Line Depot, and two 15 metre high communication towers. The site was currently vacant and considered surplus to Telecom's needs (Planning Workshop, 1992, p3).

The total area of surplus land was approximately 10, 933m². An Environmental Services Report by Council's Chief of Planning in January 22, 1993 noted:

The site offers considerable potential as a residential redevelopment site particularly when considered in conjunction with the adjoining Sydney Water and AOTC sites, all three of which have been the subject of recent planning and market studies. The overwhelming findings of those studies indicated that residential development was the highest and best use for the site and that consolidation for that purpose would yield a greater return to all parties concerned. Notwithstanding its potential for community services, it is considered that residential development is a more appropriate option for this site.

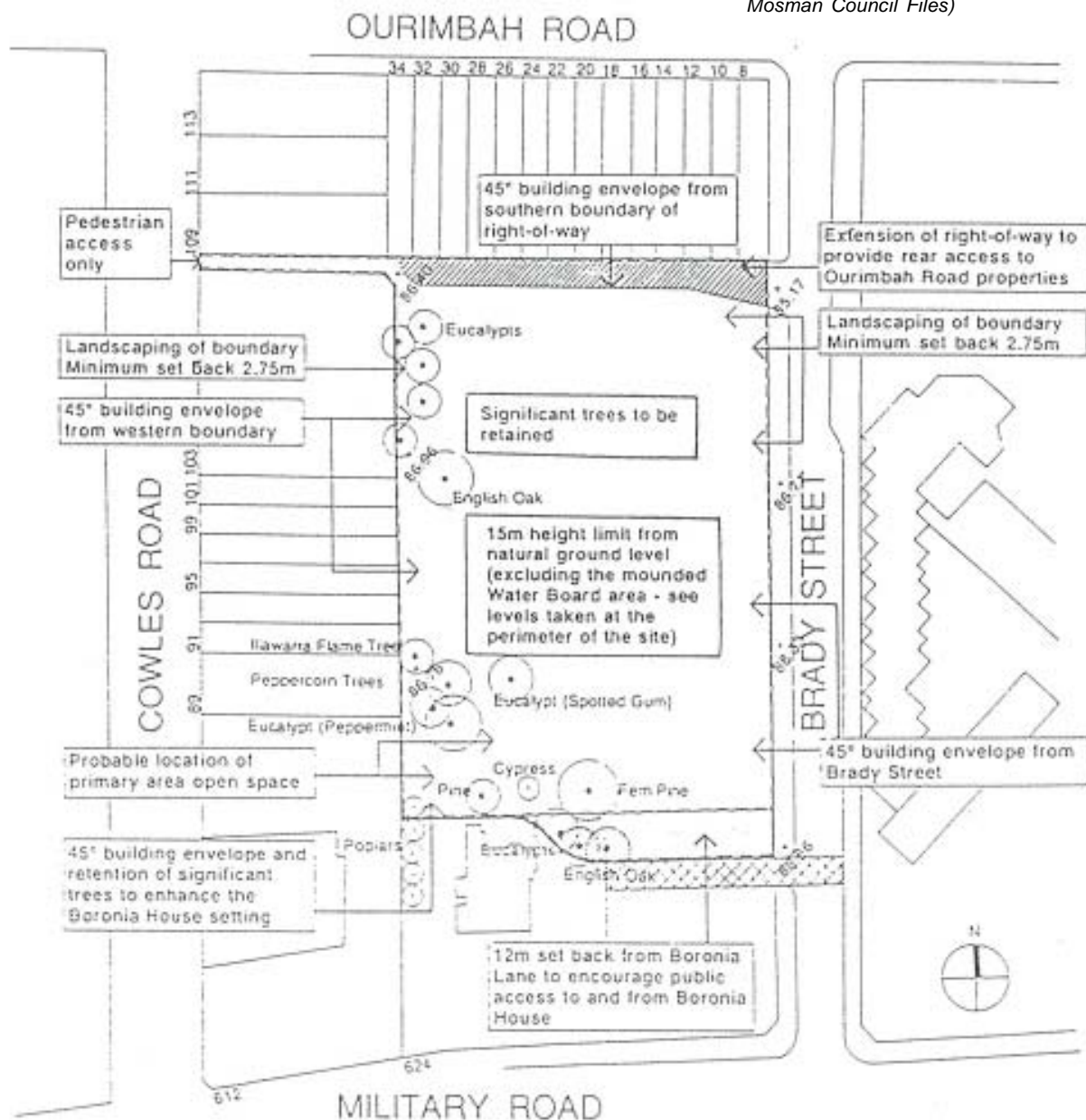
As a result in November 1993 a Draft DCP, Consolidated Brady Street Sites, was produced to outline the objectives for the amalgamated sites which offered "a unique development opportunity in an area which enjoys a high level of market status and close proximity to commercial and retail services and to public transport." The objectives of the DCP were:



Land Title of AOTC Sites showing location of Telecom Line Depot Building, 1992 (Source: Mosman Council Files)

- Ensure that future residents of the site will enjoy a high standard of residential amenity and environmental quality;
- Not detract unduly from the level of residential amenity and environmental quality enjoyed by residents of adjoining properties;
- Respond sympathetically to existing streetscape and townscape values;
- Stimulate local business activity;
- Increase the range of housing opportunities available in the Municipality; and
- Facilitate the on-going development of pedestrian networks between the local business centre and the residential precincts.

Consolidated Brady St Sites, DCP showing opportunities opportunities and controls for redevelopment, November, 1993 (Source: Mosman Council Files)



Mosman residents were strongly opposed to the sale of Council's land and were concerned with the lack of open space in the Spit Junction area. Residents also stated that the current lease of Boronia as a restaurant/reception venue discouraged people from using the gardens (Cleland, 1994, p17).

In July 1994 a *Conservation Analysis of Mosman Reservoir and Archival Record* was produced by Clive Lucas, Stapleton and Partners PL. The report concluded that the primary significance of Mosman Reservoir was that historically, it contained the only example of a covered service reservoir incorporating a timber framed double gabled, terracotta tiled roof in metropolitan Sydney. Originally the reservoir also contained the Glenfield Kennedy Automatic Inlet Control Valve. The valve was considered an excellent example of water technology at the turn of the century, and the only complete valve of this type in the Board's water supply system. The original 12" pipe was replaced in 1923 with the 15" iron pipe which is on display in Reservoir Park (Mosman Library, Vertical File on Brady Street). The location of the original inlet valve is unknown.



Photographs taken as part of the 'Archival Record of Mosman Reservoir,' November, 1994 (Source: Clive Lucas, Stapleton and Partners PL, 1994)

A planning Report by the Director of Environment in September 23, 1994, *Recommendations for Brady Street Land*, concluded that Council should limit the future use of land in the vicinity of Brady Street for open space purposes to the following:

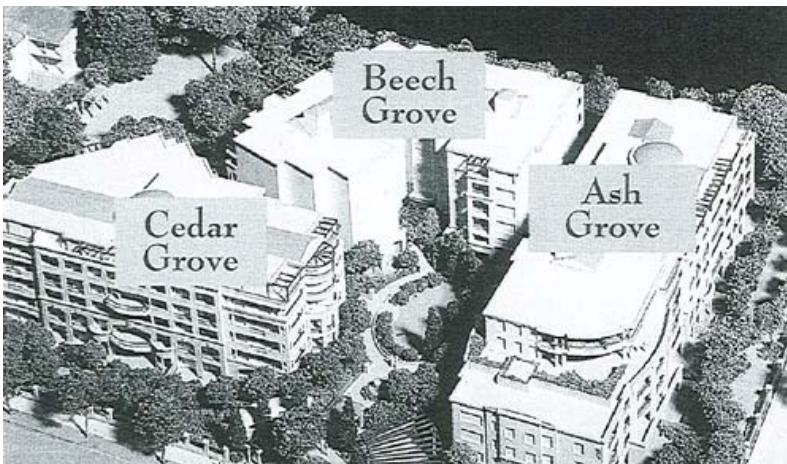
- *Landsaped open space connection along the Lane to connect with Boronia House.*
- *Use of the Brady Street road reservation for local open space opportunities in conjunction with traffic control measures.*
- *Expanded opportunities for access to the grounds and facilities of Boronia House.*

On June 16, 1995 Local, State and Federal Governments' co-operation saw the surplus sites of Telecom, the Senior Citizens and the Reservoir jointly sold to the Mirvac Group. In 1996 a design scheme was produced for Bridlewood Gardens by Mirvac Group which included a landscape plan by Landscan for Reservoir Park (Mosman Library, Vertical File on Brady Street).

Construction for the three new apartment buildings that form Bridlewood Gardens began in 1996 and were completed in 1997. As part of the development of the site, the inlet valve and pipe to Mosman Reservoir and lining bricks salvaged from demolition during 1995 were relocated in the Reservoir Park entry forecourt on Brady Street and unveiled by Her Worship the Mayor of Mosman Councillor Virginia Howard on June 29, 1996. The inlet valve and pipe now form part of the interpretation of the site's history.



Report on DCP for Consolidated Land on Brady Street sites with landscape band provided between new development and Boronia, 1994 (Source: Mosman Council Files)



Left and Below: Bridlewood Gardens design scheme by Mirvac Group, 1996 (Source: Mosman Council Files)



2.4 TIMELINE SUMMARY OF HISTORICAL ANALYSIS

DATE	BORONIA HOUSE	DATE	RESERVOIR PARK
1855	Zahel purchased original Crown Grant of 4 acres (Lot 7 Section 4). (Boronia House and part of Reservoir Park are on this original grant)	1856	Crown Land grant to Edward Brady Allotment 6, Section 4 – 4 acres adjacent to Zahel's grant. Brady purchased adjoining allotment 5, Section 4 – 5 acres. For many years part of the Brady Estate was used by Mosman community as their 'bush race-course.'
1885	This land conveyed to brothers James & John Kearey, Carriage Builders.		
1886	Kearey brothers build Telopea and Boronia – grand villas with extensive gardens and a view to the harbor.	1890	Rugby played on a paddock near Spit Junction. Members of the team included John H. Kearey of Telopea and other members of the Kearey family who lived at Telopea & Boronia
1896	John Thomas Neale forecloses on the Kearey brothers' mortgages. Neale divides the land of Telopea and Boronia House. He forms a right of way across the north end of Telopea's portion to give Boronia access to Cowles Road. Boronia sold to George Willis Godwin, Money Broker. Telopea sold to Ellen Maria Rabone. Undated photographs of Mrs Rabone's garden taken.	1899	Brady Street, part of Brady Estate is visible on a 1899 map of the Parish of Willoughby
		1900	'Junction Ground' on the Brady Estate became the official ground of the Mosman Rugby Team until 1905
		1902	The Brady Estate subdivided into 27 business & 41 residential sites. The eleven residential sites adjoining the Boronia's NE boundary & fronting Brady St were purchased by Sydney Water for the Mosman Reservoir. Subdivision Plan shows Heydon St, leading NE off Brady St & with a proposed extension of Ourimbah Rd to Cowles St through the northern section of the Brady Estate. Also shown are Telopea & Boronia, owned by Mrs Rabone & Mr Godwin.
		1904	Mosman Reservoir completed
c.1920	Sunroom extension to Boronia.		
1921	Sand's Directory lists The Telmont Gladioli Garden located between Boronia & Telopea (possibly associated with the glasshouse shown adjacent to east side of Telopea)		
1933	Sand's Directory first lists the address of Boronia as 642 Military Rd		
1937	Valuation List of June 1 notes owner of Boronia as George W. Godwin & lessee John Willis Godwin & Permanent Trustees Co. of NSW Ltd. with access by a 12 foot right-of-way to Cowles Road. The Valuation List includes 'improvements' of a tennis court.		
1940	George W. Godwin died, leaving Boronia to his son John Willis Godwin		
1941	Federal Executive Council give notification of the acquisition of land and of easement on part of the Boronia estate by the Commonwealth. The land is described as part of Lot 7, Section 4 with the easement a 12 foot right-of-way created by Neale from Cowles Rd along the north-western boundary of Telopea (Lot 6). A 20'x62' wide strip of land along the north western boundary of Boronia is designated a right-of-way that retains access to Cowles Road from Boronia..		

DATE	BORONIA HOUSE	DATE	RESERVOIR PARK
1952	John Willis Godwin (son of George) sold Boronia to the municipality of Mosman. The house was to be converted into a library and was to house the Mosman Historical Collection and the Mosman Art Gallery		
1960	A Senior Citizens' Centre built to the rear of Boronia for use by Mosman Senior Citizens' Club. Council also use land as garden depot.		
1963	Mosman Council awarded third prize in Class 4 in a competition organized by the National Trust & the RAI NSW Chapter for 'Best Maintained or Restored Public Building' for the Mosman Municipal Library		
1975	Boronia given a Recorded Listing by the National Trust		
1978	Boronia featured on a tour of 8 historic places in Mosman organised by Geraldine Palmer. A public meeting at Mosman Senior Citizens' Club in Sept attended by 100 people incl members of several local clubs and societies and the Chamber of Commerce resulted in a committee forming to lobby against Boronia being used for commercial purposes. Dec 12 council meeting: a debate between councillors supporting commercial use for Boronia & those wishing to keep Boronia, at least in part, in the community's hands, A commercial lease granted to Campaign Palace with first floor to be used as an advertising agency and the ground floor used as an Art Gallery open to public		
1979	Jan 12 Article in Government Gazette: An Interim Order had been placed on Boronia by the NSW Heritage Council. The Order would ensure that any future development would need to be approved by The Heritage Council Mosman Municipal Library moved out of Boronia to a new Library complex. Senior Citizens' Centre continued to use its premises and lawns at rear of Boronia's grounds		
1981	The Heritage Council placed a Permanent Order on Boronia		
1982	Lease to Campaign Palace re-newed		
1983	Article in The Mosman Daily stated that Council had allowed Campaign Palace to use part of the ground floor for its Advertising Agency & that the Art Gallery was not used by the community as exhibitions were not advertised. Campaign Palace wished to restrict community events to six a year. The Sydney Harbour & Pacific Garden Clubs planted a Commemorative <i>Magnolia soulangiana</i> with a plaque at its base in memory of Nella Mary Kelly (née Rawson) who was one of the Club's original members		
1984	June - Campaign Palace relinquished its lease of Boronia. Action group 'Boronia for Everyone' formed & put together a submission to Council advocating accessibility to & use of Boronia by the community & suggesting alternative uses for the place		

DATE	BORONIA HOUSE	DATE	RESERVOIR PARK
1986	<p>March - Brukarz letter to M Council requesting access to Boronia from Military Rd for weddings & official functions</p> <p>April - Restaurant opened trading as "Boronia Function Centre." Articles on Boronia's conservation works & restaurant opening in The Northern Herald, Mosman Daily, SMH & Daily Telegraph</p> <p>April - Clive Lucas & P plan 'Proposed Vehicular Access' – a new gravel path with brick & stone edge to match existing pathways, extension to the garden bed, and replacement of the stone paving to match the existing gravel driveway</p> <p>May - Mosman Council Traffic Committee recommended against use of Boronia's circular driveway due to traffic problems associated with access to & from Military Rd & noted that the access gates had been moved from original location due to a widening of Military Rd & that the circular driveway had been reduced in size further increasing the difficulty of its use by cars.</p>	1986	<p>Mosman Council & MWSDB discuss the possibility of relocating the reservoir to rear of 624 Military Rd (onto northern section of Boronia House site) & redeveloping the reservoir site in accordance with Conybeare Morrison Feasibility Plan.</p>
1987	<p>May - Council meeting Town Clerk suggested relocating Council Nursery operating in grounds of Boronia house be relocated to provide more open space in Spit Junction for public use.</p> <p>June - National Trust advised Mosman Council by letter that Boronia had been classified in the Trust's Register.</p>	1987	<p>Council inspects Senior Citizens' Centre & briefs Conybeare Morrison & Partners. Planning Consultants briefed to prepare a report on alternative uses for the land at the rear of Boronia House including an alternative incorporating the adjoining land holdings owned by the Commonwealth and State government & new facilities for the Mosman Senior Citizens' Centre. The preliminary scheme did not proceed due to imminent redevelopment of the Bridgepoint shopping centre on the eastern side of Brady St.</p>
1990	<p>1990 Approval by Council & Heritage Office for erection of a pylon with a sign on the Boronia frontage to Military Rd. Approval was limited to term of current lease, however sign remains in place.</p>	1992	<p>Mosman Reservoir classified by the National Trust & included on the Sydney Water's (MWSDB) Section 170 Heritage & Conservation Register.</p> <p>The North Shore water supply augmented & Mosman area deemed capable of being served directly from Killara or Pymble Reservoirs. Mosman Reservoir now redundant. Council again liaising with Sydney Water & Commonwealth Gov't re amalgamation of Reservoir site & the vacant Telecom site with Council-owned land & subsequent redevelopment of the sites. The Council land at the north end of Boronia's lot contained demountables used as the Senior Citizens' Centre (considered to distract from the heritage significance of the place) & adjoining small bowling green and croquet lawn. Disused council buildings, formerly Council's green house and gardening centre occupied the northern part of Boronia's lot.</p> <p>A 4-6 metre strip of land on north side of Boronia Lane initially considered an adequate to retain setting of Boronia House. Later suggested that an additional 10 -11 metre strip would provide a attractive open space for community use.</p>

DATE	BORONIA HOUSE	DATE	RESERVOIR PARK
		1994	<i>Conservation Analysis of Mosman Reservoir and Archival Record</i> by Lucas, Stapleton & Partners. Planning report by Council's Director of Environment: <i>Recommendations for Brady Street Land</i> . Council should limit future use of land in vicinity of Brady St for: <ul style="list-style-type: none"> ▪ Landscaped open space connection along Boronia Lane to connect with Boronia House ▪ Use of Brady St road reservation for local open space opportunities in conjunction with traffic control measures ▪ Expanded opportunities for access to grounds & facilities of Boronia House
1995	Senior Citizens' Club relocated. Brady Street site being redeveloped.	1995	Sites surplus to local, State & Federal Governments sold to Mirvac. Mosman Reservoir demolished as part of redevelopment of site.
1996	Stollznow & Brukarz pre-DA meeting re new verandah for outdoor seating on west side of building – Luigi Roselli Architects detailed the work but it was not undertaken.	1996	Construction of Brindlewood Gardens (3 multi-storeyed apartment blocks in a landscaped setting) designed by the Mirvac Group including a landscape plan for Reservoir Park by Lanscan. June 1997 Reservoir Park officially opened. An inlet valve & pipe & lining bricks salvaged from the 1995 demolition of Mosman Reservoir were incorporated into the design of Reservoir Park as part of the interpretation of the site's history.
1997	Lease of Boronia taken over by Bruno Giagu – Boronia now called Fiorentino Restaurant & Bar. July - DA approved for minor interior alterations, exterior painting & new signage. Landscape Plan by Lanscan which 'enhanced' the gardens with new plants & hedges (Lillypilly hedge to Military Rd boundary stone wall & box hedges to circular driveway edges & central circular grassed bed).		
1998	August - Excavation works for new Carwash in front of Telopea cause cracking walls & ceilings at Boronia.		
2001	January - Concept plan by Rappoport Architects for a new building in grounds of Boronia west of the house for functions – not approved.		
2002	Lease changed – Redgum Restaurant opens. Wildstar Management, the subsequent lessee ran restaurant as 'Boronia House.'		
2005	March - Approval granted for a 2 month trial of outdoor seating & organic markets to be held in the grounds.		
2006	July - Latian P/L, the owners of Hotel Mosman submitted a DA for a deck and outdoor seating in the grounds of Boronia. 113 petitioned against the proposal. 8 newspaper articles about the controversy. December - Latian PL took over Boronia House as a function centre.		
2007	January - Latian withdrew the DA & acknowledged that they would like to be considered as a potential long-term lessee. March - Council offered a lease terminating in 2011. The lease is to be reviewed after 2 years. March - Latian held an open day during the National Trust Heritage festival. Latian continues to use Boronia House as function centre. During Latian's lease Boronia House and grounds have continued to be used for weddings & other celebrations & Latian continues to allow the house and grounds to be used by the community.	2007	Reservoir Park observed to be much used as a place to relax in, eat lunch, and as a thoroughfare to and from the side gate of Brindlewood.

