PERMIT APPLICATION
s140 Heritage Act NSW – 1977

ARCHAEOLOGICAL ASSESSMENT,
RESEARCH DESIGN,
& HERITAGE IMPACT STATEMENT

111 Scott St and 1-3 Bolton St
Newcastle, NSW

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Archaeological Management & Consulting Group
Pty Ltd
for
Pacific Lifestyle Resorts
February 2010
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Martin Carney
Director
(mobile 0411 727 395)

Cover Image

Early map of the Town of Newcastle, Armstrong, c1830. Vicinity of study site circled.
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EXECUTIVE SUMMARY

Documentary Research

The study site is located in a key section of the original convict town. It has the potential to yield archaeological evidence for occupation and development in the form of convict habitation and huts from the earliest period of the site. An 1830 plan identifies structures present on the study site, while these are not shown on later plans, non-government buildings were not always shown on plans dated from this period. In 1855 there is no building evident on 1-3 Bolton St, though a structure is visible on 111 Scott St and described as a one storey wooden building, according to the rates records of a few years later. From the mid 19th century there is continued development of both allotments including substantial stone and brick structures on both sites within the broader framework of the new town grid.

The people associated with the early ownership of these sites were prominent members of the community and closely linked with the economic development of Newcastle. However, due to the commercial nature of these buildings from the mid 19th century onwards, it is unlikely that the study site retains archaeological evidence directly linking these people to the study site.

Investigation shows that the location of these areas near the harbour and in a commercially receptive area helped secure the survival of the commercial district despite economic pressures and changes in ownership. The people associated with the early development of the areas included in this study were important to the early and continuing industry associated with Newcastle.

Significance

The potential archaeological remains located on the study site have been found to fall into two categories, State and locally significant.

Remains, subject to condition and integrity, of the convict town (1804-c1824) are assessed as being of State significance under several categories (see Section 3.0), as are remains related to the fledgling free town. The remaining potential archaeological material has a local significance vested in the evidence of occupation, commercial and trade pursuits (cooperage for example) conducted on the site.

The early establishment of Newcastle and the motivated use of the land allotted helped build a substantial commercial district. This had a significant impact on Newcastle becoming essential to the colony’s industrial development, the use of the river and the natural resources were utilised in a way that its continued growth was assured. 111 Scott St and 1-3 Bolton St sit well within the area defined by the Newcastle Archaeological Management Plan and fulfill five of the seven listed criteria, demonstrating both the local and state significance related to the potential archaeology that can contribute to the colony’s European history.

Of chief importance is the potential for archaeological remains to represent, at a State level, a rare and significant early colonial data resource with a continuity of occupation since their original allocation. This information is not available from any other source. The overall significance of the site is vested in the integrity, condition, nature and extent of the archaeological remains potentially present.
Physical Evidence

The evidence presented indicates evidence for modification of the existing ground surfaces by the addition and development across the study site. The laying of new foundations and services throughout the 19th and 20th century will have impacted upon the earliest developments, potentially leaving a modified early archaeological record and a more complete 19th and early 20th century record. Observation indicates that only the area recorded in red is likely to have been largely affected by development, whereas the others areas retain archaeological potential, or no definitive determination can be made about the potential of archaeological remains based on available evidence, and represented in Figure 4.24 and Table 4.1.

RECOMMENDATIONS

The study site has from the research and analysis of documentary records the potential to have retained relics of both state and local significance (see Sections 2 and 3).

Evidence collected from inspection and the development proposals establishes a physical series of impacts through time. In the broadest sense the front portion of the site will be raised slightly, and the rear section cut down from 2009 and shown in Figure 4.1. However, it cannot be demonstrated to what effect this cutting will have on the surviving archaeological record as no indication of its current depth, nature and condition is observable.

However, on balance the potential for relics of state significance is somewhat diminished and that phase of the site is likely only to be represented by dislocated or isolated sections of the entire original archaeological record at best. Some of the remains may be interpretable and have retained discrete sections of integral material (cess pits etc) within a maze of later developments. This effectively reduces the level of potentially state significant relics.

In the light of the lack of potential for integral relics of state significance and the uncertainty of the condition, nature and depths of the remaining locally significant relics it is prudent to obtain an s140 for necessary excavation, to the depths of proposed impacts (level reduction, piling and service installation).This permit will initially allow for the monitoring of the removal of demolition materials to the point of exposure of archaeological relics (if encountered). Should relics, features or deposits of local significance, be encountered they will be excavated and recorded in terms of the methodology sect out in Section 6, in order to answer the research questions posed in Section 5.

Likewise, should isolated relics and features once a part of potentially state significant relics be encountered they will be treated in the same manner. However in the unlikely chance that unexpected or unassessed relics of state significance be encountered that has substantial integrity then a separate evaluation should be made.

Should any intact soil profiles be found, these will be sampled and made available for future scientific analysis. If only structural relics are found, without deposition, these will be recorded and photographed and their removal monitored.

All archaeological deposits or features found during these works will be exposed and archaeologically recorded in terms of the permit issued. A report on all finds should be
submitted to the Heritage Branch of the NSW Department of Planning in terms of the permit issued.

The discovery of relics of Aboriginal Heritage should immediately be reported to the NPWS.

Works should be conducted according to any conditions issued by the Heritage Branch.

STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

Based on documentary evidence, the earliest development to have taken place on the study site was the construction of two buildings present in 1830. The archaeological remains of these houses, and their occupation, are likely to consist of postholes and perhaps a well/rubbish pit or cesspit deposit. It is likely that these remains were partly destroyed by the excavation for services and footings for the c1855 structure present on Allotment 197. This, in turn, would likely have been destroyed or extensively modified by the buildings constructed in the mid-nineteenth century on this allotment. The large buildings present on 1 and 3 Bolton St from the mid-19th century onwards will have had a significant impact on earlier remains, especially within the vicinity of the footings. The central area of the building is of a low potential due to the presence of a deep underfloor area.

The archaeological remains potentially present on the study site have been identified as having local significance, owing to their potential to provide evidence concerning the occupation of Newcastle from the mid-19th to early 20th centuries. Relics from the earlier convict period, if they exist in light of the significant development that has characterized the study site from the 1850s onwards, and the issues associated with a high water table, have been identified as being of State significance.

Evidence collected from inspection and the development proposals establish a physical series of impacts through time. In the broadest sense, the front portion of the site will be raised slightly, and the rear section cut down from 2009 levels by approximately 54cm. However, it is not demonstrable what effect this cutting will have on the surviving archaeological record as no indication of its current depth, nature and condition is observable. Also relevant is the sites historic proximity to the foreshore of Newcastle harbour and the level of infilling that may have been carried out on the site through time.

The management of Heritage values and mitigation of impact to archaeological data will be managed by Archaeological works under s140 permit. Archaeological monitoring, discrete excavation, recording and removal of significant archaeological material (in this case underfloor artefact deposition or cess pits if they are found to exist) of integrity is an appropriate and positive heritage outcome for relics of local significance.

As discussed above, there is a low potential for intact soil profiles and ephemeral features relating to the site’s early agricultural use; such relics would be considered of State significance. The current development plan would have a negative impact on such relics should they exist; recording, sampling and analysis of such relics, in particular intact soil profiles, is a positive heritage outcome.
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www.lite.maps.nsw.gov.au
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LTO PA 26895. 1924
1.0 INTRODUCTION

1.1 BACKGROUND

Pacific Lifestyle Resorts have commissioned the Archaeological Management and Consulting Group to prepare an Archaeological Assessment and s140 permit application for the site 111 Scott St and 1-3 Bolton St, Newcastle. The report conforms to Heritage Office Guidelines for Archaeological Assessment.¹

1.2 STUDY AREA

The study site is that piece of land described as Lot 1 in Land Titles Office Deposited Plan 76895 - 111 Scott St (the Terminus Hotel building), Lot 1 DP 53362 - 1 Bolton St and Lot 1 DP 88070 - 3 Bolton St Newcastle, in the Parish of Newcastle, County of Northumberland. The study site is located within the Newcastle City Council Local Government Area (Figure 1.1 to Figure 1.4).

1.3 SCOPE

This report does not consider the potential Aboriginal archaeology of the study site. However, any Aboriginal sites and objects are protected by the National Parks and Wildlife Service Act (see Section 1.5.3).

The heritage value of the structures currently standing on the study site is not assessed as part of this report.

The discovery of unknown and unassessed remains will require additional assessment.

1.4 AUTHOR IDENTIFICATION

This report was researched by Natalie Blake, Martin Carney, Julie Cox, Ivana Vetta and Jaki Baloh. The report was written by Blake and the site inspection was written by Carney.

The collections used included the Mitchell Library, National Library of Australia, State Records of NSW, Hunter Photo Bank, Newcastle Region Library and the NSW Births, Deaths and Marriages Index.

1.5 STATUTORY CONTROLS AND HERITAGE STUDIES

1.5.1 NSW Heritage Act 1977 (as amended)

The NSW Heritage Act 1977 affords automatic statutory protection to relics that form archaeological deposits or part thereof. The Act defines relics as:

¹ Heritage Office and Department of Urban Affairs and Planning (1996).
Relic means any deposit, artefact, object or material evidence that:
(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
(b) is of State or local heritage significance

Sections 139 to 145 of the Act prevent the excavation or disturbance of land for the purpose of discovering, exposing or moving a relic, except by a qualified archaeologist to whom an excavation permit has been issued by the Heritage Council of NSW.

1.5.2 State Heritage Register and Inventory

The site is not listed on the NSW State Heritage Register or Inventory. 5 Bolton St, the Newcastle Post office Annexe is listed in the State Heritage Inventory. This building is included on the register due to its local significance associated with Newcastle’s commercial and industrial development as the building has been home to individuals and institutions significant to Newcastle’s development, due to its aesthetic characteristics is has also been listed as locally significant. Scott St is included in a range of streets that are locally significant and included in the 'Newcastle East Heritage Conservation Area' due to the overall landscape that is reminiscent of Newcastle’s colonial history and development. Scott St is also included in a range of streets considered significant and included in the 'Newcastle City Centre Heritage Conservation Area'.

1.5.3 National Parks and Wildlife Act (1974)

This study does not consider objects covered by the National Parks and Wildlife Act (1974), as amended. However, the Act affords protection to all Aboriginal objects. These objects, previously known as relics, are defined as:

any deposit, object or material evidence (not being a handicraft for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.