SECTION 3.0 COMPARATIVE ANALYSIS

3.1 ANALYSIS OF STYLE

3.1.1 VICTORIAN FILIGREE VILLAS

Identified as fitting within Victorian Filigree style - a style defined by Richard Apperly, Robert Irving and Peter Reynolds in their book, *Identifying Australian Architecture* (1994) - Boronia represents a typical but not an excellent example of this architectural style. Victorian Filigree style was greatly influenced by ready access to a number of materials that were a product of the industrial revolution. Of these cast iron was perhaps the most used and is believed to have greatly changed the "face of domestic architecture" (Freeland, 1968, p136). Not only was it cheap and readily available, but it could be assembled on site with the least skill and time as it was largely factory-made. The use of cast iron in verandahs changed the very nature of the verandah as it was no longer just a building element that was used for providing shade, semi-outdoor seating, or a transitional space between the 'inside' and the 'outside', but it was now a highly decorative and affordable feature that added to the facades of even the simplest buildings (Apperly et al, 1994, p60; Freeland, 1968, p137). The patterns used for the cast iron work ranged from geometrical designs to floral and faunal, and often drew on patriotic themes such as colonial coat-of-arms.

By the late 1800s, Victorian Filigree style buildings were being built in different parts of Australia, most prominently in Victoria and New South Wales. Although this style was used in the case of mansions and villas like Boronia, it was a more popular choice for terrace houses and attached and detached row housing. Apperly et al (1994) have described this style as a "distinctively Australian" style, because of the emphasis on the verandah and the extensive filigree work that was part of the verandah. Victorian Filigree was used extensively especially during the 1870s and 1880s when "speculative builders built many thousands of terrace houses in the densely packed suburbs around the centres of cities and large towns, and they almost always featured filigree-encrusted, two-storey verandahs" (Apperly et al, 1995, p60).

The characteristic elements of villas built in Victorian Filigree style generally included a double-storeyed verandah which was formed by an arcade of cast iron columns, and cast iron or wooden screens. Coloured glass was commonly used for the front door and its sidelights. The kitchen was now integrated as part of the house with a maid's room opposite to it. The extravagance on the outside was often matched in terms of the interiors which were equally, if not more, lushly decorated.

Some examples of mansions or villas, like Boronia, built in Victorian Filigree style, as listed on the Register of the National Estate are:

- 'Zetland', Hawthorn, Victoria, built in 1873-74 for Charles Black.
- 'Anglesey House', Stables and Front Fence, Forbes, NSW built in the Victorian period.
- 'Duntryleague' with Lodge, Park, Gates and former Stables, Orange, NSW built for James Dalton in 1876.
- Dwelling, East Melbourne, Victoria, built in 1886 by Nathan Hood, to the design of T J Crouch, for JM Pratt.
- 'Larnook', Prahran, VIC, built in 1881 for William H Miller
- 'Peckham', Randwick, NSW, 1886, known to have been occupied by notable members of the Randwick and Sydney communities, including John Forsyth (Director of the Randwick Destitute Children Asylum) and William Dymock (pioneer Sydney bookseller).
- 'Ripplemere', St Kilda, VIC, was built in 1883 for the merchant, Charles G Arnell.

3.1.2 VICTORIAN FILIGREE IN MOSMAN

While Boronia is a relatively intact and good example of a late/high Victorian period villa, it cannot be regarded as a unique or rare example. Nonetheless it is historically important as it represents an early phase of development in Mosman and is amongst the few remaining examples of the earlier houses to be built in this area. Residential building activity began in Mosman from the 1830s onwards. However it was not until after 1900 with the late 1890s extension of the electric tramway, that large-scale building activity actually began in Mosman. Until then there was intermittent building activity with buildings associated with harbour commerce and a few isolated houses, usually big villas constructed on large tracts of land. The time lag between the construction of these earlier houses and more widespread building activity was affected by a number of factors of which access to transport was the most pressing need. The earliest means of transport was water based and this saw most of the first land grants being concentrated on the foreshores. In due course, with the establishment of regular ferry services and the improvement of land access routes, there was a steady increase in the subdivision of original land grants and real estate speculation activity. The bulk of the development in Mosman was after 1890, in the Federation period and Mosman is best known for its residential and commercial buildings of this later period.

The first houses that were built included large villas which covered a range of architectural styles such as Colonial Georgian, Victorian Gothic, Victorian Georgian, Victorian Italianate and Victorian Filigree. Amongst the first few buildings to be built in



*Mosman Private Hospital, Mosman
(Source: NSW Heritage Office)*



*Shellbank House, Mosman (Source:
NSW Heritage Office)*

Mosman were 'The Nest' and 'The Barn' erected by Archibald Mosman in the 1830s. 'The Nest' was Mosman's own house and does not exist anymore but 'The Barn' which was used as a storehouse is a simplified Colonial Georgian single storeyed structure that continues to exist on site and is "believed to be the oldest stone building surviving in the lower North Shore and Sydney's only remaining maritime industrial structure dating from the early colonial period" (NSW Heritage Office).

Another significant villa which was demolished during the subdivision of lands, was 'The Rangers', a Victorian Gothic (Elizabethan mansion) residence built around 1844 for Oswald Bloxsome. In the 1870s three villas were built - 'Buena Vista' for Richard Harnett, Kirkoswald House for Joseph Willis and Ellamatta for Edmund Mauney Sayers. Kirkoswald House, a single storeyed Victorian Georgian bungalow style house, was built in 1873 and it still stands as a largely intact example of one of Mosman's earliest houses. Ellamatta also exists although in a highly modified state as the Mosman Private Hospital, and is heritage listed as an example of Victorian Italianate style. Shellbank House, a Victorian villa which is also a part of Mosman's current heritage building stock, was constructed in 1880 for John Noble. Another villa built in the 1880s, which continues to stand today and is a heritage listed building, is Glanmire or Merriwa - a Federation Italianate style house which was built for Edward Stanley. Hamlet House, a Victorian Italianate building, which also still survives, was built in 1888 for W.M. Hamlet. Two other villas built around this time in 1885 - the same time as Boronia - which were later demolished, were Mandalong and Woodside.

In the mid 1890s a large two-storeyed face brick Late Victorian Italianate house known as 'Alma' was constructed for Fredrick Smith. The house still exists and has undergone largely sympathetic additions and changes. In 1895 Killarney, a large two-storey Victorian villa - currently standing and operating as part of a retirement village - was built for the Dalton family. The NSW Heritage Office listing of Killarney classifies it as a Victorian Italianate/ Filigree villa, but that is contestable as the house is basically a Queen Anne style house with the verandah having been added to adapt it to the Australian climate.

Apart from the large villas that were built during these early stages of development, a series of modest size houses were also constructed such as the groups of houses built at Gladstone and Keston Avenues which were part of the Arthur Muston's Model Township and those built in Raglan Street in the Harnett and Stuart's Mosman Bay township subdivision (Robertson, 1982). The location of these larger villas, as well as more modest houses, was usually on ridge-top land. These houses were located within accessible distance from the ridge-aligned roads or along roads which led to the Mosman Bay ferry wharf (Robertson, 1982).



Merriwa, Mosman (Source: NSW Heritage Office)



Hamlet House, Mosman (Source: NSW Heritage Office)



Alma, Mosman (Source: NSW Heritage Office)



Killarney, Mosman (Source: NSW Heritage Office)

Examples of Victorian Filigree houses dating from Mosman's early development have been identified by Mosman Council and have been listed on the NSW Heritage Office database. The listed buildings include a two-storeyed house at 130 Raglan Street, which has a three bay front verandah with some of its cast iron work intact; another is a two-storeyed house in the form of a terrace pair at 18 Clanalpine Street, the verandah of which has original cast iron. There is also another pair of houses known as Yangarlo and Ruapehu at 11 and 13 Shadforth Street which were built in 1886 for Clara Elkington. A verandah stretches across the full width of the facade and No. 11 has original cast iron. There is another pair of houses at 85-87 Shadforth Street, which are believed to have been built at a time which predated the opening of the tram service. Yet another pair of terrace houses at 37 and 39 Mosman Street have been identified as being built in the Victorian Filigree style. Built by John Liggins, these two houses were first occupied in 1897. Another modest sized house is Hillcrest at 117 Avenue Road - single storeyed house, which has elements of two styles - Victorian Free Classical style owing to its symmetrical plan and Victorian Filigree style as a result of its verandah which has an "ensemble of cast iron posts, balustrade, brackets and friezes, covered by a corrugated metal bullnose roof" (NSW Heritage Office). Like Boronia and Telopea there is evidence that the pattern of the balustrade of this house was registered by A T Rees & Co, iron founders, in 1885. The first record of this cottage is in 1892.

Most buildings of the Victorian Filigree style are terraces or semi-detached houses, there are only a few villas in Mosman that can be compared to Boronia. One villa is Killarney at 2 Dalton Road which combines a typical Victorian Filigree verandah with a Queen Anne style building. The asymmetrical plan and the prominent tower indicate the influence of Victorian Italianate. Victorian Filigree style features include the decorative cast iron screens and columns of the verandah, the bull-nosed corrugated iron roof of the verandah and the main slate roof.

The noteworthy aspect of Boronia, which makes it quite distinctive as an example of Victorian Filigree style, is the fact that it was built alongside Telopea and the two houses were more or less identical. The other significant point about Boronia is that it is the only intact example of Victorian Filigree style in an area that is dominated largely by Federation period buildings which feature Queen Anne style and to a certain extent the Arts and Crafts style.



Victorian Filigree house Raglan Street, Mosman (Source: NSW Heritage Office)



Victorian Filigree pair of houses Shadforth Street, Mosman (Source: NSW Heritage Office)



Victorian Filigree terrace type pair of houses Clanalpine Street, Mosman (Source NSW Heritage Office)



Victorian Filigree terrace type pair of houses Mosman Street, Mosman (Source: NSW Heritage Office)

SECTION 4.0 PHYSICAL ANALYSIS

4.1 BUILDING DESCRIPTION AND CONDITION

4.1.1 CONTEXT

Located at 624 Military Road in Mosman, Boronia is perhaps best known today for its function as the Mosman Municipal Library which operated from the premises between 1952 and 1978. It stands next door to Telopea, now known as the 'White House' at 89B Cowles Road. Both Boronia and Telopea were built at the same time in 1885 by the Kearey brothers as residences for themselves and were practically identical in terms of the plan, the exterior and interiors of the house. While Boronia has remained largely intact, Telopea has undergone more alterations and there has been significant development on the site, the most recent of which has been a service station occupying the original garden of the house.

Boronia is set in the middle of a relatively large formal garden and is set back from the road. The main entrance to the site and the house is from the south side, from Military Road. The north side of the house borders Reservoir Park, which is the site that was previously occupied by the Mosman Reservoir. Currently owned and managed by Mosman Council, the park is a public open space for recreational use that can be accessed from the grounds of Boronia. The site on the east side of Boronia is occupied by Hotel Mosman which is a bar and restaurant facility and whose owner is the current lessee of Boronia.



*View of Telopea from Cowles Road, 2007
(Source: OCP)*



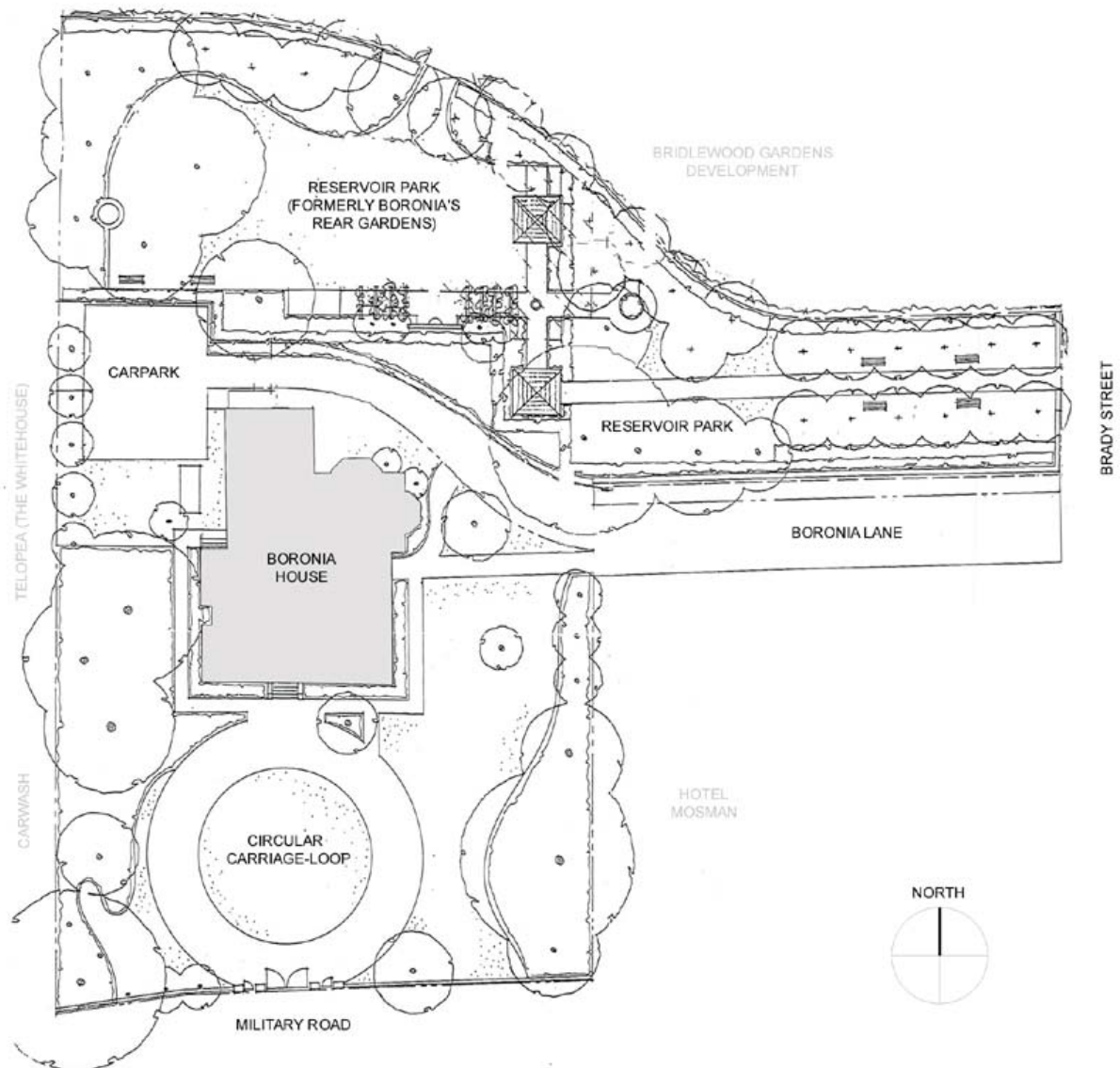
Reservoir Park entrance, 2007 (Source: OCP)



View of Boronia from Military Road, 2007 (Source: OCP)



View of Mosman Hotel, 2007 (Source: Gina Plate)



Site Plan (Above) identifying elements and aerial view (Right) showing Boronia and Telopea in the context of the Spit Junction town Centre (Source: OCP and Mosman Council).



Boronia's prominence is not only because it is a heritage building amidst more recent developments, but also because it forms a pair with Telopea. Unfortunately the petrol station, now carwash, which occupies the front of Telopea has blocked the view of the house from Military Road and this has greatly diminished the impact that the two villas could have had as an identical pair of Victorian villas. The carwash, known as Crystal Car Wash, is made of a permanent structure as well as three large yellow waterproof tension pvc sails stretched across a galvanised steel framework. These structures, particularly the sails, form a prominent part of the streetscape and dwarf the view of a much modified Telopea. On the other hand Boronia has maintained its original frontage on Military Road, its garden, and the front sandstone and decorated cast iron fence with its three cast iron gates.

4.1.2 ARCHITECTURAL STYLE

Built in 1885 for the Kearey brothers, it is presumed by some that Boronia was designed by architects John Francis Hennessey and Joseph I. Sheerin (National Trust, 2007), however this has not been confirmed. Listed by the National Trust of Australia and the NSW Heritage Office, the architectural style of Boronia has been described as Victorian Filigree style or Boom Style (National Trust, 1987; NSW Heritage Office, 2007).

These two styles reflected the affluence and lavishness of the period of economic boom occurring in Australia from the mid 1800s. As the population of cities grew and suburbs increased in size, mansions and houses began to fill the landscape and there was a move towards a greater exhibition of wealth. As noted by Tanner and Cox the "lushness, expansiveness and infinite possibilities of the age conjured up a vision to the Victorian entrepreneur that all lavish forms and detail were appropriate, and possible in combination. The 'styles' were but a treasure trove to be raided" (1975, p63). Ornate architectural styles were being employed as an expression of excessive wealth and prosperity. This was accentuated by the ready access to a number of building materials such as cast iron, cement, stained glass and floor tiles which were now being manufactured at more affordable prices in Australia, owing to machine production, rather than being imported from Britain. The availability of cast iron was particularly influential in the development of the Boom Style/ Victorian Filigree Style.

The Boom Style has been described as combining features from Gothic and Classical styles with 'new age' materials like cast iron and cement to produce houses that were extravagant in terms of interior finishes, the use of verandahs, conservatories, bay windows and complex roof forms (Tanner and Cox, 1975). Interior spaces continued to be centred around the staircase and hall in plan, but the perimeter was now punctured with verandahs, bay windows and conservatories. There was also a noted change in the roof form away from the Gothic gable to a

variety of shapes such as the double layered hipped roof, and elements such as dormers, turrets and urns (Tanner and Cox, 1975; Boyd, 1952, p55). Similarly the Victorian Filigree style which was characterised for its frequent use of two-storeyed verandahs was noted for the ornately textured verandah screens that were visually dominant features in the building, standing apart from the main mass of the building to give a filigree effect (Apperly, Irving, and Reynolds, 1995).

While Boronia can be fitted within the descriptions of Boom Style and Victorian Filigree style, it would be restrictive to assign a single style to this building as it also draws on a number of late Victorian period influences. The front façade of Boronia is typical of the Victorian Filigree style with verandahs with cast iron lace (Apperly, Irving and Reynolds, 1995, p60). The cement rendered walls lined to resemble stone, slate roofing, and the use of coloured and stained glass for the main door, highlights and some windows - were commonly found in the early to mid Victorian buildings as well as in late Victorian Boom style architecture (Boyd, 1952; Tanner and Cox, 1975). Similarly certain other elements employed in Boronia such as the faceted bay windows and the pressed metal ceilings were typical of the turn-of-the century. Boronia is a late Victorian period villa that features diverse architectural elements, forms and styles.



View of verandah from south with decorated cast iron panels, 2007 (Source: OCP)

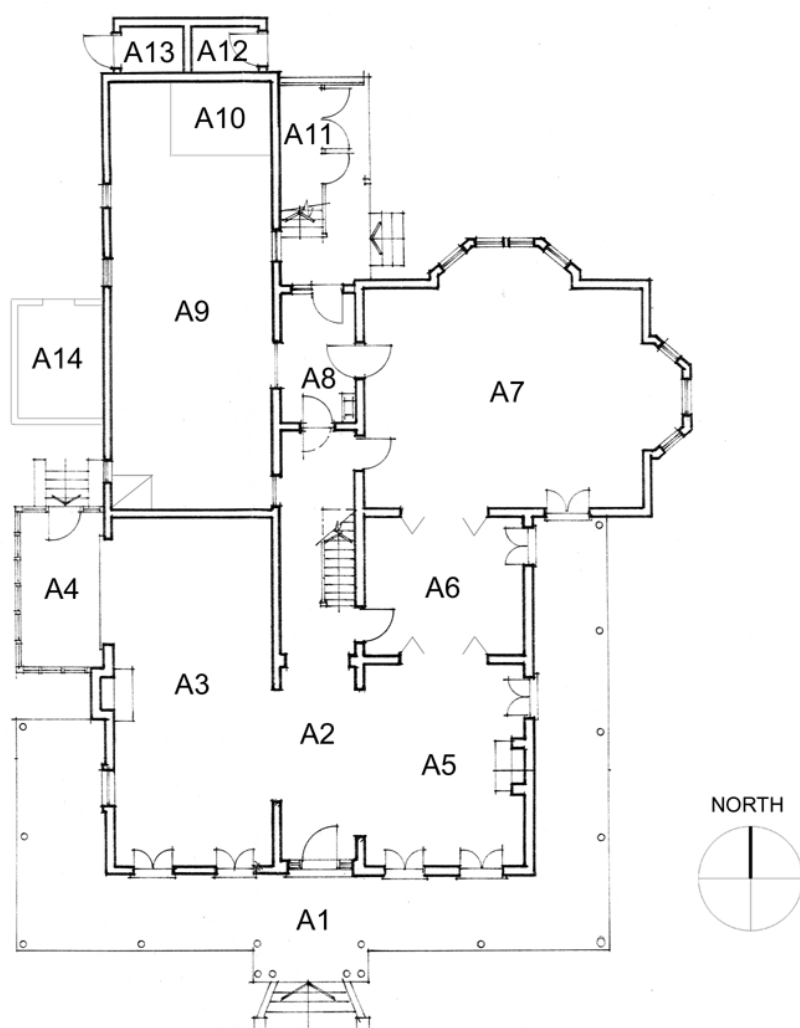


View from east of verandah and faceted bay window area, 2007 (Source: OCP)

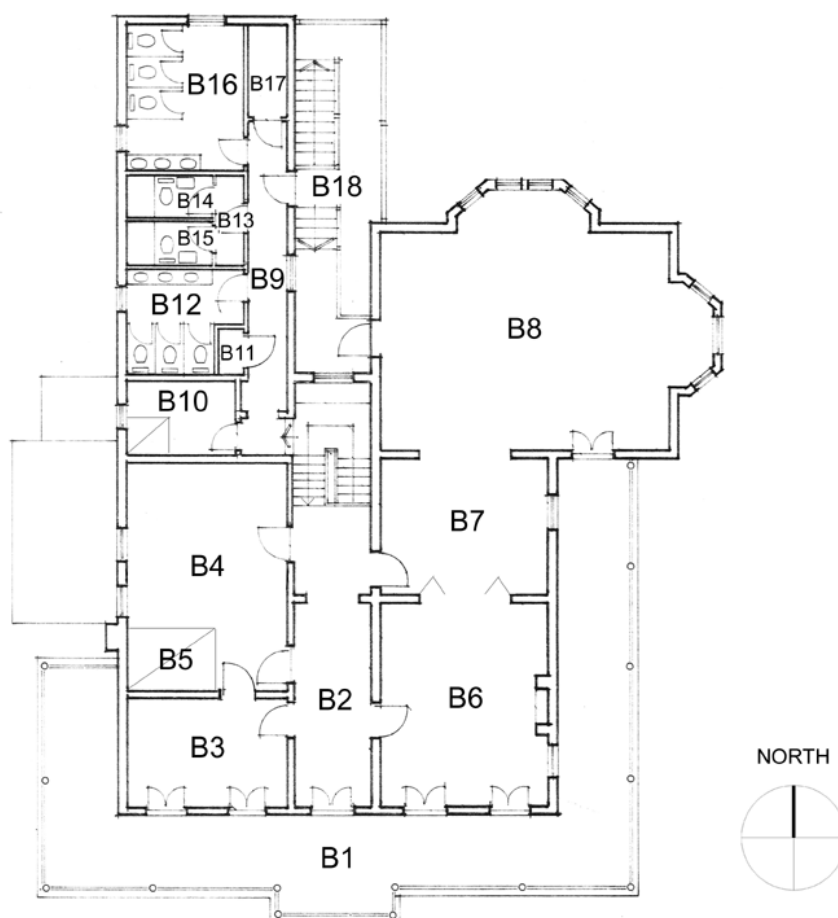


View of Boronia from south showing verandahs and front entrance, 2007 (Source: OCP)

4.1.3 FLOOR PLANS AND ROOM LIST



GROUND FLOOR			
ROOM NO.	CURRENT USE	LIBRARY USE	ORIGINAL USE (Assumed)
A1	Verandah	Verandah/ External Stair	Verandah
A2	Hall/ Staircase	Hall/ Staircase	Hall/ Staircase
A3	Reception/ Bar	Book Stacks	Drawing Room
A4	Glazed Bay Area	Glazed Bay Area	1920's Sunroom
A5	Restaurant Room	Reception	Dining Room
A6	Restaurant Room	Book Stacks	Study
A7	Restaurant Room	Book Stacks	Lounge Room
A8	Scullery	Book Stacks	Courtyard
A9	Kitchen and Dumbwaiter	Book Stacks	Kitchen (Part)
A10	Coolroom	-	Non-Original
A11	Rear Verandah and Stair	-	Non-Original
A12	Hot Water Service	-	Location of Fuel Store
A13	Store	-	Location of Fuel Store
A14	Bin Store	-	Non-Original



FIRST FLOOR

ROOM NO.	CURRENT USE	LIBRARY USE	ORIGINAL USE (Assumed)
B1	Verandah	Verandah/ External Stair	Verandah
B2	Hall/ Staircase	Hall/ Staircase/ Office	Hall/ Staircase
B3	Office	Office	Bedroom
B4	Kitchen	Office	Bedroom x 2
B5	Coolroom	-	Non-Original
B6	Function Room	Children's Library	Master Bedroom
B7	Function Room	Children's Library	Guest Room
B8	Function Room	Children's Library	Billiard Room
B9	Passage	-	Air Lock (Part)
B10	Store and Dumbwaiter	WC	Bathroom
B11	Linen Store	-	Non-Original
B12	Bathrooms - Women	Staffroom (Part)	Servant's Room (Part)
B13	Staff Change Room	-	Non-Original
B14/15	Staff WC	-	Non-Original
B16	Bathrooms - Men	-	Non-Original
B17	Store	-	Non-Original
B18	Rear verandah and Stair	-	Non-Original

4.1.4 MODIFICATIONS TO THE ORIGINAL BUILDING

Boronia is a two storeyed hipped roof house - its internal layout is based around a symmetrical central hallway (A2). The hallway has a staircase that leads up to the mezzanine and first floors. On entering the house at ground floor level, there is one large room to the left - which currently houses the bar (A3). To the right there are two smaller interconnected rooms (A5, A6) and a larger room with faceted bay windows on two sides (A7). These are restaurant rooms. This part of the layout is repeated on the first floor and all three rooms are used as function rooms. The rest of the first floor is occupied by two rooms - an office and a server (B3, B4). The rear part of the house has the kitchen on the ground floor (A9) and toilets and stores on the mezzanine floor (B10-B17).

The original 1885 part of the house is two-storeyed and has verandahs on three sides. During the 1890s a two storey wing, with faceted bay windows, was added to the original house on the north-eastern corner (A7, B8), and it housed a living room on the ground floor and a billiards room on first floor (Barripp, 1983). In 1896 the house changed hands and was owned by the Godwin family, who extended the building in 1910 by constructing a glazed conservatory (A4) on its western face (National Trust, 2007). The original buildings remained intact up until 1952, when Mosman Council acquired the building and subsequently converted it into a library.

To accommodate the needs of a library the house underwent substantial modifications most of which were to interior spaces and fabric of the house. Walls between various internal spaces of the house were removed, most of the existing fireplaces and chimneys were removed, sealed or blocked up and significant changes were made to the service wing of the house. There were no major changes to its external fabric, the front façade was completely retained and painted (Hicks, 1966). In 1978 the Council moved the library out of Boronia into a new building further down Military Road. From 1978 until 1985 Boronia housed different commercial offices and underwent minor internal changes. Its most recent and ongoing function is as a restaurant for which the house was restored, reconstructed and adapted in 1985.

4.15 CURRENT USE

The 1885 part of the house as well as the two storey 1890s addition that forms the north-east corner of the house, currently houses a restaurant, bar and function room. The north-western part of the house is the service hub of the restaurant. Additions and alterations were made to this part of the house in 1985 for the kitchen and associated areas. While the restaurant rooms and bar are located on the ground floor, the function rooms are

located on the north-eastern and south-eastern parts of the first floor. The rest of the first floor has toilets and service areas related to the function room.

The following comments made on the external and internal condition of the building are based on a series of site visits conducted between August and November 2007 by Otto Cserhalmi and Partners.

4.1.6 DESCRIPTION OF EXTERNAL FABRIC

VERANDAHS



Verandah with sandstone step edging and cast iron columns and panels, 2007 (Source: OCP)

The front side of the building - its south face - comprises of the original 1885 building. The most prominent feature of the building is its spacious encircling verandah, which is divided into equal bays of three metres each. There are three bays on the east side, two bays on the west and five bays on the south side. The verandah sits on a platform made of cement rendered brickwork, which has a sandstone edging running around its edge. The sandstone edging, the plinth at the base of the walls and the sills are the only sandstone used in the house.

The steps to the verandah are made of rendered brick with marble risers and treads and lead up to the main door of the house. The ground floor verandah is finished with concrete on fill. It is not clear whether this detail is original as Telopea has a tiled verandah. Thin cast iron round columns have round fluted shafts, Corinthian capitals and square sections above the capital which receives the corner brackets of the lace frieze. They provide structural support to the first floor verandah and the corrugated metal roof through a system of wooden beams, bearers, and joists. The central bay on the south side of the verandah forms the entry to the house - in this bay the ground and first floor verandahs step out to form a porch, which is further defined by two closely spaced

cast iron columns that culminate in a gabled pediment, topped by a carved wooden finial. Wooden fretwork has been used to decorate the front of the gable roof.

Cast iron valances form bands underneath the floor of the first level and roof. These screens are made of series of two or three panels of cast iron brackets, panels and cast iron frieze drops. The cast iron panels are individually bolted onto wooden beams which run around the periphery of the verandah. The first floor verandah has wooden handrails and cast iron balustrade panels. The pattern for the iron balustrades was registered as NSW design No. 90 in 1881 by Fletcher, Bennett and Frew, Sydney Ironfounders (NSW Heritage Office, 2007). The columns and panels are in good condition - the columns are painted a deep red colour whereas the screens are painted green, which is consistent with colours that would have been used at the time of the construction of the building, although this assumption is not based on research on site.

The glazed conservatory on the western side of the house is in overall good condition. It has a base made of sandstone blocks with wood shingles to wall cladding below the window level. There are timber windows all around the bay area with either fixed or side hung opening sashes. A single timber panelled door on the north side leads down to the garden via stone steps.

There is also a small modern two-storeyed lattice covered verandah at the back of the building (A11), which abuts the kitchen on the ground floor. A staircase leads to the toilets and store areas on the first floor. Both the verandah and the stairs were added in 1986 to provide alternate means of egress from the upper floor.



Cast iron columns and decorative cast iron balustrade, 2007 (Source: OCP)



Part of cast iron valance showing panels and cast iron frieze drops, 2007 (Source: OCP)



Glazed bay area with sandstone base and timber shingles, 2007 (Source: OCP)

ROOF AND WALLS

The 1885 section of the house has a hipped timber frame roof clad in slate. The eaves are painted timber and are fully enclosed. The verandah roof is clad in corrugated steel which is painted in broad stripes. The 1890s section of the house also has a slate hipped roof. The ridges are lead sheet with a ridge roll detail. The valleys are lead and the gutters are copper. The downpipes are a mixture of copper, steel and plastic and are generally inadequate in number and size. The 1910 conservatory which was added to the western part of the house has a skillion roof made of corrugated steel. The roof joists are exposed in the eaves as is typical in the Federation period and there are timber lining boards over the joists. These may originally have been exposed internally on the rake but the room now has a flat ceiling. The 1985 first floor addition is roofed in corrugated steel.

Boronia is built of solid brickwork and its walls are rendered and lined externally so as to create the effect of ashlar (NSW Heritage Office, 2007). The plinth is sandstone but is rendered in some places. There are cast iron sub-floor vents set in the stone plinth. The front boundary wall is of sandstone blocks topped with cast iron fence panels. Wide main entry gates have stone piers and are flanked by two pedestrian entry gates also made of cast iron. The sandstone blocks used in the present boundary wall are probably original, but there is evidence that the fence was rebuilt during 1923-1926 when there was a road widening program undertaken at Mosman including Military Road. This resulted in the boundary wall of Boronia being moved back and an accompanying reduction in the circular drive, which is clearly apparent on the site. While the boundary wall is in a generally acceptable condition the lights that are fixed on the inside of the gates are intrusive to the character and fabric of the boundary wall. The lights have been installed poorly and there is damage to the stone.

EXTERNAL DOORS AND WINDOWS

The ground and first floor generally have French doors opening onto the verandah. The pairs of timber framed doors open inwards and each have a lower timber panel. The openings have timber shutters opening out which can be held open with cast iron catches set in the walls. The door furniture for these doors is not original and seems to have been installed at a later date.

Elsewhere the windows are double hung timber framed windows with box frames and weights on sash cords. Original windows remain to the verandah on the west wall and to the north east bay addition. The north-west service wing has been substantially altered and most of the windows are modern.



The two storeyed verandah abutting kitchen, 2007 (Source: OCP)



Front boundary wall with sandstone base topped with cast iron fence, 2007 (Source: OCP)



French doors opening on to ground floor verandah, 2007 (Source: OCP)

4.1.7 CONDITION OF EXTERNAL FABRIC

The external fabric of the buildings is mostly intact, but there are some parts that need urgent attention. There is a noticeable subsidence of the verandah platform/plinth on the south-east, south-west and north-west corners and it needs detailed assessment by a structural engineer for stability and safety issues. The columns and the upper verandah floor at these corners also need to be examined and assessed. Preliminary engineering advice indicates the outer verandah platform wall needs to be rebuilt at the corners as a gravity wall especially the south-east and south-west corners needs to be temporarily supported immediately and repaired as soon as possible. The advice was provided during this study and the verandah has been propped and an application made for funds to undertake the work. A scope of work has been developed and is included as an appendix. While there is evidence of considerable damage to the fascia of the south-west corner, the south-eastern corner beams have wet and dry rot and badly damaged at the corner with the fascia splitting at the edge. Wet and dry rot has also developed in the floor boards and joists of the south-west corner. The upper floor of the verandah should not be used until the repairs are undertaken. This damage is largely due to the inadequate gutters and downpipes.

The roof has a number of problems but the slate is generally in good condition. The number of downpipes for such large roof areas is inadequate. The 1885 part of the house has its roof divided into two parts - one gutter runs under the main tiled hipped part of the roof, while another runs under the corrugated steel verandah roof. Both the gutters discharge into two downpipes, on either side of the building. This makes it difficult for the water to drain off easily as it has to travel long distances before it reaches the downpipe, thereby increasing the tendency of water overflowing the gutters. Similarly there are only two downpipes under the roof of the 1890s addition. The problem is worsened by the fact that the downpipes are undersized and are blocked with leaves and twigs. Water lies in the gutters, often leaking onto the floors of the first floor verandah. It was observed that birds were drinking from the verandah gutter. The gutters and downpipes need to be cleaned and repaired regularly.

The roof of the 1890s part of the house needs urgent minor repair work as some of the slates have slipped off and some hip flashings have also slipped. The metal roof is corroded causing the roof to leak at these points.

The verandah platform/plinth and the front steps need attention. The flooring of the verandah is concrete screed, which is patchy and unevenly finished and is showing signs of failing especially at the edges.



Subsidence of the south-east corner of verandah plinth, 2007 (Source: OCP)



Severely damaged timber beam south-eastern verandah corner, 2007 (Source: OCP)



View of hipped roof showing missing tiles and tiles that need to be replaced, 2007 (Source: OCP)



Fig plant embedded in western side of verandah plinth, 2007 (Source: OCP)

Cracks have developed on the side walls and small fig plants have grown in these cracks. The plants need to be removed immediately as their roots can cause extensive damage - they should be cut and the roots poisoned, and this process should be repeated until the roots are able to be pulled out without any difficulty. A dark acrylic paint has been used on the west wall and it is cracking and peeling. It should be removed and the surface cleaned and repainted with a porous paint. The steps to the verandah need repairs as the marble treads have developed large cracks due to subsidence and need to be stabilised and repaired. The steps have subsided compared to the verandah and needs to be assessed by a structural engineer. The curved walls on either side of the steps, are original and need to be re-pointed in lime mortar as the current concrete pointing is too strong and thick and out of character with the workmanship of the rest of the building.

The southern and eastern sides of the verandah on both the ground and first floors have French doors opening on to it. The shutters of these doors are wooden and are in original condition with numerous layers of paint. The shutters on the ground floor are in a fairly good condition but the ones on the first floor are deteriorating. Tiebacks for the shutters, especially on the ground floor are missing or loose. The front entrance door to the house is timber panelled with a large coloured glass leadlight panel. It is flanked on either side narrower glazed leadlight panels. There is a large coloured glass leadlight fanlight. The central leadlight panel of the door has original glass, except for the glass centrepiece which was replaced due to being broken, as have the lead comes. The main door has an original ornate door knob and lock, which are not functional as there is a modern door knob and lock fulfil. Thresholds for the main door and the French doors are made of slate and are original. There is delamination of the slate, and replacement of some of the thresholds is needed.