It is an offence to:

damage, deface or destroy Aboriginal sites without the prior consent of the Director of the National Parks and Wildlife Service.

1.5.4 Newcastle City Centre Local Environmental Plan 2008

The study site forms part of the "Newcastle City Centre Heritage Conservation Area" under Schedule 5, Part 2 of this document.

1.5.5 Newcastle Development Control Plan 2005

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2 NSW State Heritage Inventory Database Number 2170142
3 NSW State Heritage Inventory Database Number 2173905
4 NSW State Heritage Inventory Database Number 2173904
The site is not located within any of the three conservation zones listed in the Newcastle Development Control Plan 2005. Guidelines for development within these Areas are provided in Element 5.7 of the Plan. The DCP does not deal with archaeology.

1.5.6 Newcastle Archaeological Management Plan

The Newcastle Archaeological Management Plan was prepared by Suters Architects in 1997 for the Newcastle City Council. The study site is listed in two categories. Bolton St is listed as a group of buildings under the archaeological precinct ‘Convict Settlement’ and assessed of being of low disturbance. 111 Scott St is also listed in the same manner and the AMP states that ‘Building shown on 1830 and 1833 maps may be within Scott Street’.

1.6 ACKNOWLEDGMENTS

Many thanks to Chris Chapman for all his help and assistance during the report writing process.

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5 Newcastle City Council (2005).
6 AMP (1997)
7 Ibid.
2.0 SITE HISTORY

2.1 HISTORY

Pre European

Aboriginal habitation in Newcastle is known from archaeology to have begun thousands of years ago. The group known to inhabit this area were the Awabakal Aborigines.\(^8\) Archaeological sites at the heart of Newcastle CBD on the Hunter River attest to the population of the place at least after the last ice age.\(^9\) Shortland, the first white man to record the location in any detail, reported when he visited the area in 1797 that an Indigenous population already occupied the place later to be known as King’s Town then Newcastle.

Newcastle

Newcastle was officially discovered by Lieutenant Shortland in September 1797.\(^10\) There was an attempt to create a settlement at Newcastle in 1801 and substantial investigation of the surrounding area was undertaken. However, the settlement lasted only a matter of months.\(^11\)

In 1804, a group of convicts and soldiers were sent to settle the area and the town of Newcastle, originally named King’s Town, was proclaimed.\(^12\) The settlement was intended for convicts sentenced for a further felony or misdemeanour committed while in the colony.\(^13\) However, it was also intended to exploit the resources of the region, principally coal, timber, salt and lime.\(^14\) The population consisted of about 100 people for the first few years and then, with rapid growth between 1815 and 1821, increased to a total of 1051 people.\(^15\)

The main street of the convict settlement was High or George Street (now Watt Street) which ran from the wharf to the commandant’s house (Figure 2.12). The town was laid out around these central buildings, Scott St (called Wellington St originally) runs off Watt St, parallel to the harbour. Most of the first structures were built of timber, though from 1816, there was some brick-making and stone-quarrying for the construction of government buildings; a plan from 1818 locates these government buildings including a hospital, watch house, gaol and industrial yards (Figure 2.5).\(^16\)

\(^8\) CMP (2005) 10.
\(^9\) Steele in AMAC (July 2002) 94.
\(^11\) Bladen (1892-1901) Vol.4, pp.404-409, 413-418, 447-453, 627-635; State Records NSW, A.O. Reel 6039 sz756, pp.73-83.
\(^12\) State Records NSW, A.O. Reel 6039 sz756, p.283. Newcastle is the name intended for the settlement at Coal Harbour and Hunters River in this document, dated September, 1804.
\(^13\) Wood (1972) 1.
\(^14\) Turner (1997b) 12.
\(^15\) Turner (1997b) 12.
\(^16\) Turner (1997b) 16.
Until 1820, most of the convicts lived in huts built of timber and plaster with bark or shingle roofs. Many of these huts can be seen in early drawings of the town (Figure 2.4, Figure 2.6 - Figure 2.7).

W. C. Wentworth observed the town as a visitor at the height of the convict settlement, and describes it in his 1819 publication:

'It's population by the last census forwarded to this country, was five hundred and fifty souls. These, with the exception of a few free settlers, established on the upper banks of this river, amounting with their families perhaps to thirty souls, and about fifty troops, are all incorrigible offenders, who have been convicted either before a bench of magistrates, or the Court of Criminal Judicature, and afterwards re-transported to this place, where they are worked in chains from sunrise to sunset, and profitably employed in burning lime and procuring coals and timber, as well for carrying on the public works at Port Jackson, as for the private purposes of individuals, who pay the government stipulated prices for these different articles. This settlement was, in fact, established with the two-fold view of supplying the public works with these necessary articles, and providing a separate place of punishment for all who might be convicted of crimes in the colonial courts.'

During this time the eastern side of the settlement was mostly used as a Government Farm, established to provide food for the near by Government House, though there is some suggestion that as early as 1804 military huts and cottages had been built in the area, well within the vicinity of the study site. In the early 1820s, the decision was made to open the Hunter Valley to free settlers. As a result, in 1822, most of Newcastle’s convicts were moved to Port Macquarie. It was intended that Newcastle would become a port for the surrounding settlers.

In this period, Henry Dangar, the government surveyor, assessed Newcastle and laid out the town grid. Although Watt Street remained, there were substantial changes to the rest of the town and the new streets and allotments cut through many of the earlier buildings. By 1823 the town had been subdivided with allotments promised to the new free settlers by Sir Thomas Brisbane.

By 1826, several public buildings had been erected, many under the auspices of Governor Macquarie, and an extension to the original planning. These buildings included an Engineers Store, lumbar yard and stores to the north, a watch house to the west, opposite the study site, and a Guard House to the east, extending from the original government buildings erected (Figure 2.10).

In the 1830s the Australian Agricultural Company had been granted 2000 acres to the west of Newcastle for coal mining. This grant restricted the growth of the

---

17 Turner (1997b) 17.
18 Wentworth (1819) p. 55.
21 Turner (1997b) 18.
22 Turner (1997a) 12.
23 Dangar (1828). The engraving of Dangar’s earlier survey work was undertaken by J. Cross of London and published in August 1828; Australian Dictionary of Biography (1966) Volume 1: 279-80. His original work in the Hunter was conducted in c1822-1824.
town to land east of Brown Street until the early 1850s\textsuperscript{25}, while the town was bounded on the south by Church Street. The first military barracks were constructed from 1838-1843\textsuperscript{26}, to protect the now valuable coal resources\textsuperscript{27}, and housed up to 200 soldiers who policed the area until 1851 when the buildings were used to house the local police and as a boarding house. The late 1830s saw many of the town allotments for Newcastle officially granted, including allotment 197, now known as 111 Scott St.

From the late 1840s other companies opened coal mines around Newcastle. These mines began to ship coal through the Port of Newcastle and the town became a centre for the smaller settlements around the mines.\textsuperscript{28} The following decades saw the expansion of the town with the opening of the Great Northern Railway Line and Newcastle Railway Station.\textsuperscript{29} In the 1850s, the Australian Agricultural Company began to subdivide and sell its land, which meant that the town could expand to the west.

By the early 1850s commercial Newcastle was well established. The study site sits well within this commercial area of Newcastle and allotment 198 (now known as 1 and 3 Bolton St) was granted during this time. By the 1880s, according to Turner, the residents of inner Newcastle were mainly people engaged in the service industries, along with their families while the majority of miners lived in the surrounding mining townships.\textsuperscript{30} In 1885 the principal streets, including Church Street, had a few private residences, but central Newcastle was largely given over to retailing and commercial offices.

In the first part of the twentieth century, the collieries of the inner-city were closed and moved outside further away, this caused the movement of the population away from Newcastle. The opening of the BHP steelworks in about 1915 brought people back to the city however the character of the area had forever changed. The northern part of Watt Street, and this part of Newcastle continued to maintain its commercial character and its associations with the local shipping industry.

\textsuperscript{25} Turner (1997b) 19.
\textsuperscript{26} CMP (2005) 10.
\textsuperscript{27} CMP (2005) 38.
\textsuperscript{28} Turner (1997b) 19.
\textsuperscript{29} “Newcastle City Centre – Second Fifty Years”.
\textsuperscript{30} Turner (1997b) 23.
2.2 ORIGINAL GRANT

Allotment 197 (111 Scott St)

The original grant of this land was to Henry Usher on the 11th August 1834 by Sir Thomas Brisbane31. Mr Usher was a prominent member of Newcastle’s commercial and political life. He was an active member of Newcastle’s district council and involved in many of the decisions that encouraged the expansion and development of Newcastle, he was also a benefactor of Newcastle Hospital.32 In the 1841 census he is recorded as living in Bolton St in Newcastle, however it cannot be confirmed that this is the study site due to his ownership of many parcels of land in the Newcastle area.33

Mr Usher, described in his obituary as an ‘old colonist’ died in his residence on Bolton St in Newcastle aged 65.34 Mr Usher died a wealthy man. At a ruling related to the administration of his will, the court describes the large number of assets, including housing, land and money bequeathed to at least eight different people. Mrs Bevington, his sister, is his only acknowledged relative in this reading.35 He also left money towards the construction of the new Newcastle Hospital and the improvement and enlargement of the Christ Church.36 No record of a marriage or children could be found in the historical research conducted.

Allotment 198 (1 and 3 Bolton St)

The original grant of this land was to Edward Flood on 1st December 1854. Mr Flood (1805-1888) was also a prominent business and political leader in Newcastle and a member of the Northern Chambers. Flood was born in Sydney and married Charlotte Hannon in 182637. They went on to have four children, Elizabeth, George, Walter and Charlotte.38 Flood had another three children with Jane Oatley.39 He had a long political career, he was the mayor of Sydney in 1849, was also heavily involved in the agricultural industry, and built up a very extensive land portfolio.40 After his death, his will was disputed by a number of his children.41

31 Land Title Office (LTO) Vol. 3930 Fol. 231 and The Sydney Gazette 15/3/1834
33 State Records Reel 2222 p 105.
34 SMH 12/12/1863, SMH 31/12/1863, BDM 4931/1863 (stated to be 63 years old at age of death in this record).
35 The names of the people named in this will include Thomas Goodyear Hill, Joseph and Mary Ann Clarkson, John Standley (of London), William Henry Rowe, Fanny Maria Ferm, Clarence Hewson Hannell and James Edward Hannell. SMH 10/2/1866.
36 The Argus 23/12/1863.
37 BDM V1826/78 16/1826
38 BDM V18278110 1C/1827, V18299359 1C/1829, V1834478 18/1834 and V183959 149/1839. ADB states 8 children by his legal wife, only four were recorded in the BDM historical search.
39 ADB Online
40 Ibid.
41 Ibid.
2.3 SUBSEQUENT OWNERS AND OCCUPANTS

In 1859 allotment 197 was bought by Arthur Hodgson of Sydney for £1500. Rates records in 1861 show that Lot 197 on Scott St was owned by Arthur Hodgson (1818-1902). On it was a wood shingled house, one storey with three rooms. Its assessment value was noted as £50 and this house was recorded as occupied by Kate Hoy. No information could be found for Ms. Hoy. Sir Arthur Hodgson was born in England and came to Australia in 1839. Through time he became a very prominent politician that had extensive land and commercial interests scattered through NSW and Queensland. Arthur Hodgson was also the general superintendent of the Australian Agricultural Co from 1856-1861. This position indicates a strong link with Newcastle, as Newcastle was the base for this company which was the business responsible for the inception and growth of the mining industry in this part of NSW.

The first recorded hotel keeper of the Terminus Hotel in the nineteenth century was Alexander Flood. Mr Flood was a member of the district council and a prominent, well known member of the Newcastle community. In the 1841 census he is recorded residence is in Bolton St. His first hotel licence was for the Caledonia Hotel, also in Newcastle, in 1851. Flood made a public announcement early in 1857 asking the community to pay their bills promptly (Figure 2.2), but was seemingly unsuccessful, as later that same year he became insolvent. He died in Newcastle aged 71 in 1871.

In 1868 Arthur Hodgson sold to Francis James Shaw (timber merchant) and a builder George Henry Cox. Francis James Shaw was a member of the Northern electorate and married Amelia Druitt in Sydney in 1890. The licensee of the Terminus Hotel in 1868 was James Milthorpe, it is not known how long Mr Milthorpe carried the licence for the Terminus Hotel, though Mrs Canning was noted as proprietor in 1897 (Figure 2.3). In 1905 the property was leased to Joseph and John Robert Wood, both of Newcastle. Francis Shaw died in 1906 and the land stayed with his descendents

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42 LTO Book 63 No. 166.
43 AB5418 Year Ending 5/2/1861
44 ADB Online.
45 For a brief history of the Australian Agricultural Co. see AMAC (2009).
46 SMH 21/5/1845
47 1841 Census Index
48 MM 26/11/1851
49 SMH 14/10/1857
50 BDM 4816/1871
51 LTO Book 111 No. 436.
52 Maitland Mercury (MM) 30/9/1880
53 SMH 22/7/1890
54 Called Joseph Milthorpe in an article in the Brisbane Courier 18/8/1869
55 LTO Book 794 No. 752.
until 1924 when it was sold to Toohey’s Limited for £20,000. Throughout the twentieth century, the Terminus Hotel remained in the ownership of Toohey’s and leased to a number of hotelkeepers and shown in Table 2.1.

Tooheys is an iconic Australian brand. Started by brothers John and James Toohey, originally from Ireland, the family settled in Melbourne where James, the younger of the two brothers was born in 1850. John, and his business partner W. G. Henfrey started business in Castlereagh St Sydney late in the 1860’s as cordial manufacturers and auctioneers. After this, they moved to the Albion Brewery and began production there. John Thomas Toohey obtained his brewers license on the 7th of September 1869. In partnership with his younger brother Matthew Toohey they traded as J. T. & J. Toohey. The popularity of Toohey’s and Tooth’s beers grew from 1800 onwards. John died in 1873, his son, also John took control of the brewery.

Tooheys became a public listed company in 1902, with John as chairman. The business grew, buying many hotels throughout NSW through the early twentieth century, including the study site.

A number of lease holders held the licence for the Terminus Hotel during the twentieth century. The majority held the lease for two to four years while ownership remained with Toohey’s Ltd during this time. (Table 2.1).

Figure 2.1 Sir Arthur Hodgson
Australian Dictionary of Biography.

Figure 2.2 The Terminus Hotel and Alexander Flood
Sydney Morning Herald 10th Jan 1857

56 LTO Book 1362 No. 682.
57 www.gabr.net.au (Tooheys Ltd search)
58 ADB
Edward and Charlotte Flood sold the allotment to James Malcolm, a Sydney shipping agent and George Tully, a merchant living in Newcastle for £800 in 1854\textsuperscript{59}. It stayed in their ownership for three years where it was sold to John and John Rayden Bingle, merchants from Newcastle for £500.\textsuperscript{60}

In 1858 the allotment was divided into two, the portion that involves 1 Bolton St became the property of George Tully, 11 perches. The portion that involves 3 Bolton St became the property of John and John Rayden Bingle, 22 perches, this land also encompasses what is now 5 Bolton St. These subdivisions will be considered separately below.

**1 Bolton St.**

George Tully controlled this portion of land for a brief time. Becoming insolvent in 1860\textsuperscript{61}, in 1862 the land was bought by George Richard Dibbs, John Campbell Dibbs and Charles Nuttal Thorne, all merchants from Newcastle. John Dibbs was the managing owner of the Rapid Steam Tug Office, operating from Scott St Newcastle.\textsuperscript{62} This portion of land was now 11 perches, and was bought by this group for £1000.\textsuperscript{63}

In 1875 James Russel bought the land.\textsuperscript{64} Mr James Russell was described by the Sydney Morning Herald as one of the pioneers of the shipping industry in Newcastle.\textsuperscript{65} His company, James Russell and Co. built the first hopper barge in Newcastle,\textsuperscript{66} this type of barge is designed to carry large amounts of material, like soil and rocks and was particularly useful due to its size and structure for jobs that involved land reclamation. Land reclamation was an extremely important part of the development of Newcastle as the majority of the foreshore of Newcastle city is on reclaimed land.\textsuperscript{67} He married Margaret Baird in 1857\textsuperscript{68} and they went on to have three children, Janet, Margaret and Isabella\textsuperscript{69}.

The study site was bought by James and Alexander Brown in 1877\textsuperscript{70}. J & A Brown traded as coal and shipping merchants\textsuperscript{71} that had an extensive business with a main...

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\textsuperscript{59} LTO Book 46 No. 558.  
\textsuperscript{60} LTO Book 52 No. 248.  
\textsuperscript{61} LTO Book 79 No. 622.  
\textsuperscript{62} Knaggs Advertising 1877 (Newcastle Regional Library)  
\textsuperscript{63} LTO Book 79 No. 622  
\textsuperscript{64} LTO Book 220 No. 104  
\textsuperscript{65} SMH 20/8/1928  
\textsuperscript{66} SMH 14/5/1891  
\textsuperscript{67} AMAC (2008), (2009)  
\textsuperscript{68} BDM 051/1857  
\textsuperscript{69} BDM 10241/1859, 10341/1861, 13217/1868.  
\textsuperscript{70} LTO Book 220 No. 104  
\textsuperscript{71} MM 26/5/1883
office in Newcastle, but traded as far as Melbourne. In the succeeding years they were noted as dominant colliery proprietors and tug owners and the study site stayed within the Brown family until 1934. Alexander Brown died in 1886.

In 1934, 1 Bolton St was bought by Thomas Armstrong, Company Director of J & A Brown Ltd and William Morris, an accountant. Mr Armstrong was active in the local Newcastle community, He was an elected member of the Legislative Council and he was a board member of the Methodist Board of Missions. Mr Armstrong had a strong association with J & A Brown, he was the executor of John Brown’s will. Within that same year, ownership of the study site passed on to Stephen Brown, described as a senior partner in J & A Brown at this time.

Soon after, Stephen Brown sold the study site to Tooheys Ltd, who sold on to the South British Insurance Company Ltd the following year.

3 Bolton St.

John and John Rayden Bingle (father and son) owned this portion of land in 1859, at this time it was 22 perches, indicating that this comprises what is now 3 and 5 Bolton St. It was bought for £800 and the title describes the stone house and building ‘now in the course of erection and standing’. John Bingle (1776-1882) arrived in the colony in 1821 (he was second Officer on the Minerva). In 1822 Bingle took passage to Newcastle and sought discharge from his post at the same time. In 1824 Bingle married a woman named Mary Cross; they had three children, one son John Raydon and two daughters. He was a prominent member of the early community, the first court-house in Scone was built by him in 1832, and he served on the bench of magistrates for over twenty years. Bingle and Son was a business partnership and traded as merchants. Later in 1959, the same year of ownership, John Rayden Bingle takes out a sole mortgage on the study site with the Liverpool and London Fire and Life Insurance Company for £300.

There were possible issues with this mortgage as in 1875 the land was sold by the trustees of the Liverpool and London and Glove Insurance Company to John Wood and James Wood (wine merchants based in Newcastle) for £2750. Their business was advertised as a wholesale business who were agents for Castlemaine Ale and Porter. This is a significant price difference from the £800 14 years before and would indicate that a significant amount of work had been done on the block. Later on that same year half of that portion of land (11 perches) was bought by Charles Frederick Stokes, another merchant, for £687 10 shillings. C.F. Stokes & Co were shipbrokers
who, of note, were also Denmark’s and Peruvian consulate agents.\textsuperscript{86} It stayed in Stokes possession for 29 years. In 1909 the land was bought by John, Stephen and William Brown\textsuperscript{87} and stayed within the Brown family until 1935 (a year after 1 Bolton St was sold). The land was then owned by a variety of insurance companies.

**Business Occupiers**

A large variety of businesses occupied both 1 and 3 Bolton St and 111 Scott St throughout its history. Detailed rates research\textsuperscript{88} shows a number of businesses trading from these addresses (also see Figure 2.3). As previously established, ship builders, timber makers and businesses related to industrial development (for example, a cooperage) are all recorded as being present on the study site through time.