Cracked marble treads and risers of steps leading up to main entrance, 2007 (Source: OCP)



Cracks in verandah caused by sinking of front steps and parapet wall, 2007 (Source: OCP)



Timber shutters for verandah French doors, 2007 (Source: OCP)



Entrance door with lead light panels, 2007 (Source: OCP)



Delamination of slate thresholds of French doors, 2007 (Source: OCP)

The only window that opens out onto the verandah is located on the western side of the ground floor verandah and, its shutters which are the same as those for the French doors are original and in good condition. There is also a decorative rendered label moulding around the top half of the window. The window sill is made of stone and is deteriorated. The two brackets underneath the sill need repair or indenting. It is not clear whether these are stone or cast cement. If stone they have been extensively patched.



Deteriorated bracket underneath window sill, 2007 (Source: OCP)

The shingles of the glazed bay area need to be repainted and the rendered sandstone base needs to be re-pointed with lime mortar. A recently added pvc pipe - which carries drink dispensing pipes - is on the south wall of the glazed bay area. It has been crudely inserted and gaps filled with unsightly expanding urethane. This service should be rerouted more discreetly and the wall made good. The rainwater downpipe on the western face of the glazed bay area has splits in the pipe filled with foam rather than being soldered. The gutters for the skillion roof need to be cleaned as they are full of leaves and have sagged badly. A single bulb light fitting is hanging loose and needs to be attended to as it is dangerous. The steps leading down to the garden are nearly blocked by a newly constructed low height wall and lattice fence that encloses the garbage area. This should be removed or modified in the future to allow use of the stairs. Consideration should also be given in the future to relocating the garbage area as it is too close to the house and the glazed bay area.



PVC pipe along glazed bay area with urethane sealant having leaked out of gaps, 2007 (Source: OCP)



Deteriorated paint to wooden shingles on glazed bay area wall, 2007 (Source: OCP)



Skillion roof gutter sagging and full of leaves, 2007 (Source: OCP)



Garbage area located too close to steps of glazed bay area, 2007 (Source: OCP)

4.1.8 DESCRIPTION OF INTERNAL FABRIC

FIREPLACES

In 1885 the house had six fireplaces and the 1890s addition added two more. In 1952 when the house was converted into the Mosman Library five fireplaces were removed and the remaining three were sealed up and boarded. During the 1985 restoration three fireplaces were restored of which two are original (Located in Rooms A5 and B6).

CEILINGS

The original ceilings would have been lath and plaster. These have largely been replaced especially on the ground floor. They may remain on the first floor notably in the west rooms where there have been fewer alterations. This could be determined by inspecting it from inside of the roof space. It is likely that at least the main rooms had ceiling roses but it is not clear if any are original. Several were installed during the 1985 restoration. Cornices in several of the ground floor rooms were redone, with solid plaster.

The ceilings of the 1890 addition (A7) are pressed metal, generally in good condition including cornices. The location of the former chimney breasts can be seen in the pressed metal which has been patched in these areas.



*Original metal pressed ceiling,
2007 (Source: OCP)*

WALLS AND DOORS

The walls were generally solid plastered but many areas are now cement-rendered carried out in the 1952 or 1985 works phases. A painted dado was discovered in the hall (and possibly other rooms) during the 1985 works and was recreated but has now been painted over.



*Fireplace in restaurant room (A5)
restored in 1986, 2007 (Source: OCP)*



*Fireplace in first floor function room (B6)
restored in 1986, 2007 (Source: OCP)*



*Ceiling rose for ground and first floor
hallway, 2007 (Source: OCP)*

The skirtings and architraves are moulded and painted timber some of which was replaced to match existing in 1985. The original sections are identifiable by the many layers of paint. The moulding varies in the original and 1890 sections of the building.

The doors are four panelled timber and possibly originally painted. Several doors and sections of wall have been removed and replaced by large openings and some bricked up or otherwise closed, especially on the ground floor. There are several new reproduction doors especially in the rear north west wing.



Dado in staircase area as restored in 1985, currently painted over (Source: Clive Lucas, Stapleton & Partners)

REMOVED OR ADDED FEATURES

The 1952 changes that significantly affected the original fabric of the house included removal of the walls between the original dining room, study and living rooms (A5, A6, A7) on eastern side of the ground and first floor (B6, B7, B8). Internal walls between the drawing room, kitchen, and the scullery/laundry (A3, A9) on the western side of the ground floor were removed. Fortunately most of the original divisions on the western side of the first floor were maintained, although the rooms at the rear of this floor - believed to have been the servant's rooms were completely removed. The 1985 restoration rebuilt some walls and added onto the north-western corner of the house with service areas on the ground floor (A9) and toilets on the first floor (B10-B17). A new verandah was added onto the service area with a staircase leading up to the first floor to provide access to the staff toilets and the store upstairs and alternate means of egress for the first floor.

In 1952 when a staircase was added to the verandah on the eastern side of the building. This involved the removal of floorboards on the first floor. In the 1985 restoration the staircase was removed and the missing floorboards on the first floor verandah were replaced. The internal staircase has also undergone significant changes such as the removal of a part and reduction of its main landing in 1978. The part of the staircase that was removed was most likely a 1890s addition as it led off from the main staircase to the former billiards room. The door of the former billiards room has also been removed and the wall filled in. There is no conclusive documentary evidence of the changes in configuration of the stair, except for the mention of it on the Fisher Lucas restoration plans for Boronia. The conclusion in this report that these features existed has been based on a similar, existing staircase at Telopea. Changes have also been made to the ceiling in various parts of the building however there are also considerable parts which are intact.

FLOORS

The floors on both levels were originally timber joists and timber boards. They generally remain but the boards have been replaced in some areas. The extent and condition could not be assessed in detail as most floors are covered with wall to wall carpet. In the wet areas and kitchen area, the floors have either been oversheeted with fibre cement or replaced with concrete. The original (or early) timber floor is visible in the former main drawing room where it is exposed and polished.

STAIR

The main staircase is timber with the treads cut over the stringer. Each step has decorative mouldings on the stringer. The balusters have turned and square mouldings with two polished timber uprights on each tread. The handrail is polished moulded timber and there are carved newel posts on each level.

The stair has a mid-level landing just below the level of the first floor of the rear wing and continues in the opposite direction to the main first floor level. There is a separate small stair within the wall thickness to the rear wing level. The stair is lined with timber on the underside and there is a modern enclosure which is currently used for storage and housing the sound system. This poses a possible fire risk and should be checked (the enclosure maybe fire rated) and may require relocation.

SUB-FLOOR SPACE

There is a sub-floor space which extends all the way under the house. Accessible from underneath the staircase this is the area where all the services - lighting, electric, drainage and piping - are located. The parts of the sub-floor space which were accessible for examination included the space underneath the hallway, bar area, and restaurant rooms - the height of the sub-floor underneath the hallway, bar area and front part of the restaurant room is about 1m, and it decreases to 600mm at the second restaurant room and is only 300 mm underneath the floor in the faceted bay window area. This makes access to the faceted bay area particularly difficult. The space underneath the kitchen area is not accessible at all as it is walled off and has only a small opening to allow piping through. Similarly it is possible to only view the sub-space underneath the end of the hallway through a gap that exists between the bottom of the joist and the top of the wall. The soil is higher than the rest although it is difficult to determine this definitively.

The parts of the walls of the sub-floor space which are original are made of sandstock bricks - these include the perimeter walls underneath the bar and restaurant rooms, and the internal walls that support the floor of the hallway. The internal walls underneath the hallway which also take the load of the bearers have a distinctive detail - the two walls, unlike the rest, are corbelled, a detail adopted most probably to provide support to the bearers. The floor of the bar area is supported internally by a system of



Original timber floorboards as seen in the hallway, 2007 (Source: OCP)



View of ground floor hallway and staircase, 2007 (Source: OCP)



Sub-floor corbelled internal wall detail, 2007 (Source: OCP)

bearers which are supported mid span on three brick piers as is the floor of the restaurant room area. The floor throughout is supported by a system that includes sandstone plinths and wooden bearers placed on the perimeter and hallway walls, which in turn support the joists and the floorboards. The sandstone plinths run all around the eastern and southern sides of the building while the wooden bearer runs along the side of the 1910 glazed bay window area. The damp proof course employed in the case of most of the walls is of slate slabs and grout. It is not clear if this is original as the grout appears modern. The wall on the side of the glazed bay area has a damp proof course made of bitumen sheets which also double up as termite caps. Most of the floor is wooden floorboards, excepted in the area directly under the bar which has fibre-cement flooring.

The walls underneath the fireplaces in the bar area and restaurant rooms are made of sandstock bricks. The walls underneath the fireplace that existed between the restaurant room and the faceted bay window area is made of sandstock bricks on the side of the restaurant room and hard pressed bricks on the faceted bay window side. There is a wall made of modern bricks underneath the dumb-waiter in the kitchen area. The main pipes in the sub-floor space include a thick and flexible black rubber coated drink dispensing pipe. This pipe leads up into the bar area, the kitchen area and out through the fireplace wall in the bar area. There is a copper gas pipe which runs across from the bar area fireplace, to through the hallway and into the restaurant area space. There are a number of PVC waste water, sewage and water pipes that can be seen partly encased in concrete in the kitchen area.

4.1.9 CONDITION OF INTERNAL FABRIC

Internally Boronia has been generally maintained. Defects include the glazed bay window area, which was built in 1910 which seems to be leaning away from the main structure of the house. Structural repair was carried out to this foundation in 1979 and it is not clear whether the room is now stable or whether subsidence continues. This needs to be reassessed by an engineer for continuing movement. There is some falling and lateral damp. This has been caused by poor flashing to the adjoining flat roof under the rear first floor deck and by the downpipe which is located near this which is quite visibly blocked, probably by the roots of the cypress tree next to it. Dampness has also developed underneath the coloured glass leadlight staircase window, which has been caused by a combination of failure of the sill flashing and from the adjacent external roof. This roof needs to have major repairs to the cladding, drainage and flashings so that water does not cause damp. The deck over needs to be removed to do this.



Sub-floor, damaged drink dispensing pipe, 2007 (Source: OCP)



Glazed bay area subsidence problems causing gaps to develop in window and door frames, 2007 (Source: OCP)



Dampness in NW corner of faceted bay window area, 2007 (Source: OCP)

There are heaters used inside the house which are unflued gas heaters and this needs to be examined as this does not meet BCA standards of fire safety. chimneys may be able to be used as flues. Boronia does not have equitable access - it neither has a lift nor a ramp that would allow for disabled access to the ground or first floor of the house nor to the toilets on the mezzanine level. There is no disabled toilet.

4.1.10 PHYSICAL ASSESSMENT OF INDIVIDUAL LEVELS

SUB-FLOOR

In the sub-floor space the thick black pipe has eroded away in parts and is leaking and it is important that is looked at immediately before it causes any serious damage or health risk. There is a lot of rubble from previous demolitions and this needs to be removed or else it will cause an increase in dampness in the sub-floor and this will be detrimental for the building. Ventilation is reasonable but poor under the rear hall and kitchen wing. In any major work it should be improved.



*Eroded drink dispensing pipe, 2007
(Source: OCP)*

GROUND FLOOR

The present bar area (A3) has a number of features that are intact. The French doors and window, leading out onto the verandah are in original condition, although the locks installed on these doors seem to be later additions. Compatible brass brackets with curtain rods are fitted to the door and window frames. The ceiling in this part of the house is made of lath and plaster, and has an acanthus leaf rosette in the centre. It is in its original condition although a few cracks have appeared. A fireplace has been rebuilt in this area at the same location as the original.



French doors leading out to verandah with compatible brass brackets and curtain rods, 2007 (Source: OCP)

In the conservatory (A4) there are the slight gaps between the top of the windows and the frames. The windows are original, as is the one door leading down to the garden. Stained glass leadlight highlights over the top of the windows are in good condition. The flooring of this area is made of tessellated, encaustic tiles. Some of the tiles on the border are new, the rest are original. A number of the tiles are broken and the mortar is worn out between them.

The floors, ceiling and main entrance door of the hall (A2) leading into the house are largely intact. The wooden floor boards are original throughout the hall except at the rear. The floorboards in the area are new - they have a different polish and are laid in a direction perpendicular to the direction of the original floorboards. There is some damp in a wall at the end of the hall, most likely caused by kitchen sinks behind it.

The ceiling with its detailed cornice and acanthus leaf rose is original and is in good condition. The main entrance is in good condition, but the central leadlight panel is loose as the wires that are soldered onto the comes are broken and need to be resoldered and tied to the saddle bars on the inside of door to



Fireplace in bar area restored in 1986, 2007 (Source: OCP)

stabilise the panel. A fire safety panel has been added to the hall behind the main entrance door and it has been incorporated well with the existing fabric. The staircase is largely in its original and in good condition, although some of the treads have cracks on the sides that need to be repaired. Painting of the staircases is needed as is the polishing of its handrail.

The restaurant area on the ground floor, which occupies the eastern side of the building, has a new ceiling although the 1890s addition (A7) has an original metal pressed ceiling. An original fireplace in this area (A5) has been restored during the 1985 restoration work. Dampness has developed in the north-western corner of the 1890s addition as previously noted.

The kitchen area (A9) which was upgraded substantially during the 1985 needs painting and cleaning. Windows and window hoods on the west wall need repair.

MEZZANINE FLOOR

This floor is a recent addition to the building - it has two stores (B10, B17) and toilets (B12, B14, B15, B16) that serve the whole building. As this is a new part of the building there are very few problems with it other than painting, cleaning, and replacement of tap and cistern washers.

FIRST FLOOR

The first floor of Boronia has a kitchen (B4) and office (B3) on the western side of the building. This area was changed extensively during the 1985 restoration and needs painting and cleaning. The function room areas on the eastern side comprise of the 1890s faceted bay window area (B8), and the original rooms (B6, B7). While the ceiling in the 1885 part is new, there are a number of original features - these include all doors and windows and the ceiling in the 1890s faceted bay window area, as well as the restored fireplace on the east wall. There is a new door providing egress onto the fire-escape at the back of the building. Overall this area is in good condition except for a problem of dampness in the wall underneath the eastern facing bay window probably due to failed sill flashings.

The fire-escape and staircase (B18) that leads out to the back of the house via the lattice covered verandah are in need of urgent repair. The staircase and landing need to be assessed by a structural engineer for structural safety and stability. There is wet and dry rot on the landing and in parts of the balustrade. There is a broken balustrade to the staircase landing, which also acts as the fire-escape egress area, at the first floor level. The horizontal railing to the balustrade is non-complying.

ROOF LEVEL

The hipped roofs over the 1885 and 1890s part of the building are in fair condition. The roof has not been inspected from inside but the roof planes are even and no sagging was observed



*Cracks in treads of staircase, 2007
(Source: OCP)*



*Ground floor restaurant rooms looking towards faceted bay window area, 2007
(Source: OCP)*



Main kitchen ground floor, 2007 (Source: OCP)



First floor function rooms, 2007 (Source: OCP)

indicating the timber structure is sound. At a number of places the slates have dislodged and some have also fallen off. In addition the metal roof of the verandah has developed a number of leaks and the paint is peeling off at a number of places on the underside of the roof. The slate roof and lead hips need repair urgently to minimise water damage to the interior and sections of the verandah roof need repair or replacement.

4.2 GARDEN AND RESERVOIR PARK DESCRIPTION AND CONDITION

4.2.1 DESCRIPTION OF VEGETATION AND GROUNDS

BORONIA'S GARDEN

Boronia was originally set within a formal, *Gardenesque* style, Victorian period garden, similar to the garden of its twin villa Telopea. The garden contains some original characteristic Victorian features such as the circular carriage loop enclosing the central circular garden bed and the stone front boundary fence topped with decorative cast iron panels. The garden beds marking the set down area at the base of the steps up to the front door are defined by curved ends typical of the *Gardenesque* style rather than, the sharply pointed ends typical of other garden design fashions of the Victorian era.

The gardens contain a variety of plants typical of a large Victorian garden such as that of Boronia: large feature trees such as the *Magnolia grandiflora* (Bull Bay), nostalgic English trees such as the Oak (*Quercus robur*) and vividly colourful combinations such as the red flowering Australian native Illawarra Flame Tree (*Brachychiton acerifolius*) and purple flowering exotic Jacaranda (*Jacaranda mimosifolia*) flower together in November each year, are all present in the Boronia's front and side gardens.

The large shrubs growing in the west boundary area such as Indian Hawthorn (*Raphiolepis indica*) and the Australian native Shell Ginger *Alpinia zedumbert* and some of the shrubs planted in the verandah beds such as Indica Azaleas (*Azalea indica* 'Alba Magna', a large, single flowering sun-tolerant Azalea) and Gardenias were also commonly found in Victorian gardens.



Staircase and landing of lattice covered verandah, 2007 (Source:OCP)



Metal roof of verandah has leaks and peeling paint, 2007 (Source:OCP)



Boronia's Gardenesque style Victorian garden with central carriage loop, 2007 (Source: Gina Plate)

Stone boundary fence topped with decorative cast iron panels, 2007 (Source:Gina Plate)

Some of the trees and shrubs now growing at Boronia represent more recent twentieth century fashions which detract from the general Victorian 'feel' of the garden. Examples of this are the Lemon Scented Gums in prominent locations on each side of the centrally located front gates, the Lilly Pilly hedge inside the front fence and the individual Lilly Pilly plants. Also recent are modern cultivars such as the pink flowering May Bush (*Spirea blumalda* 'Anthony Waterer'), in the verandah beds and the large, over mature *Murraya paniculata* (Mock Orange) growing in the western bed located between the circular driveway and Boronia, and the orange flowering modern Hibiscus growing against the wall of Hotel Mosman. The formal Box hedges (*Buxus* species) used as edging for the carriage loops central circular bed has also been part of a recent trend, since the 1980s, in Australian gardening.

There are two types of paving material used in Boronia's garden:

- Pink-tinted bitumen has been used in the most recent garden refurbishment to pave the circular carriage loop and on the path leading to the rear on the east side of the house from half way along the east-side front path.
- Bush stone set in a 'crazy pattern': This paving abuts the top of the driveway, continues around the west side of the house to the base of the stone steps leading from the bay window and extends part-way along the front of the house until it meets the pink-tinted bitumen path that leads to the south east corner of the house and continues along the east side to the rear driveway.

The conjunction between the two very different material types looks strange, partly due to the pink colour of the bitumen which emphasises the contrast and is not typically Victorian.

RESERVOIR PARK

Reservoir Park was designed as a landscaped garden to provide much needed public open space for the Spit Junction area of Mosman. The eastern section of the park is a paved forecourt that fronts onto Brady Street. A path edged with seating leads through a pleasant tree-lined avenue to the central section of the park in which there are two pseudo-heritage gazebos set on a cross-axis and located near a gate that allows access to and from Bridlewood gardens, the adjoining property. This central tree-lined pathway is a gravel-topped bitumen path. A modern pergola and memorial-plaque wall made of manufactured sandstone are in the western section of the park - a roughly circular open space area edged with garden beds containing modern plants and hedging using species such as 'Carpet Roses'.

The Park is partially on the former Mosman Reservoir site and its western section covers part of Boronia's formerly extensive rear garden. The reservoir is commemorated in the park with the



Lemon Scented Gums representing more recent trends of planting, 2007 (Source: Gina Plate)



Pink-tinted bitumen used in circular carriage loop in sharp contrast to the bush stone crazy pattern paving. 2007 (Source: Gina Plate)



Reservoir Park - central tree lined avenue with seating, 2007 (Source: Gina Plate)



Reservoir Park - gazebos, pergola and memorial-plaque wall, 2007 (Source: Gina Plate)

sculpture-like industrial remnant from the reservoir works that is located on the entry forecourt. However there has been no attempt in terms of the design of the Park to relate to Boronia and there is no acknowledgment of the previous history of this as a large rear garden and service yard of wealthy families from the late nineteenth and early to mid twentieth centuries.

The planting in Reservoir Park is representative of contemporary popular plant fashion. These include trees such as Manchurian Pears (*Pyrus ussuriensis*) and modern 'Carpet' roses. Some older fashion plants such as *Viburnum tinus* and *Xylosma senticosum* have also been planted along with an incongruous collection of the Australian native strap-leafed plant, *Dianella*.

CISTERN

When Boronia was built there was no town water. Water would have been collected on site. There are some references to an underground cistern or water tank on site however the location has not been identified. In recent years poor stormwater disposal has led to water not being piped away from the building and contributing to subsidence and rising damp. The stormwater drainage needs to be traced and the location of any cistern identified, and the system upgraded to better direct water away from the building.



Overmature Fastigate conifers growing near rear bay windows, 2007 (Source: Gina Plate)

4.2.2 CONDITION OF VEGETATION AND GROUNDS

There are currently four trees and a palm growing too close to Boronia House that should be removed or relocated. The two fastigate conifers growing under the eaves, one each side of the building's east side and rear bay windows are over-mature specimens: two have bare and/or waywardly leaning upper branches and are past their prime, all three are blocking or will soon block the windows they are growing beside and it is possible they are blocking or will block wall air vents. The *Ficus benjamina* growing beside the steps up to the east side verandah is a tree from tropical Asia, and was probably recently transplanted from a pot, having been previously used as an indoor room decoration (it was not growing in that bed when photos were taken during a site visit in October 2007). This weeping fig can grow into a tree 15m (50ft) high and with a much greater spread.



Bangalow Palm growing in SE verandah corner bed, 2007 (Source: Gina Plate)

The Bangalow Palm (*Archontophoenix cunninghamiana*), a palm native to Australia growing in the verandah bed on the SE corner of the house is a species favoured by gardeners of the Victorian era. This specimen is too young to have been planted in Victorian times. The Shell Ginger (*Alpinia zerumbet*), a large clump of which is growing near the west boundary fence is another sub-tropical species like the Bangalow Palm and these two species were often grown together in Victorian gardens.

There are two large Camphor Laurels (*Cinnamomum camphora*) growing in the front garden of Boronia and these trees are fitting in terms of their relative scale to the garden and are also shade-giving. Unfortunately the Camphor Laurels have grown in a rather haphazard and destructive way - one has grown millimetres from



The Camphor Laurel growing in front part of garden jamming into fence and causing it to lean, 2007 (Source: Gina Plate)

the west wall of The Mosman Hotel and the other is jammed into the corner where the Military Road stone boundary fence meets the site's western boundary fence, causing the fence to lean forward. It is likely both these trees have grown from bird-dropped seedlings. There is a magnificent *Magnolia grandiflora* growing in the front lawn where it appears to have been specifically and consciously planted for maximum effect as a solitary feature tree.

There are several other trees (possibly too many) in the vicinity of the front fence Camphor Laurel. These trees would grow more vigorously without the Camphor Laurel's competing roots and shade and their form might improve: a nearby Jacaranda is a poor specimen that might benefit particularly.

The row of Lemon Scented Gums (*Eucalyptus citriodora*) growing inside the front fence are shown as youngish (judging by the dimensions of their canopies) existing trees on Lanscan's 1995 Landscape Concept Plan for Reservoir 'Community Park'. These trees, three on the west side of the front gates and a double-trunk specimen on the east side of the front gate frame the view of Boronia House when it is viewed from the opposite side of Military Road.

RESERVOIR PARK

There are a number of aspects of Reservoir Park which are a matter of concern. At a design level the planting scheme of the Park lacks a sense of cohesion and does not connect in any way with the Boronia's plantings. At a physical level the Park has the following problems:

There is a dead *Melaleuca armillaris* (Bracelet Honey Myrtle) tree in the bed behind the Reservoir Park Memorial Wall. There are bare patches in the large grassed/free play area. There are also several desire lines across the grass made by pedestrians going to and from the gate between Brindlewood Gardens and the Mosman commercial area across the park. The remnant Eucalypt (*Eucalyptus botryoides*) near the gazebos and the mature conifer in the western section of the Park require on-going maintenance (appropriate decompaction, fertilising and adequate watering) to ensure their long term health and vigour.

The central pathway leading into the Park requires attention and stabilisation as much of the gravel has been scuffed off the bitumen and this could easily cause pedestrians to slip and fall on the loose gravel. The gravel is also clogging a grated drain in the vicinity of the gazebos.

There are also safety related issues with the Park as a number of its light fittings are broken and these need to be repaired or replaced with a vandal-proof style of lighting fixture. In addition there are matters of littering such as cigarette butts on the ground especially around the gazebos. These issues need addressing if the park is to function fully and successfully as an aesthetically desirable and safe community facility.



The *Magnolia grandiflora* growing in the front lawn, 2007 (Source: Gina Plate)



The row of Lemon Scented Gums framing view of Boronia House, 2007 (Source: Gina Plate)



Reservoir Park - bare patches in grassed areas, 2007 (Source: Gina Plate)



Reservoir Park - broken light fittings, 2007 (Source: Gina Plate)

4.3 BUILDING EVOLUTION

4.3.1 PHASES OF DEVELOPMENT

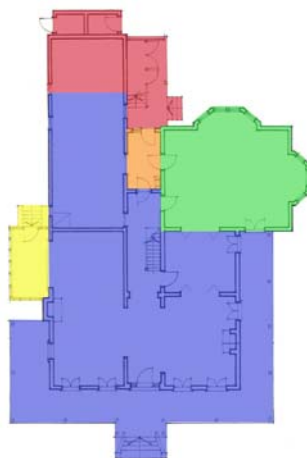
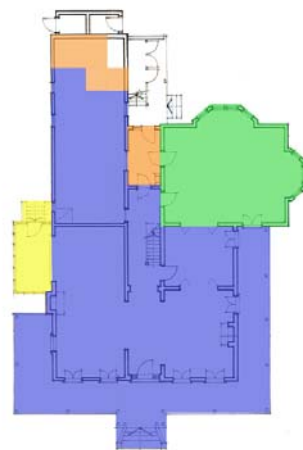
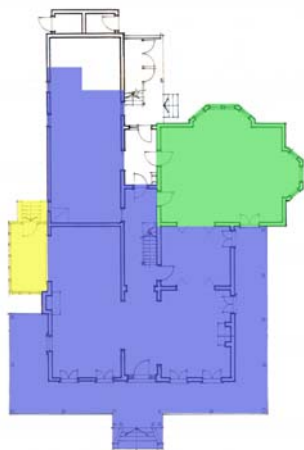
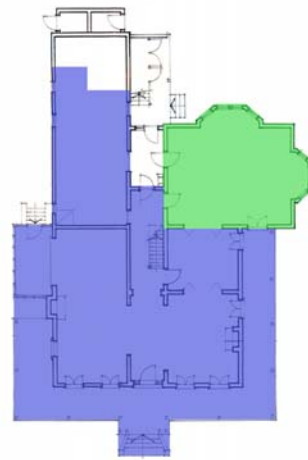
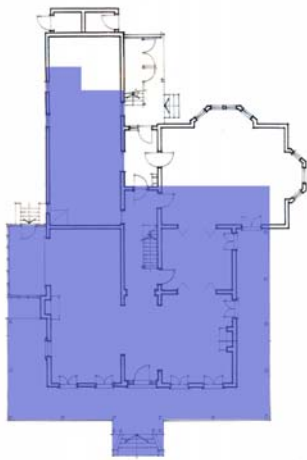
Boronia since the time of its construction by the Keareys, represents an interesting layering of uses, ownership patterns and changes to external as well as internal fabric. This section synthesises the historical analysis and physical evidence sections of the report to reflect upon the various stages of development that Boronia has undergone. The scarcity of documentary evidence, especially early plans and photographs, relating to Boronia have made it necessary to draw interpretations from a number of more contemporary sources such as plans and schedule of works prepared for conservation works by Fisher Lucas Architects in 1977 and 1987, and by Redding Professional Consultants Pty Limited in 1979. The 1977 drawings include a measured drawing with an accurate plan of the building as it existed at that time, that is, as Mosman Library. Another sheet of these 1977 drawings is a sketch plan for the restoration of the building to its assumed original configuration. The 1987 Fisher Lucas plan is a phases of development plan indicating the date of building fabric in the place. (See Appendix A for copies of relevant plans and drawings).

Comparisons have also been made to the original internal fabric of Telopea that has been removed or altered in Boronia. There are several identifiable phases of development in Boronia, beginning with the Kearey Era (1885-1896), followed by the ownership by the Godwin family (1896-1952), after which the house was owned by the Mosman Council who used the premises for the Mosman Library (1952-1978), and then it was leased by the Council to Campaign Palace (1978-1985). The last phase of development is Boronia's current use as a function centre. The phases are shown in the plans over. It should be noted that all references to internal spaces have been kept consistent and according to current uses of these spaces.

Below: Clive Lucas and Partners, Floor Plans showing phases of development, 1987 (Source: Mosman Council)



GROUND FLOOR PLAN - PHASES OF DEVELOPMENT

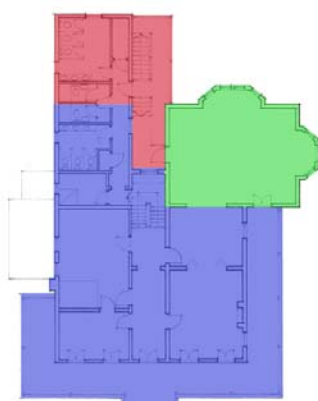
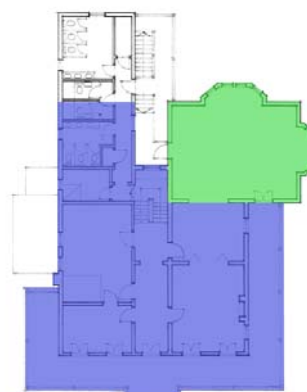
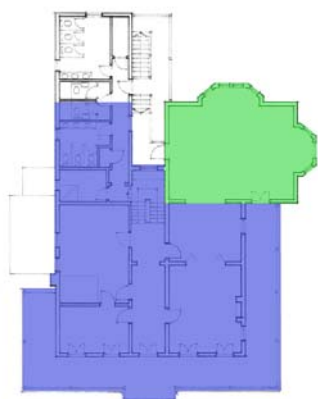
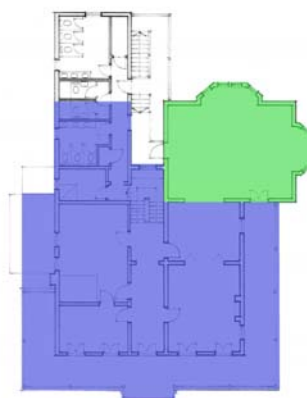
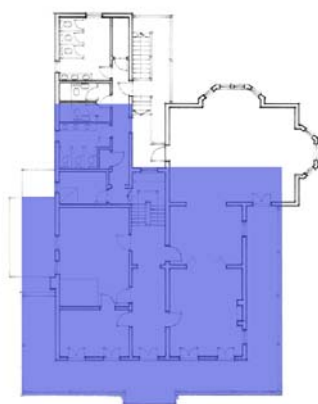


KEY:

- 1885
- c.1890
- c.1920
- 1952
- 1985

Note: Drawings show development of building areas and not individual elements.

FIRST FLOOR PLAN - PHASES OF DEVELOPMENT

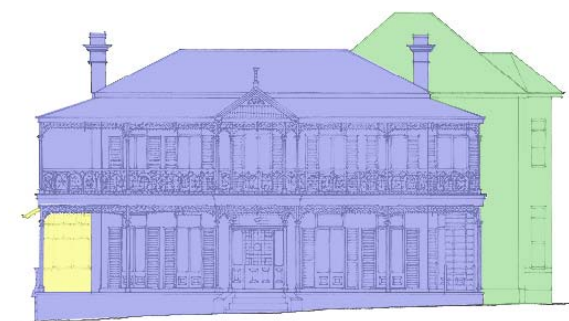


KEY:

- 1885
- c.1890
- c.1920
- 1952
- 1985

Note: Drawings show development of building areas and not individual elements.

2008 ELEVATIONS INDICATING PHASES OF DEVELOPMENT



SOUTH



EAST



NORTH



WEST

KEY:

- 1885
- c.1890
- c.1920
- 1952
- 1985

4.3.2 THE KEAREY ERA

The original 1885 part of Boronia was constructed during the Kearey era. It has been suggested that the two storey faceted bay window area of the house (A7, B8) was added on in the late 1890s (NSW Heritage Office, and, Barripp, 1983). However a 1902 Subdivision Plan for the Brady Street Estate indicates otherwise, as the footprints of Boronia and Telopea as shown on this plan show the 1885 part of the house with the verandahs wrapped around on all four sides of the house. This makes it difficult to ascertain when the faceted bay window area was built, and by whom. Telopea next door also has a two-storeyed faceted bay window area addition, which is slightly different with the chimney on the north external wall. Since the Keareys had built Boronia and Telopea together and the houses were identical in terms of layout, plan and external appearance it seems logical to conclude that the additions were made by the Keareys. However the Keareys sold both the houses in 1896 to different owners and the subdivision plan places the date of these additions to a time beyond the occupation of the house by the Keareys. Therefore it seems that this part of the building is either an addition made by the Keareys or is not an addition at all, but part of the original 1885 building. To achieve a clearer understanding of this phase of development, it would be necessary to conduct a further investigation of the sub-floor level and the ceiling of this part of Boronia.



1913 Photograph of Boronia - note that there is no external staircase (Source: Mosman Library)

4.3.3 THE GODWIN ERA

In the time period when the ownership of Boronia passed into the hands of the Godwin family the house underwent a small but significant change. In 1910 a single-storeyed glazed bay or conservatory was added to the house (A4) by removing part of the western wall of the current bar area. The profile of the building now included the original 1885 building, the 1896 faceted bay window addition and the glazed bay area. While the building was mostly two-storeyed, the glazed bay area and the rear part of the kitchen were single-storeyed.

4.3.4 THE MOSMAN LIBRARY ERA

Boronia was taken over by the Mosman Council in 1952 and was converted in the Mosman Library shortly thereafter. Harold Mee was the architect commissioned to carry out the extensive conversion. Considerable alterations were made to the internal fabric of the house, with a few changes made to the roof of the kitchen area. Although there are no plans or internal photographs that show the changes in the building during its time-period as a library, the changes are indicated on later plans, measured drawings and schedule of works for the restoration of the house, as prepared by Fisher Lucas Architects in 1977, 1985 and 1987 and by Redding Professional Consultants Pty Limited in 1979.



1952 Photograph of Boronia - note that there is an external staircase in the far right corner of the photograph; also the circular carriage loop has no box hedges around it (Source: Mosman Library)

Some early photographs that show the outside of the northern side, of the building during the 1950s have also been considered. Photographs from 1983, 1984 and 1985 have also been referred to in conjunction with the restoration measured drawings and schedule of works.

The restoration measures suggested by Fisher Lucas recommended the rebuilding of walls indicating that walls between various rooms in the house had been demolished. On the ground floor the walls were removed so as to create a continuous space for the stacks. Walls removed included the wall between the bar and the kitchen (A3, A9), and the walls that separated the existing restaurant rooms on the east side of the building (A5, A6, A7). Similarly on the first floor the walls between the current function rooms (B6, B7, B8) were demolished as were the walls between the present office (B3) and servery (B4). As noted in the measured drawings prepared by Fisher Lucas in 1977 there were no walls on the ground floor between the eastern wall of the kitchen and the facing western wall of the faceted bay area (A8), which was in effect one large area that connected the two book stack areas on either sides. However their accompanying proposal to rebuild these walls and demolish the connection between the two rooms indicates they believed that these walls did in fact exist originally as external walls to the eastern side of the kitchen and the western side of the faceted bay area. If this was the case then it is also possible to deduce that the hallway was extended all the way to edge of the faceted bay area in the Mosman Library phase.

From the Fisher Lucas documents it is also possible to conclude that there were a number of fireplaces in the original house. One of the recommendations of Fisher Lucas was to construct and fit chimney breasts and chimneypieces on each side of the walls that divided the faceted bay area and the rest of the function and restaurant room areas. This suggests that there were most probably two fireplaces placed back to back on the wall that divided the faceted bay area (between A6 and A7) and the rest of the restaurant rooms area on the ground floor and there were similarly two more fireplaces, at the same location directly above on the first floor (between B7 and B8). Therefore it would be possible to interpret that with the removal of this common wall between the faceted bay area and function and restaurant rooms, the four fireplaces and the chimney that was connected to these were removed completely. Physical evidence supports this with the foundation of the hearths remaining in the sub-floor space and the pressed metal ceilings having patches indicating the size and location of the chimney breasts.

Similarly the removal of walls in the kitchen also involved the removal of a fireplace on the ground floor and a chimney flue on the first floor. The possibility that a fireplace may have existed in the kitchen area is corroborated by Fisher Lucas's recommendation to rebuild the walls and the chimney breast in the area, and rebuild the chimney flue that would have passed



Boronia in 1952- note external staircase added during this time period (Source: Mosman Library)



1986 Restoration work photograph which verifies that a fireplace in the current bar area (A3) was sealed up at the time Boronia was occupied by Mosman Library (Source: Clive Lucas Stapleton)



1986 Restoration work photograph with one of the two fireplaces that were retained during the time Boronia was occupied by Mosman Library (Source: Clive Lucas Stapleton)

through the current toilets. The only fireplaces that were retained were the ones in the restaurant area (A5) and the one in the eastern wall of the function rooms (B6), as the work prescribed for these two fireplaces by Fisher Lucas was to repair and maintain the chimneypieces of these two fireplaces indicating that they are original fabric.