![Figure 2.3](image)

Figure 2.3  \textit{A range of advertisements from businesses occupying the study site at different periods during the site’s history.}

a) The Newcastle Nautical Almanac Directory 1879 p. 234  
b) The Newcastle Nautical Almanac Directory 1897 p. 25  
c) The Newcastle Nautical Almanac Directory 1899 p. 15

\textsuperscript{86} Knaggs Advertising 1876  
\textsuperscript{87} PA 38070  
\textsuperscript{88} Conducted by Julie Cox and seen in Table 2.2
### Table 2.1 – Title Research

<table>
<thead>
<tr>
<th>Date</th>
<th>Conveyance</th>
<th>Reference</th>
</tr>
</thead>
</table>
| **11 Scott St**  
**Allotment 197**  
**Lot 1 DP 76895** |                                                                                     |           |
| [Image](http://imagery.maps.nsw.gov.au/) |                                                                                     |           |
| **Date** | **Conveyance** | **Reference** |
| 11/8/1834 | Original grant to **Henry Usher**  
Allotment 197  
33 and ½ perches | Book 14492  
No 9 |
| 17 September 1859 | Conveyance  
From **Henry Usher**, of Newcastle, Gentleman  
To **Arthur Hodgson**, Sydney, Esquire  
£1500  
33 perches | Book 63  
No 166 |
| 1 October 1868 | Conveyance  
**Arthur Hodgson**, of Brisbane, Esquire  
To **Francis James Shaw**, Timber Merchant, and **George Henry Cox**, Builder | Book 111  
No 436 |
| 1898/1899 | Mortgage  
**Francis Shaw** (Mortgagee)  
**Joseph and John Robert Wood** (Mortgager) | Book 622  
No 352 |
| 13 March 1900 | Will of **Francis James Shaw**, names trustees as his daughter **Charlotte Maud Palliser Shaw**, and sons **Fredrick Charles Shaw** and **Augustus Rutherford Shaw** | Book 1362  
No 682 |
| 1905 | Lease  
From **Francis James Shaw** (Leichardt)  
To **Joseph and John Robert Wood** (of Newcastle) and Called the Terminus Hotel | Book 794  
No 752 |
| 14 August 1906 | Death of **Francis James Shaw** | Book 1362  
No 682 |
| 23 September 1924 | Conveyance from **Fredrick Charles Shaw** (Wyalong, medical practitioner) and **Charlotte Maud Palliser Shaw** (spinster) and **Augustus Rutherford Shaw** (Bulli, Holy Orders), **Fredrick** | Book 1362  
No 682 |
<table>
<thead>
<tr>
<th>Year</th>
<th>Document Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1926</td>
<td>Certificate of Title</td>
<td>Charles Seymour Shaw and Susanna Studds (wife of James Studds) to Tooheys Limited £20,000</td>
</tr>
<tr>
<td>1946</td>
<td>Lease</td>
<td>Tooheys Limited to Terence William O’Shea, hotelkeeper</td>
</tr>
<tr>
<td>1947</td>
<td>Lease</td>
<td>Tooheys Limited to Godfrey Duncan Henston, hotelkeeper</td>
</tr>
<tr>
<td>1951</td>
<td>Lease</td>
<td>Tooheys Limited to James Joseph Pollard and Henry William Brown (of Bathurst), both hotelkeepers</td>
</tr>
<tr>
<td>1954</td>
<td>Lease</td>
<td>Tooheys Limited to Fredrick William Tiddick, hotelkeeper</td>
</tr>
<tr>
<td>1957</td>
<td>Lease</td>
<td>Tooheys Limited to James Douglas Benjamin, hotelkeeper</td>
</tr>
<tr>
<td>1959</td>
<td>Lease</td>
<td>Tooheys Limited to John Michael Duggan, John Francis Duggan and Dorothy Duggan, all hotelkeepers</td>
</tr>
</tbody>
</table>
### 1-5 Bolton St

#### Allotment 198

<table>
<thead>
<tr>
<th>Date</th>
<th>Conveyance</th>
<th>Reference</th>
</tr>
</thead>
</table>
| 1/12/1854         | Original grant to **Edward Flood**
                      | Allotment 198
                      | 33 perches                                                             |           |

| 29 December 1854  | Conveyance from **Edward Flood** (Sydney, Esquire, MLC) and **Charlotte Flood** (wife)
                      | To **James Malcolm** (Sydney, Ship Agent) and **George Tully** (Newcastle, Merchant)
                      | £800
                      | 33 perches                                                             | 46        | 558       |

| 15 May 1857       | Conveyance from **James Malcolm**
                      | To **John Bingle** and **John Rayden Bingle** (Newcastle Merchants)
                      | £500
                      | 33 perches                                                             | 53        | 248       |

| 2 February 1858   | Partition
                      | **George Tully** (1st Part) **John Bingle**, wife **Mary Bingle**
                      | and **John Rayden Bingle** (2nd part), **Henry Baker** (3rd part), **George Tully** (4th part)
                      | and **John** and **John Rayden Bingle** (5th part)
                      | **George Tully** (1 Bolton St)
                      | 11 perches
                      | **John** and **John Rayden Bingle** (3-5 Bolton St) 22 perches         |           |

**Subdivision of land**
<table>
<thead>
<tr>
<th>Date</th>
<th>Conveyance</th>
<th>Reference</th>
</tr>
</thead>
</table>
| 1859                 | Mortgage
  **George Tully** (Mortgagee)
  Bank of Australasia (Mortgager)                                                                                                                                                                                                                                                                                                          | Book: 63  |
| 4 February 1860      | Estate of **George Tully** Insolvent                                                                                                                                                                                                                                                                                                        | Book: 79  |
| 1 September 1862     | Conveyance From **Bank of Australasia Inc.** (John Morrison, official signee of Insolvent Estates)
  To **George Richard Dibbs, John Campbell Dibbs and Charles Nuttall Thorne**, all of Newcastle, Merchants
  £1000
  11 perches                                                                                                                                                                                                                                                                                                                                   | Book: 79  |
| 1875                 | Cancelled Title.
  Transfer of ownership From **Francis Allwright Dibbs** to **James Russell**
  (ship owner)
  11 perches                                                                                                                                                                                                                                                                                                                               | Book: 220 |
<p>| 1877                 | Transfer of ownership from <strong>James Russell</strong> to <strong>Alexander Brown and James Brown</strong>                                                                                                                                                                                                                                                         | Book: 220 |
| 1887                 | Conveyance from <strong>James Brown to John Brown and Alexander Brown</strong>, both of Newcastle (merchants)                                                                                                                                                                                                                                       | Vol. 312  |
| 1887                 | Notice of death of <strong>Alexander Brown. James Brown</strong> now register proprietor                                                                                                                                                                                                                                                              | Vol. 312  |
| 1896                 | Conveyance from <strong>John Brown and Alexander Brown to John Brown</strong>                                                                                                                                                                                                                                                                          | Vol. 312  |</p>
<table>
<thead>
<tr>
<th>Date</th>
<th>Conveyance</th>
<th>Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>14 April 1859</td>
<td>Conveyance From John Bingle To John Rayden Bingle (working as co-partners and merchants carrying on business as ‘Bingle and Son’) £800 22 perches Including Stone House and building ‘now in the course of erection and standing’</td>
<td>Book 60 No. 700</td>
</tr>
<tr>
<td>10 June 1859</td>
<td>Mortgage John Rayden Bingle (Mortgagee) The Liverpool and London Fire and Life Insurance Company (Mortgager) £300 22 perches</td>
<td>Book 61 No. 626</td>
</tr>
<tr>
<td>Year</td>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>------</td>
<td>-------------</td>
<td></td>
</tr>
</tbody>
</table>
| 1875 | Conveyance from Trustees of the Liverpool and London and Globe Insurance Co to John Wood and James Wood.  
£2750  
22 perches |
| 1875 | Conveyance from John Wood and Joseph Wood (Newcastle, wine merchants) to Charles Frederick Stokes (merchant).  
£687 10shillings  
11 perches |
PA 38070 |
| 1933 | Conveyance from Thomas Armstrong and William Morris to Stephen Brown.  
PA 38070 |
| 1935 | Conveyance from Stephen Brown to the Newcastle & County Mutual Building Land and Investment Company Limited.  
PA 38070 |
| 1954 | Commercial Union Assurance Company of Australia.  
5 perches  
Vol. 6771  
Fol. 242 |
Vol. 6771  
Fol. 242 |
| 1984 | Maxwell Graham Cox and Marion Jean Cox (joint tenants)  
Vol. 6771  
Fol. 242 |
### Table 2.2 Rates Records 111 Scott St and 1-3 Bolton St, Newcastle

#### AB5418 CITY WARD - year ending 5/2/1861

<table>
<thead>
<tr>
<th>Street</th>
<th>Lot No</th>
<th>Occupier</th>
<th>Owner</th>
<th>Description</th>
<th>Ass. Val £</th>
<th>Floors</th>
<th>Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scott</td>
<td>197</td>
<td>Kate Hoy</td>
<td>Arthur Hodgson</td>
<td>House, wood, shingled</td>
<td>50</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Bolton</td>
<td>198</td>
<td>Jn Morris off ass</td>
<td>John Morris official assignee</td>
<td>Warehouse slated stone</td>
<td>300</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>198</td>
<td>John Bingle &amp; Co</td>
<td>John Bingle &amp; Co</td>
<td>Warehouse stone slated</td>
<td>300</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

#### AB5364 No description or occupier listed in rates, These owners may not be correct, Usher had other property in Bolton St

<table>
<thead>
<tr>
<th>Street</th>
<th>Page</th>
<th>Occupier</th>
<th>Owner</th>
<th>Description</th>
<th>Paid</th>
<th>Ass. Val £</th>
<th>Floors</th>
<th>Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolton</td>
<td>330</td>
<td>James Priest</td>
<td>Year ending</td>
<td>6/2/1862 – 20/11/1862</td>
<td>28/1/8</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>106</td>
<td>George Priest</td>
<td>Y.E.</td>
<td>5/2/1861 – 12/12/1859</td>
<td>24/14/-</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>163</td>
<td>Elizabeth Priest</td>
<td>Y.E.</td>
<td>5/2/1861 – 12/12/1859</td>
<td>61/15/-</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>141</td>
<td>Henry Usher</td>
<td>4 rates</td>
<td>Y.E. 7/2/1860 - 2/11/1859</td>
<td>90//-</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>86</td>
<td>Henry Usher</td>
<td>4 rates</td>
<td>Y.E. 5/2/1861 - 20/11/1860</td>
<td></td>
<td></td>
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</tr>
<tr>
<td></td>
<td>211</td>
<td>Henry Usher</td>
<td>1 rate</td>
<td>Y.E. 6/2/1862 - 6/11/1861</td>
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#### AB5366 1867