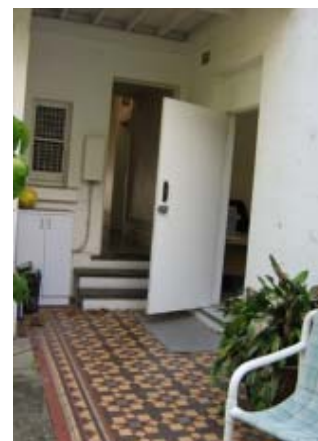
The part of the building that underwent significant changes internally and externally was the kitchen (A9). It appears that in the Mosman Library phase the floor in this area was brought up to the same level as the rest of the house by covering the original paved floor with a new timber floor. The proposal by Fisher Lucas to remove the timber floor and uncover the original paved floor underneath, confirms the flooring addition made by the Mosman Library to this part of the house. However it is not certain that the floor was originally lower than the rest of the house and was changed by the Library. One way to ascertain this would be to examine the sub-floor of the house underneath the kitchen. An observable change that affected both the internal and external fabric of the kitchen area was the introduction of 6 high level louvred windows to the western wall, which was most probably done to increase the amount of light to the stacks area and to allow book shelves to continue under the windows. However it would appear that there were originally only 2 windows in this part of the house, as has been indicated by Fisher Lucas who proposed filling in the whole wall and building 2 new windows.

Changes were also made to ceilings in a number of rooms. According to Fisher Lucas new ceiling roses were to be fitted to the ceilings of the original drawing room, dining room, study, and bedrooms 2, 3, 4 and 5, which coincides with the bar area, restaurant and function areas, excluding the faceted bay window areas. This indicates that this ceiling feature was either removed or was in a state of disrepair in these rooms. During the time that the Mosman Library was operational, most of the floors in the house, including the stairway, were carpeted and as the suggestion by Fisher Lucas was to remove the carpets and polish the floors, it is possible to interpret that the original were timber floors remained. It was also indicated that the kitchen area has original paved floors underneath the timber floors, which were to be removed according to the schedule of works by Fisher Lucas however this did not happen.

The most obtrusive addition made to Boronia at the time of the Mosman Library was the staircase that was added to the eastern side of the verandah. Photographs from 1952 show the existence of this staircase. This was an external staircase which was installed to serve as a fire exit for the first floor. However the fact that in both the schedule of works of Fisher Lucas and Redding Consultants the removal of stairs and restoration of balcony floors has been considered as integral part of the restoration of the house indicates that the staircase was not original.



1986 Restoration work photograph which indicates that the floor of the rear wing of Boronia was raised up at the time it was occupied by Mosman Library (Source: Clive Lucas Stapleton)



The rear of Telopea as seen today, which shows that the rear wing in Telopea was at a lower level than the rest of the house - which suggests that the same was the case for Boronia before changes were made to it during the Mosman Library phase, 2007 (Source: OCP)



Boronia at the time of the Mosman Library - note external staircase, 1960 (Source: Mosman Library)

Furthermore it also appears that the original internal staircase in Boronia was changed substantially during this time period. The 1977 Fisher Lucas sketch plans, and comparison with Telopea next door, indicate that in the original plan before 1952, the main staircase had an additional flight of steps from the mid-level landing to the faceted bay area on the first floor (B8). Like in Telopea, these steps led up to a door into the faceted bay area. Therefore it would appear that during the establishment of the Library, the additional flight of steps were removed and the overall size of the landing was reduced, and the door was removed and the doorway was filled in.

There is also some speculation about a possible set of internal stairs that led up directly from the current kitchen area to the toilet areas. The measured drawings of the house prepared by Fisher Lucas at the time of the Library do not show any sign of a staircase in this area of the house. But the sketch plans and schedule of works also prepared by Fisher Lucas proposed rebuilding of this internal staircase, presumably removed for the library. Furthermore the suggestion by Fisher Lucas to block the door leading from this area on the first floor to the main stair and access this area from the ground floor through the rear staircase indicates that this could have been the way that this area was originally configured. This is consistent with the rear wing being a service area used by servants. The upstairs room would have been a maids bedroom accessed only from the kitchen and separated and at lower level from the main house. Other smaller changes, which were pointed out in the Fisher Lucas schedule of works as being additions, included the picture rails that had been introduced to the function room area on the first floor, the kitchen sink and kitchen fittings were added to the servery area and toilets area on the first floor.



Boronia at the time of the Mosman Library - note external staircase, 1963 (Source: Mosman Library)



Telopea - internal staircase of Telopea which shows that the main staircase has additional flight of steps from mid-level - it has been suggested that Boronia might have also had a similar staircase which was changed over time most probably during the Mosman Library phase, 2007 (Source: OCP)

4.3.5 THE CAMPAIGN PALACE ERA

In 1979 Boronia was leased to the Campaign Palace by Mosman Council. The Campaign Palace as the new lessees undertook some restoration work for the inside of the building, while the restoration of exterior was the responsibility of the Mosman Council. Redding Professional Consultants Pty Limited were hired by Campaign Palace, and were later also approached by Mosman Council to carry out repair and restoration work to the interior and exteriors of the building.

The interior work carried out by Redding Consultants, according to their sketch design plans and elevations, included restoring the wall on the ground floor between the faceted bay area and the 1952 extended hallway. A door leading out onto the eastern side verandah on the ground floor was removed and filled up, and the wall rebuilt. Another door between the hallway on the ground floor and the bar, which was part of the original plan of the house, was also removed and bricked up. Panelled doors were introduced on the ground floor between the faceted bay

area and the adjoining restaurant room, and between the faceted bay area and function room, as well as in between the function rooms on the first floor.

External changes that were made included replacing the flat roofs over the kitchen and store area with Versacor box-rib sheeting. The slate on the roofs over the rest of the house were fixed or replaced wherever needed. The coloured glass leadlight panels on either sides of the main door were replaced, as was the central portion of the coloured glass leadlight panel of the main door. Work was also carried out on the glazed bay area - the wooden shingles on the bay wall were replaced as was the skillion roof. The windows in the faceted bay areas on the ground and first floors, and a window in the toilet area on the first floor were weather-sealed. Gutters, downpipes, flashings and capping were also replaced and repaired wherever necessary. Structural repair work was carried out to the foundation of the glazed bay area and to the balcony corner that faces the bay area.

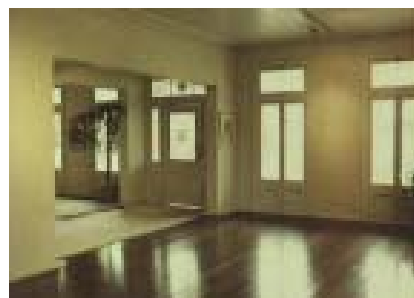
However there were proposals put forward by Redding Consultants which were not carried through. These included restoration of an original northern wall in the kitchen and the removal of another door between the western wall of the restaurant rooms and the hallway. Similarly the proposal to remove the external staircase was not carried through as the staircase continued to be part of the building until 1986. There was also a suggestion to reinstate the chimneys, as well as to alter the windows to the kitchen area on the ground floor and the toilet areas upstairs which did not proceed.

4.3.6 THE RESTAURANT ERA

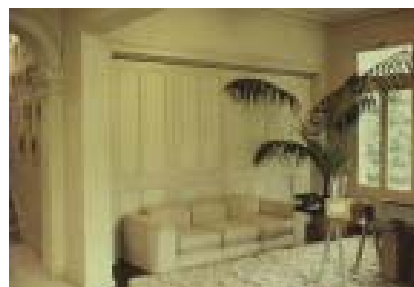
In 1985 the lease of Boronia was taken over by Stollznow and Brukarz, and they hired Clive Lucas, Stapleton and Partners to undertake further conservation work on Boronia. A significant addition made by Clive Lucas was the extension of the first floor, over the kitchen block on the ground floor. The extension includes the current toilet and store area on the first floor. Another addition was the two-storeyed verandah with stairs, that abuts the kitchen area, serving both as a service entrance to the kitchen, toilet and store areas and as an egress for the rear part of the building. The 6 louvred windows that lined the western side of the kitchen were removed and blocked up, and two double hung timber windows were introduced in their place, while 1 window on the eastern side was retained and a door was introduced to provide access to the kitchen. Similarly on the first floor 2 windows to the western side, 1 to the southern side and 1 to the eastern side were introduced and a door was added above the kitchen door. Therefore the north-eastern part of the building underwent major changes to accommodate the service areas of a restaurant kitchen, toilets, and store area.



Proposal to remove external staircase were not carried through, 1984 (Source: Mosman Library)



Current bar area showing extent of internal wall removed from side of hallway, 1984 (Source: Mosman Library)



Current restaurant area with panelled doors that were introduced at this time, 1984 (Source: Mosman Library)



Glazed bay area with floorboards covering 1910 tiles, 1984 (Source: Mosman Library)

It was also during this stage of restoration that the external staircase on the eastern side of the verandah was removed and the floorboards in the balcony were replaced. Other restoration work included removing floorboards in the glazed bay area so as to reveal the 1910 original tiled floor, part of which was reconstructed - namely the tiles on the periphery. On the first floor a modern glazed wooden door in the hallway was removed and an arch was constructed in its place, which was similar to the one at the same position on the ground floor. A number of walls were reconstructed - these included the northern wall between the bar and kitchen area, the eastern wall between the bar and hall and the western wall between the restaurant rooms and the hall. Extensive work was also carried out to the interior spaces with architraves, cornices and skirting boards being reconstructed at places where they were missing. Two fireplaces were restored and one was reconstructed. The internal and external colour schemes that were introduced at this time are similar to the present colour scheme. The white colour scheme for the external walls was replaced with a cream colour, and the verandah columns and cast iron panels were painted dark red and green. The dado was recreated internally but has now been painted over.

A few small external changes were made to Boronia during the late 1980s and early 1990s. In 1986 a new fence was erected between Telopea and Boronia - a move that was sought by the owner of Telopea and which was approved by Mosman Council which also agreed to pay half the amount for erecting the fence. This replaced the then existing timber paling fence which was in a poor condition. This is assumed to be the current fence which is stone and continuous from the street to the building which is on the Telopea/ Boronia boundary. In 1990 a galvanised steel pole with aluminium sign box, and acrylic sign, advertising Boronia as a restaurant, bar and function facility, was erected at 1m from the south eastern corner of the main gate off Military Road. The development application made by Stollznov and Brukarz was approved by Mosman Council who fixed the dimensions of the structure at 6.5m height for the pole and 2.2m length x 1.5m height for the sign. In 1997 another external addition was made after a development application with drawings produced by Noel Bell Ridley Smith, as approved by Council. This included the construction of a new masonry bin enclosure to the west of the building and a lattice enclosure for the verandah next to the kitchen.

In the same year the leaseholder for Boronia changed, and its new lessee Bruno Giagu renamed the restaurant Fiorentino's and undertook more work. Project Control Group Pty. Ltd, was responsible for the architectural drawings and work, and the landscaping was undertaken by Landscan Pty. Ltd. The work involved painting of the verandah columns and filigree screens, the masonry walls and the French door shutters. Internal changes partial demolition of the wall between the bar and hall and the wall between the restaurant rooms and the hall, which



1986 Restoration work photograph showing the building of the rear wing of Boronia (Source: Clive Lucas Stapleton)



1986 Restoration work photograph showing the removal of the 6 louvered windows and reconstruction of 4 double hung windows to the west side of the rear wing of Boronia (Source: Clive Lucas Stapleton)



1986 Photograph taken at time of restoration work shows that the external staircase was still part of the building (Source: Clive Lucas Stapleton)



1986 Post restoration - the external staircase has been removed (Source: Clive Lucas Stapleton)

had been reconstructed by Clive Lucas in 1985. The proposal to put in a glass wall or a series of glass doors between the restaurant rooms and the hall does not seem to have been carried through. Two reconstituted stone urns were installed at the entrance steps to the building but a reconstituted stone fountain urn in the centre of the circular green garden area was not.

From the late 1990s onwards there have been very few changes made to Boronia. In 1998 the leadlight panel in the front door was removed and redone. In 1999 work was carried out on the balcony, following a structural inspection by Gardiner Willis and Associates Pty. Ltd. Cracked and split floorboards were replaced, additional hardwood joists were placed at 250mm spacing, with each joist being secured to the masonry wall to provide stability, and handrails were stiffened by adding suitable braces. Recently there have been further proposals to alter or add elements to the grounds of Boronia, but these have not proceeded such as the recent proposal by Boronia's current lessee Brendon Barry to build an outdoor deck between the next door Mosman Hotel and Boronia.



1990 Proposal for signpost (Source: Mosman Council)



1997 Colour scheme for Boronia as proposed by Project Control Group (Source: Mosman Council)



1997 Colour scheme and specifications as proposed by Project Control Group (Source: Mosman Council)



4.4 LANDSCAPE PHASES OF DEVELOPMENT

This section briefly outlines the phases of development in relation to the landscape of Boronia House and Reservoir Park.

4.4.1 THE PRE-EUROPEAN LANDSCAPE

Boronia House and Reservoir Park adjacent are situated on a ridge-top spine of Hawkesbury Sandstone on the northern side of Port Jackson. The spine is generally level. The native vegetation was eucalypt woodland with trees of *Eucalyptus botryioides* (the Bangalay), *Eucalyptus Piperita* (Sydney Peppermint) and *Angophora costata* (Sydney Redgum/Smooth-Barked Apple) (Benson & Howell, 1990, p118). No original vegetation exists on either site today.

4.4.2 THE EUROPEAN LANDSCAPE FROM 1855 - 1950

The existing remnant of the Boronia House property is part of a property that has had only six owners since Vinzenz Zahel purchased the original 4 acre Crown Grant (Lot 7 Section 4) in 1855. A section of Reservoir Park is also on part of Zahel's original grant (on a portion of the rear garden of Boronia House); the remainder is on a portion of the original, adjoining Allotment 6, Section 4, (also 4 acres) first purchased by Edward Brady in 1856. At that time Brady also purchased the adjoining 5 acres (Allotment 5, Section 4).

The original Zahel and Brady allotments had different trajectories in the years leading up to 1950. Zahel's land became and remained largely as residential land, privately owned. Brady's larger, undeveloped estate was used by the public for sporting activities before being subdivided into commercial and residential lots in 1902 when some of the land was purchased by the State as a site for a public utility - the Mosman Reservoir.

In 1885, Zahel's land was sold on to the two Kearey brothers James and John, who built the grand villas called 'Telopea' and 'Boronia' on the four acre estate. During this same period, part of the Brady Estate was used by the Mosman community as a 'bush race course', and later rugby was played on a paddock of Brady's near Spit Junction. Locally known as 'Junction Ground', it was the official ground of the Mosman Rugby Club from 1900 to 1905. Several Kearey family members played in the Mosman Rugby team.

The Kearey's mortgage broker John Thomas Neale foreclosed on the Keareys' mortgage during the 1890's recession. He divided the land on which Telopea and Boronia were divided into two approximate 2-acre allotments with a right-of-way across the north end of Telopea to give Boronia access to Cowles Road. Telopea was sold to a widow, Mrs Rabone, and George Willis

Godwin bought Boronia in 1896. Boronia's subsequent owner was his son John Willis Godwin. The Godwins maintained the estate intact after Neale's initial subdivision until 1941 when the Commonwealth resumed part of the Boronia estate, and again in 1950 for use as a telephone line depot.

A 1902 plan shows the proposed subdivision of Brady's estate into many small lots for residential and business sites, whereas the large estates of Telopea and Boronia can be seen as remaining intact. The 11 residential sites adjoining Boronia's NE boundary and fronting Brady Street were purchased by the Metropolitan Water Sewage and Drainage Board (MWSDB) as a location for a reservoir for Mosman. The reservoir was completed in 1904 and remained in operation until 1992.

In 1950 the Commonwealth resumed land on the northern end of Boronia's estate and an easement across the north end of the Reservoir site for access to Brady St. Mosman Council retained the Boronia right-of way to Cowles Rd when it bought Boronia in 1952 and subdivided that allotment as shown on the c.1957 Title Plan for Boronia. The Council continued to use this 'easement' to access its depot and nursery located on the northern allotment of Boronia.

4.4.3 THE EUROPEAN LANDSCAPE 1950 - 2008

4.4.3.1 BORONIA

Although John Willis Godwin kept the remainder of Boronia after the Commonwealth's forced acquisition in 1950, he sold the property to Mosman Council in 1952 for its public library (1952-1979). Thus began the period of public ownership that continues today. During the thirty years since the library moved to new premises, Boronia House with its reduced curtilage has subsequently been leased for commercial enterprises including as an advertising agency (with an Art Gallery open to the public on the ground floor), restaurants, a function or convention centre and as a wedding venue. Nearly every business in turn has proposed changes affecting Boronia's garden to a greater or lesser extent in the effort to improve the viability of their enterprise operating within the constraints of a heritage listed historic house. There have been ongoing tensions between the public wanting to retain maximum access to Boronia and its garden and the private operators needing to improve their returns.

The consolidation of the Reservoir site with the Commonwealth's Telecom land and the Council Site at the rear of Boronia for a residential development resulted in the construction of Reservoir Park. This improved Boronia's curtilage and provided more access to part of what was once the House's rear garden.

The first major changes to the garden of Boronia occurred due to the 1950 Commonwealth acquisition. What became Telecom occupied two lots on the northern most section of the property

and Council divided the remaining portion of Boronia's rear garden into two lots after 1952. Boronia House and its drastically reduced curtilage were confined to a 2000m² lot fronting Military Rd, with rear access to the house from Brady Street via Boronia Lane. The Council retained a 3944m² portion of what was once Boronia's beautiful rear garden.

The garden, lost through subdivision by use for other Council purposes, was vividly described by George Willis and Olive Godwin's granddaughter Sandra Molen:

The gardens were lovely ... and there ... was a tennis court. There was a big grassy hill that went down from there My cousin and I used to roll down this big hill from the tennis court ... the grounds were lovely and there was a big Magnolia tree which was lovely to sit under ...

At the back of Boronia was a big aviary ... it was full of canaries that used to sing a lot, and at the side was (sic) the stables ... there were a lot of chooks and my grandmother and I used to collect the eggs every morning

...

There was a little fence (outside the kitchen at the rear of the house) and you had to go through this gate to get to the potting shed and the stable area came up further on than where that driveway goes around now. It was just full of trees and chooks and things... (Sandra Molen: Oral History recorded at Mosman Historical Society AGM, 1985)

In place of this typical Victorian rear garden, the Council built its depot buildings and plant nursery and Telecom constructed a two storey brick 'Line Depot' building on its lots.

In 1960 a Senior Citizens' Centre with a small bowling green and croquet court was built on the Council land at the rear of Boronia in the vicinity of Boronia's tennis court.

The first lease of Boronia House to a private company following the 1979 relocation of Mosman Library, the Mosman Historical Collection and Art Gallery was to the advertising agency Campaign Palace. In 1983 during Campaign Palace's tenancy, several community events were held in the grounds of Boronia and a tree - a Magnolia soulangina - in memory of Nella Mary Kelly was planted. It is still growing in the garden on the east side of the house.

In June 1985 Zachary Stollznow and Dan Brukarz took over the lease with the intention of operating a restaurant and function centre for weddings etc in the house. Earlier in the year Dan Brukarz had approached the Council requesting the use of the vehicular access to Boronia from Military Road for weddings and official functions. In April, Clive Lucas, Stapleton and Partners, heritage conservation architects had produced a sketch plan titled 'Proposed Vehicular Access' which, had it been carried

out would have damaged the integrity of Boronia's still intact front garden layout and design. A new, 3 metre wide gravel and bitumen 'path' to match the existing front drive would have been created that obliterated the east side verandah garden and footpath to link the circular driveway with the driveway at the back of the House.