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<th>Occupier</th>
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<th>Owner</th>
<th>Description</th>
<th>Ass. Val £</th>
<th>Floors</th>
<th>Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolton</td>
<td>180</td>
<td>198</td>
<td>W Petherbridge</td>
<td>CF Stokes</td>
<td>London L &amp; Globe</td>
<td>Stone Store</td>
<td>80</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>181</td>
<td>198A</td>
<td>Wood Bros &amp; Co</td>
<td>CF Stokes</td>
<td>London L &amp; Globe</td>
<td>Stone Store</td>
<td>90</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>182</td>
<td>198B</td>
<td>RB Wallace</td>
<td>CF Stokes</td>
<td>London L &amp; Globe</td>
<td>Stone Store</td>
<td>70</td>
<td>3</td>
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<tr>
<td></td>
<td>183</td>
<td>198C</td>
<td>CF Stokes, Henry Stokes, JR Bingle</td>
<td>CF Stokes</td>
<td>London L &amp; Globe</td>
<td>Stone Store</td>
<td>120</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>184</td>
<td>198D</td>
<td>TW Knight</td>
<td>TW Knight</td>
<td>The Owner</td>
<td>Store</td>
<td>100</td>
<td>3</td>
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</table>

89 Researched and compiled by Julie Cox
<table>
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<tr>
<th>Lot No.</th>
<th>Name</th>
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<th>Floors</th>
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<tr>
<td>185</td>
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<td>TW Knight</td>
<td>198E</td>
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<td></td>
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<td>The Owner</td>
<td>100</td>
<td></td>
<td></td>
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<tr>
<td>Scott</td>
<td>Arthur Hodgson</td>
<td>Enclosed land</td>
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<tr>
<td>197A</td>
<td>J Heine</td>
<td>Cooperage</td>
<td>20</td>
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<tr>
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<td>J Devereaux</td>
<td>Workshop</td>
<td>20</td>
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<td></td>
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<tr>
<td>197C</td>
<td>A Spence</td>
<td>Workshop</td>
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### AB5367 1868

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<th>Occupier</th>
<th>Lessee</th>
<th>Owner</th>
<th>Description</th>
<th>Ass. Val £</th>
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<tbody>
<tr>
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<td></td>
<td>James Russell</td>
<td>James Russell</td>
<td>Wood</td>
<td></td>
<td>52</td>
</tr>
<tr>
<td>Scott</td>
<td>160</td>
<td>J Milthorpe</td>
<td>F Shaw</td>
<td></td>
<td></td>
<td>300</td>
</tr>
<tr>
<td></td>
<td>161</td>
<td>John Lane</td>
<td>T Dibbs</td>
<td></td>
<td></td>
<td>52</td>
</tr>
<tr>
<td></td>
<td>162</td>
<td>Rous &amp; Henderson</td>
<td>John Lane</td>
<td>T Dibbs</td>
<td></td>
<td>52</td>
</tr>
<tr>
<td></td>
<td>163</td>
<td>Thos Juues</td>
<td>John Lane</td>
<td>T Dibbs</td>
<td></td>
<td>67</td>
</tr>
<tr>
<td></td>
<td>164</td>
<td>TW Knight</td>
<td>Thos Juues</td>
<td>T Dibbs</td>
<td></td>
<td>13</td>
</tr>
<tr>
<td></td>
<td>165</td>
<td>P Nihill</td>
<td>T Dibbs</td>
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### AB5368 1869

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<tbody>
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<td>F Shaw</td>
<td></td>
<td>Terminus Hotel (Shaw has 4 brick houses above this rate notice)</td>
<td>300</td>
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<tr>
<td></td>
<td>491</td>
<td>TW Knight</td>
<td>The Owner</td>
<td>Store</td>
<td></td>
<td>100</td>
</tr>
<tr>
<td></td>
<td>492</td>
<td>J Ellis</td>
<td>The Owner</td>
<td>Office</td>
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<td>26</td>
</tr>
<tr>
<td></td>
<td>493</td>
<td>K Walter</td>
<td>The Owner</td>
<td>Office</td>
<td></td>
<td>26</td>
</tr>
<tr>
<td></td>
<td>494</td>
<td>C Aldrick</td>
<td>Jas Hannell</td>
<td>Office</td>
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<td>Street</td>
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<td>Occupier</td>
<td>Lessee</td>
<td>Owner</td>
<td>Description</td>
</tr>
<tr>
<td>--------</td>
<td>----------</td>
<td>---------</td>
<td>----------</td>
<td>--------</td>
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<td>-------------</td>
</tr>
<tr>
<td>Scott</td>
<td>160</td>
<td></td>
<td>J Milthorpe</td>
<td>FJ Shaw</td>
<td>Brick Hotel</td>
<td>300</td>
</tr>
<tr>
<td></td>
<td>161</td>
<td></td>
<td>John Lane</td>
<td>J Dibbs</td>
<td>Stone House</td>
<td>52</td>
</tr>
<tr>
<td></td>
<td>162</td>
<td></td>
<td>Rous &amp; Henderson</td>
<td>John Lane</td>
<td>J Dibbs</td>
<td>Stone House</td>
</tr>
<tr>
<td></td>
<td>163</td>
<td></td>
<td>Thomas Innes</td>
<td>Thos Innes</td>
<td>J Dibbs</td>
<td>Stone House</td>
</tr>
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<td></td>
<td>164</td>
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<td>TW Knight</td>
<td>Thos Innes</td>
<td>J Dibbs</td>
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<table>
<thead>
<tr>
<th>Bolton</th>
<th>Ass. No.</th>
<th>Lot No.</th>
<th>Occupier</th>
<th>Lessee</th>
<th>Owner</th>
<th>Description</th>
<th>Ass. Val £</th>
<th>Floors</th>
<th>Rooms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>390</td>
<td></td>
<td>CF Stokes &amp; Co</td>
<td>CF Stokes &amp; Co</td>
<td>Offices</td>
<td>78</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>391</td>
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<td>Wood Bros</td>
<td>Wood Bros</td>
<td>Office &amp; Store</td>
<td>100</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>392</td>
<td></td>
<td>W Petherbridge</td>
<td>Wood Bros</td>
<td>Office &amp; Store</td>
<td>80</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>393</td>
<td></td>
<td>CF Stokes</td>
<td></td>
<td>Office &amp; Store</td>
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<table>
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<th>Owner</th>
<th>Description</th>
<th>Ass. Val £</th>
<th>Floors</th>
<th>Rooms</th>
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<tbody>
<tr>
<td>Scott</td>
<td>73</td>
<td></td>
<td>Joseph Milthorpe</td>
<td>FJ Shaw</td>
<td>Terminus Hotel (Shaw owned 6 offices above this rate)</td>
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</tr>
<tr>
<td></td>
<td>74</td>
<td></td>
<td>John Lane &amp; Co</td>
<td>FJ Shaw</td>
<td>Stone House</td>
<td>100</td>
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</tr>
<tr>
<td></td>
<td>75</td>
<td></td>
<td>Logan</td>
<td>FJ Shaw</td>
<td>Customs House</td>
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<td></td>
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</table>

<table>
<thead>
<tr>
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<th>Lessee</th>
<th>Owner</th>
<th>Description</th>
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<th>Rooms</th>
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<tbody>
<tr>
<td></td>
<td>171</td>
<td></td>
<td>Charles &amp; H Stokes</td>
<td>Charles &amp; H Stokes</td>
<td>Office</td>
<td>78</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>172</td>
<td></td>
<td>Wood Bros</td>
<td>Charles &amp; H Stokes</td>
<td>Office</td>
<td>100</td>
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</tr>
<tr>
<td></td>
<td>173</td>
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<td>W Petherbridge</td>
<td>Charles &amp; H Stokes</td>
<td>Office</td>
<td>80</td>
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<td>174</td>
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### AB5370 1872

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<th>Owner</th>
<th>Description</th>
<th>Ass. Val £</th>
<th>Floors</th>
<th>Rooms</th>
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<tbody>
<tr>
<td>Scott</td>
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<td>FJ Shaw</td>
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<tr>
<td></td>
<td>574</td>
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<td>Lane &amp; Co</td>
<td></td>
<td>Thos Dibbs</td>
<td>Store and office</td>
<td>200</td>
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<td></td>
<td>575</td>
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<td>John Wood</td>
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<td>London &amp; Liverpool Co</td>
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### AB5371 1873

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<th>Rooms</th>
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<td>Lane &amp; Hacking</td>
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<td>JR Dibbs</td>
<td>Stone Store</td>
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<td>JR Dibbs</td>
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<td>Wood Bros</td>
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<td>Office and Store</td>
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<td>404</td>
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<td>F Gardener</td>
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<td>Part store and office</td>
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<td>Part store and office</td>
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<td>Occupier</td>
<td>Lessee</td>
<td>Owner</td>
<td>Description</td>
<td>Ass Val £</td>
<td>Floors</td>
<td>Rooms</td>
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</tr>
<tr>
<td>Scott</td>
<td>65</td>
<td></td>
<td>Joseph Milthorpe</td>
<td>FJ Shaw</td>
<td></td>
<td>Terminus Hotel (Shaw owned 9 buildings above including the Masonic Hall)</td>
<td>300</td>
<td></td>
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</tr>
<tr>
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<td>66</td>
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<td>Dibbs</td>
<td></td>
<td>Stone Store</td>
<td>200</td>
<td></td>
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<td></td>
<td>67</td>
<td></td>
<td>H. Cross</td>
<td>T. Innes</td>
<td>J. Hannell</td>
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<td></td>
<td>399</td>
<td></td>
<td>Wood Bros</td>
<td></td>
<td></td>
<td>Office and store</td>
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<td>Scott</td>
<td>130</td>
<td></td>
<td>Joseph Milthorpe</td>
<td>FJ Shaw</td>
<td></td>
<td>Terminus Hotel (Shaw owned 9 buildings above including the Masonic Hall)</td>
<td>300</td>
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<td>Stone Store</td>
<td>200</td>
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<td></td>
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<td></td>
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<td></td>
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<td>T. Innes</td>
<td>Jas Hannell</td>
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<td></td>
</tr>
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<td>Wood Bros</td>
<td>Jas Hannell</td>
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<tr>
<td></td>
<td>566</td>
<td></td>
<td>Mrs Priest</td>
<td></td>
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<td>7 houses all occupied and rated</td>
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<td></td>
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<tr>
<td>Scott</td>
<td>65</td>
<td></td>
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<td>FJ Shaw</td>
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<td>67</td>
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<td></td>
<td>Jas Russell</td>
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<td>68</td>
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<td>J &amp; A Brown</td>
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<td>F. J. Shaw</td>
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### AB5422 1889