Fortunately, the design was not developed as Council accepted its Traffic Committee's recommendation against the use of the circular driveway due to traffic problems associated with Military Road. It was also further noted that due to a widening of Military Road, the access gates had been moved from their original location which reduced the size of the circular driveway, making it impossible for a vehicle to access the circular driveway through the open gates.

Before giving up their lease, Stollznow & Brukarz had a pre-DA meeting with Council about the possibility of a new verandah for outdoor seating on the west side of the House but the work detailed by Luigi Roselli Architects was not undertaken.

A July 1997 DA was approved for the new lessee Bruno Giagu to undertake minor interior alterations, exterior painting and erect new signage. Some of the landscape work documented in the accompanying Landscape Plan by Lanscan was carried out: A Lillypilly hedge (instead of the specified *Photinia glabra* 'Rubens') was planted inside the front fence, the Box hedge was planted to the driveway sides of the central circular bed and on each side of a central axis area, but the path and fountain were not installed.

While some of the plants specified for the verandah beds were installed, it could be assumed, judging by the species growing there today, that some of the species were changed or that plants have died and been replaced in the 10 ensuing years. The current verandah planting on the west and front sides do not resemble the 'uniform' hedge proposed for the verandah, though the existing Azaleas in the east side verandah garden have been clipped and now form a metre-high hedge. Although one of the Murrays at the top of the drive on the east side of the steps was removed as specified, the matching Murray on the west side slated for removal still exists today (although in a poor condition), and although the section of path linking the top of the drive to the east side path was removed, the new extensive groundcover planting was not installed. It was probably at this stage that the specified two urns 'flanking the steps' were placed. The urns are replicas made of reconstituted stone.

Fortunately for the integrity of the garden, a 2003 concept plan produced by Rappoport Heritage consultants was not approved. This plan was to provide an additional dining room, with toilets and a cool room, in a building constructed in the garden area on the west side of the House, linked to the existing ground floor kitchen. This structure, including the relocated bin store, extended from a few metres short of the rear of the house forward of the line of the front verandah and path to intersect with the circular driveway. The building was designed to incorporate the 3 mature Oaks growing in that garden area. It would have obliterated the west side of the



Box hedge planted to side of carriage loop as proposed in 1997 by Lanscan, 2007 (Source: OCP)



Lillypilly hedge planted in 1997 according to Lanscan landscape plans, 2007 (Source: OCP)

4.4.3.2 BORONIA'S GARDEN

Although no early plans, drawings or photographs of the garden of Boronia House were discovered during research for this Conservation Management Plan, there are several photographs taken of Mrs Rabone's garden at Telopea. As the design and layout of Telopea and Boronia House were identical and as there are elements of Boronia's extant garden that are identical to elements of Telopea's in Mrs Rabone's time, it is not unreasonable to suggest that the two gardens may have been similar in layout and style at least initially, in the late nineteenth - early twentieth centuries.

Both Boronia and Telopea had a generous circular driveway in front of the house surrounding a central circular garden bed, with stone-pillared gateposts to cast-iron entry gates on Military Road; those at Boronia are still in situ, though they were moved during Military Road works as mentioned previously in the CMP.

Strip garden beds abutted Telopea's verandahs as they do at Boronia today and a path at Boronia leads from the top of the driveway at the base of the front steps around each side to the rear of the house beside the verandah beds as they did at Telopea.

There are beds with rounded ends at the top of the circular drive lining up with the low, step-terminating columns at Boronia. This same design feature is seen at Telopea.

The photographs of Mrs Rabone's garden reveal a garden laid out in the Gardenesque Style popular in England and Australia from the mid nineteenth century until the early twentieth century. Gardenesque was a term first used in 1832 by John Claudius Loudon in his *Gardener's Magazine* to describe a style of garden design that could be instantly recognised as a work of art as distinct from gardens laid out in the naturalistic Picturesque style that were not distinguishable from wild nature:

Central to the Gardenesque, which many argue is a planting (as opposed to design) style, was for single plants to be allowed to grow so that none touched another object and each displayed its character to the optimum: 'if touched by the hand of the gardener, only to be improved in their regularity and symmetry' (Colleen Morris in Aitken & Looker eds. 2002 p248).

This and a later characterisation of the Gardenesque by Edward Kemp (1850) as having 'beauty of line, and general variety. Roundness, smoothness, freedom from angularity, and grace rather than dignity or grandeur' describe well Mrs Rabone's garden (op.cit., p248).



Photographs showing the gardens of Telopea which might have been similar to Boronia (Source: Mosman Council)



Photograph showing the gardens of Telopea which might have been similar to Boronia (Source: Mosman Council)



Boronia's front circular carriage loop which unfortunately has been demolished in the case of Telopea, 2007 (Source: Gina Plate)



Boronia's front fence and cast iron gates which have been demolished in the case of Telopea, 2007 (Source: Gina Plate)

In all the photographs showing long views of Mrs Rabone's garden at Telopea, the plants can be seen as individual and distinct elements with the major shrubs and a feature *Phoenix canariensis* (Canary Island Palm) spaced widely apart from each other. The circular garden bed in the centre of the driveway and the terminating beds with rounded, rather than angular tapering ends, the scatter of circular beds cut into the lawns for individual shrubs, palms or mixed plantings are all examples of the key elements of the Gardenesque style. The garden of Boronia today still has the circular garden bed in the centre of the driveway and the two beds at the top of the driveway have rounded, tapering ends rather than angular ends, in spite of the 1997 Landscan DA landscape Plan that showed the beds as (to be) squared off. Telopea's turn of the century gardenesque planting layout with plants separately displayed as distinct individuals is no longer in evidence at Boronia.



Strip garden beds and paths in front of verandah - features seen in early photographs of Telopea, 2007 (Source: Gina Plate)

4.4.3.3 RESERVOIR PARK

The Mosman reservoir continued to operate on its Brady Estate site for many years but by 1987 there was an acknowledged shortage of open space for public use in the Spit Junction area and Council proposed a feasibility study to investigate a redevelopment of the Reservoir site that would include an area of public open space. The initial proposal was to relocate the reservoir onto the Council garden depot land at the rear of Boronia. The Council's depot and the Senior Citizens' Centre would be relocated within the development and the buildings removed.

The initial development proposal for the Reservoir site by Conybeare Morrison & Partners included three interconnected five-storey office or residential blocks with access between the blocks and along a 4-6 metre wide strip on the north side of Boronia Lane to an area of landscaped open space occupying the Council garden depot land at the rear of Boronia House.

According to Cleland (1994, p3), this preliminary scheme did not proceed as the Bridgepoint shopping centre on the north side of Brady St was about to be redeveloped.



Garden beds with rounded edges - a feature seen in early photographs of Telopea, 2007 (Source: Gina Plate)



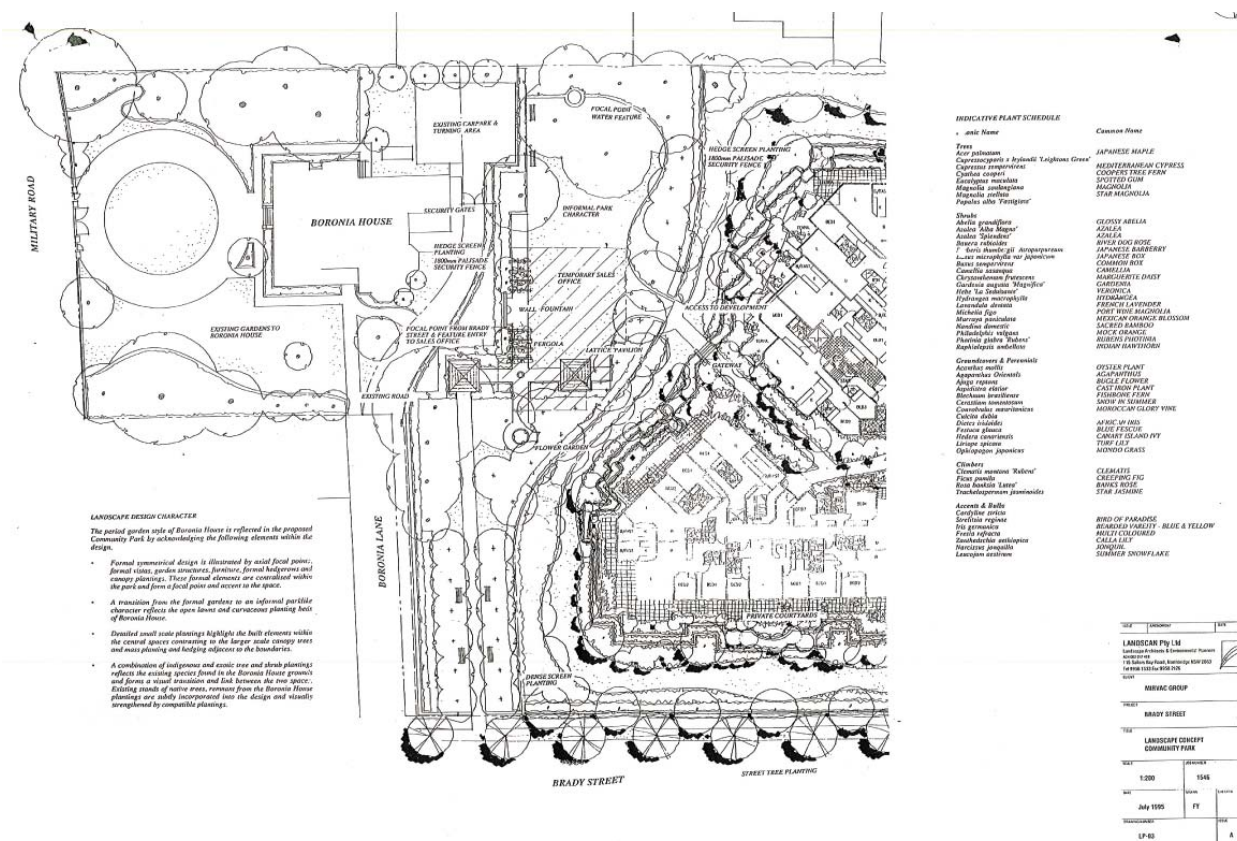
1988 Development proposal for Mosman Reservoir site by Conybeare Morrison & Partners (Source: Mosman Council)

By 1992, with the augmentation of the North Shore water supply, the Mosman Reservoir was deemed redundant. As the Telecom site adjacent was now vacant, Council Planners began to consider the potential for a residential development of the large site that would be created from the consolidation of the surplus Council garden depot and Commonwealth land - the Telecom (AOTC) site (both located within Boronia's original rear garden area) with the Reservoir site.

The Bridlewood Gardens development was completed by Mirvac in 1997. Reservoir Park, created as part of this development is a generous landscaped park at the rear of Boronia House on part of what was the Council garden depot area (previously part of Boronia's rear garden). The rear area of the Park is accessed through a 12 metre-wide landscaped strip on the north side of Boronia from a landscaped forecourt area on Brady St. A gate from Bridlewood opens on to the Park and residents living in the rear apartments use this access way freely.

A detailed assessment of the current condition of the landscape and a list and plan of tree species is included as Appendix H to this report.

1995 Landscape plan of Bridlewood Gardens and Reservoir Park by Landscan for Mirvac (Source: Mosman Council)



SECTION 5.0 ANALYSIS AND STATEMENT OF SIGNIFICANCE

5.1 ANALYSIS OF SIGNIFICANCE

The basis of assessment used in this report is the methodology and terminology of the *Burra Charter 1999*, *The Conservation Plan* and the criteria of the NSW Heritage Office.

Article 26.1 of the Burra Charter 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."

Once the place has been studied, the cultural significance can be assessed. Article 1.2 of the Burra Charter defines cultural significance as the *aesthetic, historic, scientific, or social or spiritual value for past, present or future generations*.

The cultural significance of the place has been determined by the analysis and assessment of the documentary, oral and physical evidence that are presented in the previous sections of this document. Understanding significance enables decisions on the future management of the place. It is important that the future decisions do not jeopardise the cultural significance of the place.

This report addresses the significance of Boronia and Reservoir Park as two separate components, due to their differing historic roles in the community. Due to their proximity, however, the significance of both are interrelated and both sites are highly significant places in the Mosman area.

5.2 DISCUSSION OF LEVELS OF SIGNIFICANCE

Initially the aspects of cultural significance are set out, followed by a detailed analysis of the individual components of the building and analysis of Boronia's curtilage and of Reservoir Park. The assessment categories used in this CMP to develop the Statement of Cultural significance conform to those set by the NSW Heritage Office for nominations to the State Heritage Register, namely:

- Historic Significance (Criterion A & B)
- Aesthetic Significance (Criterion C)
- Social Significance (Criterion D)
- Scientific or Technical Significance (including Archaeological Significance - Criterion E).
- Rarity and Representativeness Significance (Criterion F & G).

Integrity (i.e. degree of survival of original and other significant fabric) is also discussed, in line with the current Heritage Office requirements. A five-tier system has been employed in this Conservation Management Plan to grade the significance for individual components of the place. The five levels of significance used are: Exceptional, Considerable, Some, Neutral, and Intrusive

5.3 PREVIOUS STATEMENTS OF CULTURAL SIGNIFICANCE

The Inventory Sheet on the State Heritage Register for Boronia states:

Boronia is an excellent example of a substantial villa in the Victorian Filigree style on a site of ample frontage retaining much of its 19th century formal Victorian garden setting to the road. The handsome symmetry of the house is complemented by the open gardens and the stone and iron palisade front fence. The building and its setting are in excellent condition.

The Listing Card by the National Trust of Australia (NSW) for Boronia states:

Boronia is an excellent example of an Australian two-storey, verandahed, Boom style, Victorian period villa. The symmetrical front elevation of the building is particularly imposing, and is enhanced by the garden layout and the iron front fence and gates. The house has been restored, reconstructed and redecorated.

The Inventory Sheet on the Register of the National Estate, and the Listing Card by the National Trust of Australia (NSW) for Mosman Reservoir both state:

It was one of the first reservoirs to be built in the North Shore consequent upon the commissioning of the Upper Nepean Scheme and Ryde Pumping Station which assured an adequate supply of water.

It embodies the early construction method of walls supported by earth banks - a method abandoned many years ago and unlikely to be seen again - and is the third such reservoir to have been so constructed north of the harbour.

As far as is known, it is the only reservoir to have been covered with a tile roof. The covering of all reservoirs did not become policy until the 1960's, and all earlier (and some subsequent) covered reservoirs have a flat concrete cover (usually supported by arches) which is sometimes utilised as a recreation area.

Its additional role of augmenting supply to the Manly/Warringah area by submain pipeline under Middle Harbour in the early part of this century.

5.4 ASSESSMENT OF SIGNIFICANCE FOR BORONIA

5.4.1 ASSESSMENT OF SIGNIFICANCE FOR BORONIA USING NSW HERITAGE OFFICE CRITERIA

CRITERION A - HISTORICAL EVOLUTION

An item is important in the course, or pattern, of NSW's cultural or natural history (State significance); OR An item is important in the course, or pattern, of the local area's cultural or natural history (local significance).

Boronia has local historical significance as a grand villa set within a large formally landscaped site fronting Military Road. This is one of the few remaining places that represent the second major phase of development that occurred in the Mosman area along the ridge and on early roads. Boronia is associated with the Victorian development of Mosman that was characterised by affluent and successful business people purchasing large allotments of land and constructing grand residences away from the Sydney CBD.

The place demonstrates the Victorian development pattern in Mosman, which is largely the result of the property remaining in the ownership of the Godwin family for over fifty years, during which time much of the early development pattern in Mosman was eroded with further subdivision. As a result, the site indicates the 1855 Crown Grant to Vinzenz Zahel, and subsequent sale and subdivision of land to James and John Kearey in 1885.

Boronia is locally significant as the site of the Mosman Library from 1952 to 1979. The intentional purchase of Boronia to become the Mosman Municipal Library reflects the Council's decision to provide a cultural building and public gardens close to public transport and the Spit Junction Town Centre and is an early example of local authority appreciation of heritage.

Boronia also demonstrates the growth of support for conservation and community advocacy for retaining heritage sites that became an important phase in NSW's development in the 1970s. The recent history of the building as a public building has seen Boronia continue to represent a model for heritage conservation in the Mosman area, which is evident in contemporary records, artworks and public debate about the place.

CRITERION B - HISTORICAL ASSOCIATIONS

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 (State significance); OR An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).

Boronia has local significance for its association with the affluent and prominent people who owned the site; Vinzenz Zahel, was a wealthy land owner in Sydney and the Mosman area who was the first owner of large areas of Mosman; John and James Kearey, were well known carriage and buggy builders with established businesses in the Sydney CBD - some of the first settlers to live in the area and who were active in the early community especially sporting clubs; and the Godwin family were a prominent family in the Mosman area who owned Boronia for over 50 years.

The building and site have some significance for their attributed associations with Richard Hayes Harnett, a wealthy land owner and speculator in Mosman. The building has previously been said to be associated with prominent architects Sheerin & Hennesy but this has not been established. Further documentary evidence in found may confirm the association and reveal a higher level of significance.

The building is locally significant for its association with the Mosman Library and Council Staff who in 1945 were the first local council to adopt the new Library Act and the second council to actually provide a free community library service.

The site also has local significance for its association with Nella Mary Kelly, one of the founding members of the Sydney Harbour and Pacific Garden Clubs who had much to do with promoting the club. A commemorative Magnolia Soulangeana was planted in the grounds of Boronia in 1983 in her memory with an adjacent plaque and it still grows there today.

CRITERION C - AESTHETIC VALUES

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

Boronia has local aesthetic significance as a fine example of a late Victorian style villa in Sydney's inner Northern suburbs. The building, although altered in various phases, largely retains its Victorian character and garden particularly externally. The formal composition of the building and elements such as the expressed entry, slate roof, prominent front door and highlights with coloured glass, timber French doors, and, the cast iron columns and verandah decoration contribute to the aesthetic significance of the place.

The setting and extensive gardens of Boronia are also significant and are complementary to the aesthetic significance of the house. Features, such as the carriage loop road and the stone and

cast iron front fence, also contribute to the aesthetic significance of the place.

The building has landmark qualities due to its location in the Spit Junction Town Centre and street frontage along Military Road. The building also has additional aesthetic significance due to its construction as a pair with Telopea. Removal of detracting new buildings and additions on the Telopea site could recover a higher level of significance as a pair.

CRITERION D - SOCIAL VALUES

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

Boronia has local significance for its strong social associations with the Mosman community. As the previous Mosman Municipal Library, Boronia was an important community place where children were taught to read and learn. The place is significant as the site of many local and cultural events including the annual Carols by Candlelight, various cultural fairs and as one of the key buildings in heritage walks and tours of Mosman. Boronia is also the site of many celebrations to mark the phases of life, including birthday parties, weddings and wakes.