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<th>Rooms</th>
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<tbody>
<tr>
<td>Scott</td>
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<td>FJ Shaw</td>
<td>Terminus Hotel</td>
<td>572</td>
<td>30</td>
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<td>CF Stokes &amp; Co</td>
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### AB5423 CITY WARD 1890

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<th>Rooms</th>
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</thead>
<tbody>
<tr>
<td>Scott</td>
<td>J Jones</td>
<td>FJ Jones</td>
<td>Terminus Hotel</td>
<td>572</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td></td>
<td>E Bancroft</td>
<td>London Chartered Bank</td>
<td>Bank + 9 Chambers (offices all rated)</td>
<td>260</td>
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</tr>
<tr>
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<td>J &amp; S Brown</td>
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<td>Offices &amp; Stores</td>
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<td>6</td>
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</tr>
<tr>
<td></td>
<td>CF Stokes</td>
<td>CF Stokes</td>
<td>Offices</td>
<td>91</td>
<td>3</td>
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</tr>
<tr>
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### AB5424 CITY WARD 1891

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<th>Rooms</th>
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<tbody>
<tr>
<td>Scott</td>
<td>James Jones</td>
<td>FJ Shaw</td>
<td>Terminus Hotel</td>
<td>572</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td></td>
<td>J &amp; A Brown</td>
<td>Ship Chandlers Store (New Assessment)</td>
<td>156</td>
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<tr>
<td></td>
<td>E Bancroft</td>
<td>London Chartered Bank</td>
<td>London Chartered Bank + 9 Chambers (all rated) which included US Consulate &amp; Lambton &amp; Durham Col</td>
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<td>Bolton</td>
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<td>J &amp; Brown</td>
<td>Offices &amp; Stores</td>
<td>450</td>
<td>6</td>
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<td>CF Stokes</td>
<td>CF Stokes</td>
<td>Offices</td>
<td>91</td>
<td>3</td>
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<td></td>
<td>Wood Bros &amp; Co</td>
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<td>Description</td>
<td>Ass Val £</td>
<td>Floors</td>
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<td>-----------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>Scott</td>
<td>97 &amp; 103</td>
<td>Wm Canning</td>
<td>J Shaw</td>
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<td>105</td>
<td>Capt Witherspoon</td>
<td>J &amp; A Brown</td>
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<td></td>
<td>103</td>
<td>E Bancroft</td>
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<td>5</td>
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<td>J &amp; A Brown</td>
<td>Stone offices &amp; store</td>
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<tr>
<td></td>
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<td>C F Stokes</td>
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<td>Wood Bros &amp; Co</td>
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<td>F J Shaw</td>
<td>J &amp; A Brown</td>
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### AB5392 CITY WARD 1897

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<td>Jane Canning</td>
<td>F J Shaw</td>
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<td></td>
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<td>J &amp; A Brown</td>
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<td></td>
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<td>London Bank of Australia</td>
<td>Banking Offices + 9 Chambers rated to T Muncaster, H Cross, Howard Smith &amp; Co, A Brickett, Cpt Williams, T Hall, P Cohen, Proctor</td>
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### AB5392 CITY WARD 1898

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### AB5394 CITY WARD 1899

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| Bolton | 1      | J & A Brown   | J & A Brown   | Stores & Offices                                          | 350     |
|        | 3      | M McDermott   | Stokes & Coy  | Office                                                    | 78      |
|        | 5 & 7  | Wood Bros & Coy | Wood Bros & Coy | Stores, Offices                                         | 500     |

### AB5394 CITY WARD 1900

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<p>| Bolton | 1      | J &amp; A Brown   | J &amp; A Brown   | Stores &amp; Offices                                          | 300     |
|        | 3      | CF Stokes &amp; Co | CF Stokes &amp; Co | Office                                                   | 78      |
|        | 5 &amp; 7  | Wood Bros &amp; Coy | Wood Bros &amp; Coy | Stores &amp; Offices                                         | 520     |</p>
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<td>5 &amp; 7</td>
<td>Castlemaine Brewery &amp; Wood Bros</td>
<td>Castlemaine Brewery &amp; Wood Bros</td>
<td>Bond Store &amp; Offices</td>
<td>520</td>
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2.4 DEVELOPMENT

The study site is located fronting the original foreshore of Newcastle harbour and due to this location it is possible that development could have occurred in the earliest days of the convict settlement. Buildings were constructed along this foreshore and depicted in an 1830 and 1833 plan of Newcastle (Figure 2.12 and Figure 2.13). This rough alignment of buildings would eventually become Scott St, which runs parallel to the water and joins to Watt St and its wharf, which was the main artery through the new settlement. This access to the Watt St and the wharf makes the area of the study site ideal for future development. Drawings from as early as 1812 (Figure 2.4) depict huts all through this central area, and likely of timber construction.90

This drawing of the settlement dated to 1812 shows approximately fifty buildings arranged at regular intervals in rows running parallel to George (later Watt) Street (Figure 2.4). Although a number of illustrations show these huts interspersed among the major government/public structures, they are generally not included in the few plans of the time.

From 1816 there was some brick-making and stone-quarrying for the construction of government buildings.91 However, construction edicts and techniques seem to have been different to those in Parramatta and Richmond, for example. In Parramatta, the huts seemed to adhere to a pre-determined measurements and regular alignment. In Richmond, one of Macquarie’s towns, there were strict rules about types of construction materials used, number of rooms and façade in any building constructed.92 The information from these early images seems to suggest that building in Newcastle was less formal. The reason for this difference is unknown and it is possible that certain convicts in Newcastle were allowed to construct their own houses to satisfy their needs.

Slater, a convict, gives a perspective of how the developing town of Newcastle was seen. He notes the few major public buildings were of a lesser status than those in Sydney and:

…the poor prisoners houses are but indifferent buildings built of timber and mortar plastered against them.93

The Naval Surgeon, Peter Cunnigham, who was granted land in the Hunter in 1825 described Newcastle as:

Few except the government houses are worthy of much notice being chiefly small detached cottages of brick or wood, presenting no very imposing appearance.94

These descriptions do not seem to match the somewhat idealised pictures from this early period (Figure 2.4, Figure 2.6-Figure 2.7).

90 Little is known about these houses and very limited archaeological evidence has been found to confirm the construction type and location of these buildings.
91 Turner (1997b) p16.
92 See AMAC (2009) for further discussion
93 Slater (1819). John Slater was a convict who arrived via Larkin in 1817.
94 Cunningham (1827) p 147-48.
A plan from 1818 by James Meehan (Figure 2.5) shows the plan for Newcastle after the initial convict establishment. Public buildings are indicated, the study site is opposite the watch house. Scott St and Bolton St have yet to be formally aligned. The study site is a part of land set aside for Government purposes at that time and up to the 1820s.

By 1830, Newcastle was starting to expand from the initial localised settlement as shown in Figure 2.12. Buildings are present in a haphazard fashion along the foreshore of Newcastle harbour, and Scott and Bolton Streets are not yet formally aligned. From the limited detail afforded on this plan, and the slightly later 1834 plan, two buildings are located within the environs of the study site though their sketch detail is poor (Figure 2.12, Figure 2.13). This location, close to public amenities, the wharf and opposite the watch house would have been sought after due it its centralised location.

The development of each allotment will be considered with more detail below.

**Allotment 197 - 111 Scott St.**

A map from c1855-1864 is the next to depict a building on this allotment which fronts Scott St, and the only structure recorded on the lot at this time. (Figure 2.15). Rates records from 1861 describe a three room wood and shingle one storey house present, with an assessed value of £50.\(^{95}\)

A description of the function of this building is found in a newspaper article from 1857, which records the publican Alexander Flood as proprietor of the Newcastle Railway Terminus Hotel.\(^{96}\) This is also the first record of the name of this hotel found in the documentary research.

**Terminus Hotel**

The nineteenth century hotel held an extremely important place in developing towns as a point of contact for social and business connections. There is documentary evidence of the Terminus Hotel being used as a base for land sales\(^{97}\), social meetings\(^{98}\), and business meetings\(^{99}\), thus providing a variety functions. In 1869, and now called the Terminus Hotel, this building was described as being in ‘...the principle street of the city’\(^{100}\) with a comfortable interior that was described in 1869 as:

‘... found to be large, lofty and well ventilated. The sitting rooms have been elegantly furnished, and every other portion of the establishment has been fitted up in a style unsurpassed by any house in town. For the convenience of travellers and owners of racehorses, ample stabling and [illegible] have been erected’\(^{101}\)

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\(^{95}\) AB5418
\(^{96}\) SMH 10/1/1857
\(^{97}\) MM 17/7/1880
\(^{98}\) MM 28/10/1880
\(^{99}\) MM 9/11/1880
\(^{100}\) Newcastle Chronicle 14/1/1869
\(^{101}\) Newcastle Chronicle 14/1/1869
This description implies that the building has probably been renovated as well as extended, and that stables have been added to the site for travellers.

The next recorded image of the site is in 1874, at a time when Newcastle is built up and a well established commercial, industrial and residential centre. The railway is running and the Port of Newcastle is a business and industrial hub. From this 1874 image (Figure 2.20) the study site is shown opposite the railway terminus and a two storey building is visible at 111 Scott St. This image also exemplifies the developed, industrial nature of Newcastle during this period of time. The harbour is crowded with ships and a large number of substantial structures are present in Newcastle city.

On plans in the late 19th century, two buildings are present on the allotment, with a narrow strip of land separating them. Figure 2.22 - Figure 2.26 show what is possibly a covered walk-way joining the two storey buildings both labelled the Terminus Hotel, this division is not readily visible in photographs of the period. The Terminus Hotel in the 1886 and 1893 plan shows an elongated, narrow building. At the rear of the block an l shaped building is present, possibly a stable or a storage area. The other portion of the allotment shows a rectangular structure, at times labelled the Terminus Hotel and later called the Hall of Commerce (Figure 2.27).

The rates for this span of time describe a combination of offices and stores that were leased to a variety of businesses. It seems that the Terminus Hotel functioned in part of the building while these other businesses, including Customs House, and later, the Hall of Commerce also operated from here. These ranges of functions are seen in the photographs that depict the Terminus Hotel of this period. Figure 2.29 and Figure 2.30 demonstrate the façade of this two storey building divided into shop fronts with the bar to the right of the building and offices around it.

**Allotment 198 – 1-3 Bolton St**

A corner block of land on the corner of Scott and Bolton St was for sale in 1854. It was described as having a frontage of 73 feet to Scott St and 122 feet to Bolton St (the block in its original form, not modern division) and noted as being ‘in the heart of the busiest part of the city’. No building is mentioned in this advertisement. The 1830 and 1834 plans previously discussed indicated the possibility that a small structure could have been present, this seems to have been demolished by the time this land formally became for sale.

The rates records in 1861 indicate two large buildings present on this allotment, the progressive division of the land was described above, at this time the relevant portion of land was owned by Morris and John Bingle and Co. This is the first substantial building recorded on this site, and built between 1854 and 1861. The four storey building described as a warehouse slated store had four rooms with an assessed value of £300, owned by Morris. Also on this lot was a three storey building, described as a stone and slated warehouse with three rooms with a value of £300 also, owned by Bingle and Co. In 1867, the rates show a number of businesses occupying this allotment, with all buildings being

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102 MM 16/12/1854
of stone construction, of either two or three storey and of a value ranging from £80-£120\(^{103}\).

An 1869 plan indicates that T.W. Knights is located here (Figure 2.17) though in that same year, T.W. Knights was also listed for sale as an insolvent estate.\(^{104}\) Described as a ship-chanders business,\(^{105}\) this company was not present in the 1870 rates records. The commercial interests that stay with this allotment are clear through the rates through the rest of the nineteenth century (Table 2.2).

In 1872 the buildings described in the rates are changed from stone stores to a part stone store and brick houses, indicating another phase of construction and change to this portion of the study site.\(^{106}\) The plans extant for the second half of the nineteenth century consistently show three structures on this allotment. For example, in 1886 a large building is shown at 1 Bolton St abutting 111 Scott St, and a narrow structure present at 3 Bolton St. A small building, possibly a privy is noted at the rear of 3 Bolton St also abutting 111 Scott St. This overall form remains the same through time on these plans (Figure 2.23 to Figure 2.27).

Photographs provide a somewhat amended picture of the level of construction activity on this portion of the study site. An 1870 image shows the peaked eaves and distinctive form of 1 Bolton St (Figure 2.19), which are also present at the end of the 19\(^{\text{th}}\) century (Figure 2.28). The rates records during this period record a consistent yearly price.

The best image of 3 Bolton St is seen in Figure 2.27. 3 Bolton St abuts the building either side of it and is a two storey structure with a covered walkway present. The division of these buildings into the various businesses that are recorded are not visible from these plans or photographs.

**Summary of Occupation and Development**

In summary, evidence of the development of the study site has been present and continuous in some form since at least 1830, and possibly before this time. Its location on the Newcastle foreshore, close to the Watt St wharf and harbour closely links the large number of businesses to this environment. This is particularly reflected in the range of businesses that related to ship building, their management, and commerce related to the intense industrial activity that characterises 19\(^{\text{th}}\) century Newcastle. The people that owned and managed the Terminus Hotel and 1 and 3 Bolton St were all linked in a commercial and political context during the latter portion of the 19\(^{\text{th}}\) century and were seemingly pivotal in contributing to the commercial ventures that assisted in building Newcastle's economic growth.

\(^{103}\) AB5418, AB 5366
\(^{104}\) SMH 10/9/1869
\(^{105}\) This type of business deals with equipment and supplies for ships.
\(^{106}\) AB5370
Figure 2.4  Newcastle in NSW with a distant view of Point Stephen, 1812.
For orientation, the wharf aligns with Watt St, Bolton St runs parallel. Note the huts lining both sides of the street.
Cooper engraving by T.R. Browne, Newcastle Regional Art Gallery.
Figure 2.5  1818 Plan of Newcastle by James Meehan.
Circle indicates approximate area of the study site, 08 is the watch house.
State Records NSW AO Map 83
Figure 2.6  
**Newcastle, Hunters river, NSW by Walter Preston, 1820.**
Arrow indicates approximate location of the study site. Newcastle Regional Library.

Figure 2.7  
**Panorama of Newcastle by Sophia Campbell and Edward Close, 1821.**
Circle indicates approximate location of the study site. State Library of NSW, PXD 576.
Figure 2.8 Adapted from Plan of Newcastle, 1822.
Red shading indicates approximate location of the study site. The wharf is again aligned to Watt St (originally George St). The watch house is used for alignment of the study site. State Records NSW AO Map 80.
Figure 2.9 A Map of the Town of Newcastle on Hunters River. Dangar 1823-1824. Red highlights approximate location of the study site. State Records AO Map 4385.
Figure 2.10  Plan of the Town of Newcastle on Hunters River, c1826.
Approximate location of the study site indicated by circle.
State Records AO Map 4398.
Figure 2.11 A view of King’s Town (Newcastle), London, engraved and published August 1 1828 by J. Cross. Detail indicates approximate location of study site. From Henry Dangar’s index, University of Newcastle Rare Book Collection.
Figure 2.12  Early map of the Town of Newcastle, Armstrong, c1830.
Overlaid in black is the block outline of the 1844 plan (seen in Figure 2.14) with the study site highlighted in red. This image shows the future alignment of Scott St along the harbours edge and at least two buildings present on the study site at this time. Watt St and the consistent presence of the lumbar yard has been used as an anchor to overlay this image.
Figure 2.13  **Newcastle, 1834.**
Though the quality of this image is poor, buildings are evident on the study site, though in a position slightly different from the 1830 plan. This is the first evidence of the formal alignment of Bolton St. AO Map 84.
Figure 2.14  Fragment of the map titled Town of Newcastle and its Harbour, 1844. This is the first formal alignment of Scott St on the western side of Watt St. NLA Map F 72
Figure 2.15  Fragment of Plan of Newcastle c1855-1864.  
Approximate location of study site indicated in red. Note building present on Usher’s land. C330/390
Figure 2.16  Plan of the City of Newcastle, 1857.
Building present on site (modern 111 Scott St).
Kirby (1857) Plan of the City of Newcastle, County of Northumberland, NSW. State Records NSW. AO Map 4405.
Figure 2.17  Plan of the City of Newcastle, dated 1860. This plan shows the presence and alignment of State Library. ML Z 1860.
Figure 2.18  Detail of chart of Newcastle Harbour and Port Waratah by D. T. Allen, 1869.
9 indicates the study site (arrowed) and is labelled T.W. Knights Stores.
NLA Map F 52

Figure 2.19  Newcastle looking south, 1870.
Lowndes (1982) p. 35
Figure 2.20  1874 image from the Illustrated Sydney News Supplement.
Study site circled in red.
Figure 2.21  1 Bolton St in 1877
LTO  Vol 312 Fol. 196
Figure 2.22  Fragment of survey of the Port of Newcastle, 1887.
Heavy build up is now present on the study site (circled).
NLA Map-rm1 588-e
Figure 2.23  1886 survey of the Town of Newcastle.
State Library of NSW. MT4 811.253/1886/1.

Figure 2.24  1893 survey of the Town of Newcastle
State Library of NSW, MT4 811.251/1893/1.
Figure 2.25  1897 detail of survey of the Town of Newcastle.  
State Library of NSW, ML 811.251/1.
Figure 2.26  Newcastle and Suburbs, 1897.
NLA Map RM 1589 Tile a2.
Figure 2.27  1922 detail of survey of Newcastle
State Library of NSW  M3 811.253/1922/1.
Figure 2.28  Corner of Scott and Bolton St (opposite study site) showing the United States flag. The US Consulate was present in Newcastle between 1891-1893 according to rates records.
State Library of NSW

Figure 2.29  Scott St in 1900. The façade of the Terminus Hotel and part of the roof of 1 Bolton St is visible in this photograph (circled).
Hunter Photo Bank
Figure 2.30  The Terminus Hotel, Newcastle (no date). Thought to be around the turn of the century.
Hunter Photo Bank

Figure 2.31  111 Scott St – Allotment 197 in 1924
LTO Vol 3930 Fol. 231
Figure 2.32  Newcastle city in 1950. Study site circled in red.
Mitchell Library, SPF.

Figure 2.33  3 Bolton St in 1954
LTO Vol 6771 Fol. 242
Figure 2.34  The corner of Scott and Bolton Street in 1972
Hunter Photo Bank
3.0 **Assessment of Significance**

3.1 **Methodology**

The current standard for assessment of significance of heritage items in NSW is the publication ‘Assessing Heritage Significance’ produced by the NSW Heritage Office (July 2001). This production is an update to the NSW Heritage Manual (1996), and the criteria detailed therein are a revised version of those of the Australia ICOMOS Burra Charter, formulated in 1979, which was based largely on the Venice Charter (for International Heritage) of 1966.

The criteria, and the definitions thereof, provided by ‘Assessing Heritage Significance’ have been adhered to in assessing the cultural significance of the potential archaeological site at 111 Scott and 1-3 Bolton St, Newcastle. An assessment of significance, under each of the criteria, is made possible by an analysis of the broad body of archaeological sites previously excavated both locally and elsewhere, in conjunction with the historical overview of the study site in particular.

The following assessment deals only with sub-surface archaeological features and deposits. The built environment is not considered in this study.

3.2 **Identification of Significance**

**Criterion A** (Section 7.1)

*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).

The site is important in the course of the cultural history of both Newcastle and NSW, as it was within the area of the earliest colonial settlement of Newcastle, and has been occupied and redeveloped over time influenced by the changing character of the town.

The site is part of a unique landscape of early European Newcastle as the documentary evidence indicates the strong probability it was built upon in the convict period, due to the structures shown on the 1830 and 1834 plans, and discussed in Section 2. The presence of the study site within the environs of the convict settlement, and the rapid growth of Newcastle’s city centre all have the potential to illustrate the transition of the site from a convict settlement to a community of free settlers to a strong economic commercial centre. From the evidence provided in the documentary sources, allotment 198 presents a continual commercial function since its first European use and allotment 197 has the potential to do the same, though it is possible that these early structures could have had a domestic function also.

In this way, the study site has the potential to retain archaeological data obtainable from no other resource that can greatly contribute to the documented history of Newcastle, in particular the early convict period, and for this reason is considered of State significance according to this criterion.
Criterion B (Section 7.2)
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).