The use of Boronia's gardens as a public park is also valued by the community for recreation and enjoyment. The place is held in high esteem by community groups including the Historical Society, the Garden Club, The Camera Club, and the National Trust (NSW). The formation of action groups, "Boronia For Everyone" and "Save Boronia Group," also demonstrate the will of the community to conserve Boronia and keep the building in public use. Public consultation with members of the community have confirmed their strong associations with the place. The cause of Boronia has been prominent in Sydney and is an example of encouragement to community activism for heritage conservation.

CRITERION E - TECHNICAL VALUES

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

The place has some technical significance due to the public accessibility of the building and gardens. The place has the potential for interpretation and education about the historical

context of the building and the development of Mosman, late 19th century construction methods, and style and design of the building and gardens.

Due to the occupation of the site over the past 100 years and major redevelopment at the rear, archaeological potential is considered low. There may be remains of an underground cistern however this is common in 19th century houses.

CRITERION F - RARITY

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

Boronia has local significance as a surviving late Victorian villa that still retains its setting in a large garden the integrity of fabric, the design, form, character and scale of the building add to its significance. Though a remnant of the original garden, Boronia's garden retains original elements from its original phase as a Victorian garden such as the carriage loop. The carriage loop which is considered a rare feature as there are very few properties from the Victorian era in Mosman or wider Sydney that retain this feature: evidence of a now defunct custom. The construction of Boronia as a pair with Telopea is also considered rare for Victorian villa development.

The place is significant in the Mosman area as a council owned heritage place that is able to be used by the public in the Spit Junction Town Centre. It is rare for a residential building of the Victorian era to have another life as a council-owned, commercially run place that is open to the public and used for community events and celebrations.

CRITERION G - REPRESENTATIVENESS

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

Boronia has local significance as a representative example of the second phase of Victorian development in Mosman along the ridge and traffic nodes and is a typical example of a late Victorian style villa

It demonstrates the characteristics of a Victorian villa residence in a garden setting on a main road. Typical construction materials and details are evident and the hierarchy of spaces and the building plan, though altered, demonstrates the Victorian way of life. The garden and its relationship to the house show the formality of the Victorian lifestyle.

5.4.2 STATEMENT OF SIGNIFICANCE FOR BORONIA

Boronia has local significance as a landmark building set within a large and well-landscaped garden on Military Road, and as it is a fine example of a late Victorian villa. The place is significant as an example of the second phase of Victorian development that took place along the Mosman ridge, which was characterised by affluent and successful business people purchasing large allotments along newly opened roads, and constructing grand residences away from the Sydney CBD. Due to the long term ownership of the place by the Godwin family, followed by the Council and the resulting lack of development, the place is significant for its ability to reveal the original 1855 Crown Grant to Vinzenz Zahel and subsequent purchase and subdivision by John and James Kearey in 1885.

The place is significant for its association with Zahel, the Kearey brothers, and the Godwin family, who were prominent people in the Mosman area. The place has some significance for the attributed associations with prominent architects Sheerin & Hennessy, although this is not confirmed, and Richard Hayes Harnett, a wealthy land owner and speculator in Mosman. The site contains a plaque and commemorative *Magnolia Soulangiana* that was planted in memory of Nella Mary Kelly, a founding member of the Sydney Harbour and Pacific Garden Clubs.

Although altered, the Victorian character of the building is largely intact especially externally, evident in the formal symmetrical composition of the building, the expressed entry, slate roof, prominent front door and highlights with coloured glass, timber French doors, and, the cast iron columns and verandah decoration. The garden setting of the building and the stone and cast iron front fence, are complementary to the aesthetic significance of the building, and the carriage loop is a locally rare remnant of a Victorian custom. The construction of Boronia as a pair with Telopea is also rare for Victorian villa development.

Boronia is locally significant for its use as the Mosman Library from 1952 to 1979, and is significant for its association with the Mosman Library and Council Staff who in 1945 were the first local council in NSW to adopt the new Library Act and the second council to provide a free community library service. The purchase of the place by Council is also significant as a heritage building with an intended public use as a cultural building and public gardens close to public transport and the Spit Junction Town Centre.

Boronia is held in high esteem by the Mosman community and has local significance for its strong social associations with Community groups who have continued to advocate the conservation and retention of the place for public use. The activism has been a catalyst for other community action in the area and other places. The use of the place is significant as a public

building and park which has been the site of many community celebrations and events which mark the phases of life.

Due to public access, the place has some technical significance for potential interpretation and education about the historical context of the building, construction methods, style and design of the place.

Though individual aspects of Boronia's significance are at a local level the wide range of values, particularly its social significance, leads to it being assessed overall as being of state significance.

5.5 ASSESSMENT OF SIGNIFICANCE FOR RESERVOIR PARK

5.5.1 ASSESSMENT OF SIGNIFICANCE FOR RESERVOIR PARK USING NSW HERITAGE OFFICE CRITERIA

CRITERION A - HISTORICAL EVOLUTION

An item is important in the course, or pattern, of NSW's cultural or natural history (State significance); OR An item is important in the course, or pattern, of the local area's cultural or natural history (local significance).

Reservoir Park has historical significance as part of the land which was occupied formerly by the Mosman Reservoir. The reservoir provided water to the Mosman community from 1904-1994, and was one of the first reservoirs to be built in the North Shore following the commissioning of the Upper Nepean Scheme and Ryde Pumping Station.

The construction of the reservoir is significant for its association with the subdivision of the Brady Estate in the Spit Junction Town Centre in 1904 and the development of Mosman during the Federation period which continued to flourish following improved public transport and municipal services.

The site has some significance as the part of it is on the site of the Senior Citizens Centre that existed here for 30 years, and as part of it now occupies the land that was formerly the rear garden and service area of Boronia House.

CRITERION B - HISTORICAL ASSOCIATIONS

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 (State significance); OR An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).

There is no known association between Reservoir Park and a person or group of persons important to NSW's cultural or natural history, nor of a special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area to date.

CRITERION C - AESTHETIC VALUES

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

Reservoir Park has some aesthetic significance for some of its designed landscape features, particularly its pleasant tree-lined entry pathway and contribution to the amenity of the area.

CRITERION D - SOCIAL VALUES

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

Reservoir Park has social significance as an important open space and public park in the Spit Junction Town Centre and for its association with the gardens and landscape setting of Boronia. The site is important for its association with the Mosman community which has continued to advocate for the retention of the place for public use.

CRITERION E - TECHNICAL VALUES

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

The existing interpretative element within Reservoir Park has technical significance as it demonstrates industrial technology of the period. Archaeological potential of the site is not clear. The site may have been cleared when the reservoir was demolished. The structure and construction methods of the former reservoir can be found in existing archived documentary evidence of the site.

CRITERION F - RARITY

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

Reservoir Park has local significance as the site of the only reservoir to be constructed in Mosman and it was a relatively rare design being partly below and partly above ground.

CRITERION G - REPRESENTATIVENESS

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

Reservoir Park demonstrates the practice of commemorating and making publicly accessible the history of redeveloped sites. The park draws attention to the former reservoir the design of which was unusual and which can be understood through associated records.

5.5.2 STATEMENT OF SIGNIFICANCE FOR RESERVOIR PARK

Reservoir Park has local significance as part of the land that was formerly occupied by the Mosman Reservoir. The reservoir provided water to the Mosman community from 1904 -1994, and was one of the first reservoirs to be built on the North Shore following the commissioning of the Upper Nepean Scheme and Ryde Pumping Station. The construction of the reservoir is significant for its association with the subdivision of the Brady Estate in the Spit Junction Town Centre in 1904, which was associated with the development of Mosman during the Federation period which continued to flourish following improved public transport and municipal services.

Reservoir Park has significance as an important open space and public park in the Spit Junction Town Centre and for its association with the gardens and landscape setting of Boronia. The site is an important public place for the Mosman community which has continued to advocate for the retention of the place as open space and for public use.

The place has technical significance through the existing interpretation within Reservoir Park and the archival record which demonstrates industrial technology of the period. Archaeological potential of the site is uncertain, however, the construction methods and forms of the former reservoir can be found in existing archive of documentary evidence of the site. The former reservoir through the interpretation and archival records demonstrates an unusual reservoir type, partly above and partly below ground. The park is of local significance.

5.6 LEVELS OF SIGNIFICANCE

The following section determines a level of significance for the place in relation to the statement of significance for the place. To determine levels of significance at a State and Local level, the terms Exceptional, High, Moderate, Little and Intrusive are used. Following the level of significance is a list of building elements and features that are ranked individually and form the basis for determining policies for the protection of significant fabric. Natural elements have also been ascribed a level of significance that relates to the historic development of the property.

5.6.1 DEFINITIONS OF THE LEVELS OF SIGNIFICANCE

The term interpretation or interpretability is used in the sense of the ability to explain the meaning of the place/item, of making the significance of the place understood. It is also used when a component is of slight or no significance, meaning it is difficult to interpret or unable to be interpreted, not an important function, often subject to alteration, detracting from significance and/or significant fabric. The following terminology is used:

EXCEPTIONAL

Rare or outstanding element directly contributing to an item's local and State significance, with a high degree of interpretability

HIGH

High degree of original or early fabric. Can be easily interpreted and understood providing information about the changing patterns of use of the place. Demonstrates a key element of the item's significance. Alterations do not detract from significance.

MODERATE

Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item, and are capable of being interpreted

LITTLE

Are elements that do not impact on the significance of the item. This includes modifications where, although they indicate the changes in use over time, the actual fabric is not significant. Alterations may detract from significance and maybe difficult to interpret.

INTRUSIVE

Elements that, in their present form damage the item's heritage significance. This category includes visually intrusive fabric, which obscures the reading of the significant uses and periods of development.

5.6.2 RECOMMENDED TREATMENT OF EACH LEVEL OF SIGNIFICANCE

EXCEPTIONAL

Retain all fabric. Preserve, restore, reconstruct in accordance with the Burra Charter. If adaptation is necessary for the continued use of the item, minimise changes, do not remove or obscure significant fabric. Design changes so they are reversible.

HIGH

Aim to retain all fabric as above. Preserve, restore, reconstruct in accord with the Burra Charter. If adaptation is necessary for the continued use of the item, minimise changes, do not remove or obscure significant fabric. Design changes so they are reversible. In this case the condition of some of the buildings will affect the feasibility of conserving them.

MODERATE

Aim to retain most of the significant fabric. Conservation of the overall form and configuration is desirable. Some of these items are already substantially altered internally and can accommodate further major changes. Compatible new construction can be added and fabric may be removed in part as necessary to accommodate new uses. If adaptation is necessary, more changes can be made than would be possible for fabric of state significance, but the same principles apply. Wherever possible, additions should be designed to be reversible. Retention may depend on issues other than heritage value, such as financial viability.

LITTLE

Fabric of little significance may be retained, modified or removed as required for the future use of the place, provided that its removal causes no damage to more significant fabric. In the case where the fabric is neutral and the configuration is significant, the fabric should be retained until replacement is required.

INTRUSIVE

Remove or alter intrusive fabric to reduce the adverse impact when the opportunity arises, whilst minimising damage to adjacent fabric of significance.

5.6.3 OVERALL LEVEL OF SIGNIFICANCE

BORONIA AND GARDENS

Due to the historical, aesthetic and social significance of the place, Boronia reaches the level for both local and state listing. Although the place fulfils the NSW Heritage Office criteria for listing only at a local level, the range of values, and the character and integrity of the place warrants listing on the State Heritage Register.

RESERVOIR PARK

The significance of the place does not warrant listing at either local or state level. The place, however, has some significance and should be retained as a public park. It also has some significance as an integral part of the garden setting of Boronia.

5.6.4 CURTILAGE AND SETTING

Boronia's current listings include a reduced heritage curtilage only covering part of the original lot boundary.

The significance of Boronia is as a villa, in a garden, in a relationship that is close to the original intent. At the street frontage the garden and lot boundary is intact apart from the reduction due to street widening. The place has however lost its rear garden and service area through subdivision and development by the public authorities who owned the place.

Part of the original allotment and former rear garden of Boronia is now part of Reservoir Park. This area could be redeveloped to interpret the former rear garden and significance of the place, and should be included in a lot boundary curtilage.

Expanding the listed boundary of Boronia to include the north-western section of Reservoir Park (that area that was originally a large part of Boronia's rear garden and service area) would protect the overall significance of the place and provide a more adequate curtilage for Boronia. The proposed curtilage relates to the historic allotments and use of Boronia.

Adjoining areas should be considered part of the setting of Boronia as an expanded heritage curtilage. This should include all of Reservoir Park, the current allotment of Telopea (the Whitehouse), the site of the car wash and the military frontage and footpath. This setting should be managed through the "development in the vicinity" provision of the LEP to mitigate further negative impacts on Boronia's significance. In the long term the heritage value of both Boronia and Telopea as a pair could be further enhanced by altering or removing the detracting development (the carwash) and additions to Telopea.

Telopea is more intact internally than Boronia and the verandahs are intact behind the enclosure. Removal of enclosures or glazed enclosure could reveal the original features and recover the relationship to Boronia. Any such change would be up to the property owner but negative impacts can be controlled through the Mosman LEP.

Furthermore, redesigning Reservoir Park to better interpret its historic relationship with Boronia could also enhance the landscape setting of the place. This could include recognition of the former lot boundary and could be done by Council.

See overpage for proposed curtilage boundaries.

EXISTING HERITAGE LISTING BOUNDARY



PROPOSED LOT BOUNDARY HERITAGE CURTILAGE



EXPANDED HERITAGE CURTILAGE BOUNDARY FOR PLANNING CONTROL



5.6.5 LEVELS OF SIGNIFICANCE BY ELEMENT

(Detailed Assessments for Landscape features are included as Appendix H to this report).

THE SITE AND LANDSCAPE	
Victorian garden	HIGH
Urns in the garden	LITTLE
Circular driveway	HIGH
Fence at front	HIGH
Trees:	
Magnolia grandiflora & Quercus robur	HIGH
Camphor laurels	LITTLE
Other trees:	MODERATE
Sandstone paving in front of house	MODERATE
EXTERNAL FABRIC OF THE HOUSE	
Overall form of the original 1885 house	EXCEPTIONAL
Overall form of the 1890s faceted bay window addition	EXCEPTIONAL
Overall form of the single storeyed 1910 glazed bay area	EXCEPTIONAL
Overall form of the 1985 north-west extension to the kitchen area	MODERATE/LITTLE
Verandah base exterior wall	EXCEPTIONAL/HIGH
Verandah cast iron columns, balustrade and trim, timber floorboards, joist and beams	EXCEPTIONAL
Ground floor verandah cement flooring	LITTLE
Relationship of veranda to garden	EXCEPTIONAL
Front steps leading to verandah risers and treads	EXCEPTIONAL
Low height parapet walls on sides of steps	MODERATE
Garbage area with low height wall and lattice fence	INTRUSIVE
1985 Verandah at back of kitchen extension	LITTLE
1985 Staircase added to kitchen verandah	LITTLE
1985 Deck and egress area on first floor above kitchen verandah	LITTLE
Slate roofs over 1885 and 1890s parts of the house	EXCEPTIONAL
Corrugated iron roof over verandah	EXCEPTIONAL
Skillion roof over glazed bay area	MODERATE

EXTERNAL FABRIC OF THE HOUSE	
Skillion roof over kitchen and toilet area	MODE RATE
Glazed bay wall wooden shingles	HIGH/MODE RATE
French doors and shutters opening on to ground, first floor verandahs	EXCEPTIONAL/HIGH
Door slate thresholds	EXCEPTIONAL
Window opening onto ground floor verandah	HIGH
Widow sill, rendered plaster brackets and label moulding	HIGH
Front entrance door, leadlight panels, door knobs and locks	HIGH
Leadlight panels on either side of entrance door	MODE RATE
Leadlight fanlight above entrance door	EXCEPTIONAL
Clear glass windows, leadlight windows and glass panelled door of glazed bay area	EXCEPTIONAL
Windows of faceted bay area	HIGH
Windows of kitchen and toilet areas	LITTLE
Chimney stacks	EXCEPTIONAL
Downpipes and gutters	MODE RATE
Downpipes and gutters for kitchen extension area	LITTLE
Downpipe along glazed bay area	INTRUSIVE
INTERNAL FABRIC OF THE GROUND FLOOR	
Layout of room in which bar is located	HIGH
Bar	INTRUSIVE
Layout of restaurant rooms (excluding faceted bay window area)	HIGH
Layout of faceted bay window area restaurant rooms	HIGH
Layout of kitchen area	LITTLE
Hallway	HIGH
Staircase	HIGH
Ceilings (lath and plaster) of bar area and hallway including cornices	HIGH
Ceilings (lath and plaster) of restaurant rooms including solid plaster cornices and roses	MODE RATE
Ceiling of faceted bay area – metal pressed	EXCEPTIONAL

INTERNAL FABRIC OF THE GROUND FLOOR	
Original walls	HIGH
Original skirting	MODERATE
Floor, original timber (not confirmed in carpeted area)	HIGH
Floor glazed bay area, original tiles	HIGH
Vinyl tiles in kitchen area	LITTLE
Floor behind staircase, added timber	LITTLE
Fireplace in restaurant rooms, original restored	EXCEPTIONAL
Fireplace in bar area	MODERATE
Doors leading from hallway into restaurant rooms	MODERATE
Folding panelled doors between restaurant areas	LITTLE
Doors leading into and out of kitchen	LITTLE
INTERNAL FABRIC OF THE FIRST FLOOR	
Layout of kitchen and office areas	MODERATE
Layout of toilet and store areas	MODERATE
Layout of function rooms (excluding faceted bay area)	MODERATE
Layout of faceted bay area function room	HIGH
Hallway	MODERATE
Ceilings of kitchen and office areas including cornices and roses	MODERATE
Ceiling (lath and plaster) of hallway, including solid plaster cornices and roses	MODERATE
Ceilings (lath and plaster) of function rooms including solid plaster cornices and roses (excluding faceted bay area)	MODERATE
Ceiling of faceted bay area – metal pressed	EXCEPTIONAL
Ceiling of toilet and store area, including new cornices	LITTLE
Walls	HIGH
Skirting	MODERATE
Carpeted floors functions rooms and hallway	LITTLE
Vinyl tiles floor in kitchen area	LITTLE
Parquet dance floor added on top of carpeted floor in front function room	LITTLE

INTERNAL FABRIC OF THE FIRST FLOOR	
Floor of toilet and store area – carpeted and tiled	LITTLE
Fireplace in function room, original restored	EXCEPTIONAL
Leadlight panel window of staircase	HIGH
Windows of kitchen and office areas	HIGH
Windows of faceted bay window area	HIGH
Windows of toilet and store area	MODE RATE
Doors leading from hallway into function rooms, original	HIGH
Doors of kitchen and office areas	LITTLE
Folding panelled doors between function areas	LITTLE
Doors in toilet and store areas	LITTLE
Door leading from faceted bay area onto egress area	LITTLE
RESERVOIR PARK	
Overall design	LITTLE
Forecourt area	MODE RATE
Tree-lined entry avenue	HIGH
Central area containing gazebos and memorial wall and pergola	LITTLE
Western open space area	LITTLE