The site is associated with several people and groups of people of importance to the local history of Newcastle. Through ownership and occupancy it is associated with a number of people who were influential in the shaping of Newcastle’s business and commercial district. These people include Edward Flood, Henry Usher, Sir Arthur Hodgson and J & A Brown. It was occupied by the United States Consulate, and various businesses that contributed to the commercial nature and development of Newcastle.

It is for this reason that the study site considered locally significant according to this criterion.

Criterion C (Section 7.3)
An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance); OR
An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance).

The site was not found to be significant under this criterion. However the potential archaeological relics, if discovered, may have aesthetic significance.

Criterion D (Section 7.4)
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).

The site was not found to be significant under this criterion.

Criterion E (Section 7.5)
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 site, through its archaeological remains, has the potential to yield information contributing to an understanding of the cultural history of both Newcastle and NSW. Scientific data, in the form of underfloor deposits, yard fills and rubbish pits etc, that is potentially significant on both a local and State level have the potential to reside on the study site. From preliminary assessment, it appears that there has been some disturbance to the subsurface of these lots which could potentially affect the archaeological sensitivity of relics that may remain.
As has been shown in the documentary research undertaken, the study site has had an increasing range of uses including extensive commercial undertakings from the mid 19th century onwards. This, coupled with the gaps uncovered in the history of the development of the site, renders it extremely important in potentially answering some of the questions raised regarding the early history of Newcastle. This scientific data potentially present on the site, could specifically relate to the early convict period of Newcastle as well as the transition of the town to a free settlement and provide information of the development of one of the most important areas in Newcastle's history.

The collection of samples from undisturbed soils dating throughout the history of the site (if available) will provide data to contribute to an understanding of the areas cultural or natural history. It is for these reasons that the study site is considered potentially State significant according to this criterion.

**Criterion F** (Section 7.6)

*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).

The site, through its archaeological remains, has the potential to yield rare scientific data contributing to an understanding of rare aspects of the cultural history of both Newcastle and NSW.

The site itself is unique in Newcastle, being developed throughout the 19th century but little through the 20th century; the archaeological sensitivity of some parts of the site is quite high. The opportunity to archaeologically investigate commercial hotel sites in the old town of Newcastle is rare, and though there has been a number of phases of rebuild noted on the site through time, the overall form of the buildings, especially 111 Scott St has remained consistent.

Should relics related to early convict housing be found on the site, they could yield information that is not only rare but potentially not available from any other source; such data would be considered of State significance and would allow for comparative analysis of similar relics from other parts of the state, such as Parramatta. Relics related to the nineteenth century phase of the Terminus Hotel, as well as the numerous businesses that occupied the study site through time, should they exist, could yield information relating to early commercial techniques which is also of local significance.

As the site is situated within the locus of the small first settlement of Newcastle, it is possible that it contains remains from the earliest convict period in Newcastle, and from the first period of its development as a free settlement. As this first settlement was small, and development in the area has been continuous up to the present, such remains are both rare and endangered.

In this way, the site is considered of both local and State Significance according to this criterion.

**Criterion G** (Section 7.7)

*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).

It is possible that the site contains relics characteristic of the development of the town
of Newcastle, from the convict period, then small-scale residential and business
development of the centre of town, then larger scale development associated with the
developing commercial character of that area of the town. The growth and
consolidation of these commercial enterprises, and the establishment of the Hall of
Commerce, the Terminus Hotel and the various businesses linked to the study site
have contributed to the development of Newcastle.

It is for these reasons that the study site is considered of local significance
according to this criterion.

3.3 STATEMENT OF CULTURAL SIGNIFICANCE

The study site fulfils five of the above criteria at both a local and State level. The
realisation of potential significance is dependent upon archaeological remains having
been created on the site and remaining there with some integrity until the present
time.

This is a site that has important aspects of State significance in relationship to the
early development of the colony and Newcastle itself. This has been shown in the
documentary research associated with the history and development of the commercial
district, although its archaeological integrity in some portions of the study site will have
been significantly disturbed. The study site is also affected by a high water table which
will also have potentially affected any potential archaeological remains.

The individuals that owned and ran businesses from these early lots are of local
significance especially due to their contributions to local politics and commercial
enterprises which stimulated the economy that became pivotal to the development of
Newcastle.

Scientifically, there is a potential for European archaeological contexts that have had
limited disturbance due to the large buildings overlaid on the site from the second half
of the nineteenth century onwards, thus inadvertently preserving earlier deposits that
may be present. The potential for this makes this site extremely important in adding to
the corpus of archaeological knowledge associated with Newcastle, and the colony’s
eyear European history.

These potential archaeological remains represent a rare and significant early colonial
data resource. This information is not currently available from any other source. The
potential of rare scientific data exists for the old town period (if not before) and the
later domestic and commercial phases of the varied number of buildings that have
existed through time on these sites.

The overall significance of the site is vested in the integrity, condition, nature and
extent of the archaeological remains potentially present.
4.0 PHYSICAL EVIDENCE

4.1 SITE INSPECTION

4.1.1 General

The study site was inspected by Martin Carney externally in December 2009, for the purposes of fee estimates, and internally in February 2010, for the purposes of the commissioned archaeological assessment. Data was gained from observations and inspections, however some data is inferred, and other information gained anecdotally from those present during demolitions, as it is currently unsafe to enter some portions of the study site.

By the time of the second inspection, 3 Bolton St had been demolished. 1 Bolton St has a larger frontage on Scott St and no ostensible rear area.

The rear portions of all of the buildings fronting Scott St, and any outbuildings existing (in 2009) had likewise been demolished. They were all part of the former Terminus Hotel Complex, numbered 111 Scott Street. The main core structures of all buildings fronting Scott Street remained integral (numbered 1 Bolton and 111 Scott Streets, Figure 4.7).

4.1.2 111 Scott St

Interior - Core Buildings

The western portion of the terminus hotel fronting Scott St was in one of its last uses a Pizza restaurant. A slab floor in the area was viewable from only a small aperture in which an underfloor space of similar depth to 1 Bolton Street was visible (i.e. no better than half basement). The area had been used as some form of storage, and appeared to have slab flooring. No water was visible in this area.

The former Terminus Hotel complex is a series of conjoined structures, formerly with various wings and outbuildings extending from the core structures. Surviving structural members, brick work and bonding indicated that the building existing in 2009 was a combination of late 19th century construction and innumerable 20th century additions and modifications. Existing cladding and rendering prevents a more thorough analysis of any fabric excepting that in a state of partial demolition (Figure 4.11, Figure 4.12 and Figure 4.14)

Yard, Wings and Outbuildings

The former location of most of the wings and outbuildings is presently covered with their own demolition materials to ensure a secure working surface, raising the ground surface to an unknown degree. The exception to this is the location of a demolished out building spanning the entire extent of the rear wall shared with the post office site next door. The demolition material has been removed in this location exposing extensive strip footings, cut in below the level of the base courses of a stone retaining/yard wall.

The retaining/boundary wall that separates the post office site and 111 Scott St, is any early random coursed sandstone construction (no mortar evaluation possible at time...
of inspection). It exhibits several 20th century repairs, inserts and evidence for previous underpinnings/strengthening. Also visible are the ghosts of several small former outbuildings, once a part of the Terminus Hotel complex (Figure 4.9). The yard wall stands over 4 metres on the Terminus hotel side, however subsequent inspection on the former post office side of the wall, indicates that slightly more than a metre of this wall is above the ground on the post office side (Figure 4.10). Thus the wall is by definition both boundary and retaining.

The east portion for the Scott St frontage latterly included access to the accommodation complex which replaced the Terminus Hotel. A basement is present in the west portion of this section (Figure 4.12). Also a slab floor, the basement has been broken open to reveal an introduced sand fill. The walls of the cellar are visible, but not the floor. The walls visible are made from cement bonded dry pressed brick, and while it is believed that this is the location of the original cellar, it is clear that it has been rebuilt or re-skinned/lined in the 20th century. The eastern portion of the east section fronting Scott Street could not be inspected for reasons of safety, however it is understood that during demolition works it was observed to have no cellar.

4.1.3 1 Bolton St

Interior

The interior under floor area at 1 Bolton St (corner of Scott and Bolton) is more than 1 metre below the existing street level (all flooring had been removed). At the time of inspection the area was flooded. Site foreman advised that the area floods irrespective of rain, and that the sub-floor area had a concrete surface (obscured by flooding at that time).

Yard

There is no yard area.

Structure

The core structure is a shell lime bonded, rough dressed sandstone structure. It presently comprises 3 stories. All of the interior fittings, flooring, bearers that remained at the time of inspection provide information to indicate that it has been substantially refitted or gutted in the 20th century, leaving only the core shell as original. The façade may have originally have been dressed stone, however it has been replaced/covered by a skin of finely dressed, face stone work in the 20th century (Figure 4.15).

4.1.4 3 Bolton St

This building was demolished in 2009.

The location of this building and former yard space is presently covered with demolition material to make a secure working surface. The area presently acts as the site entrance for all other works (Figure 4.5 and Figure 4.6).
4.2 PROPOSED DEVELOPMENT

A nine storey building is proposed for the study site. As set out in the Development Application\textsuperscript{107}, the façade of the Terminus Hotel remains with modifications as required. 1 Bolton St (the South British Insurance Building) façade also remains with structural modifications as required. The footprint of this plan forms the L-shape of the study site under investigation, and the site will require preparation including ‘remove topsoil, existing fill and all other deleterious materials to expose sand subgrade’ (see Figure 4.16 to Figure 4.23).

Evidence collected for inspection and the development proposals establishes a physical series of impacts up to the present day matching them against new impacts. In the broadest sense the front portion of the site will be raised slightly, and the rear section cut down from 2009 levels by the degree shown below. However it is not demonstrable what effect this cutting will have on the surviving archaeological record as no indication of its current depth, nature and condition is observable.

![Diagram showing the proposed development site](image)

**Figure 4.1** Current gradient of Bolton St (red), black line indicates planned level of new development.

This schematic diagram shows that there will be a degree of infilling at the Bolton and Scott St corner and the ground level of the site will be reduced to a point of 2.800. (level taken from detail given in plan Figure 4.21).

\textsuperscript{107} DA 03/0233
Site Inspection Photos

Figure 4.2  The Terminus Hotel, 111 Scott St, Newcastle.
AMAC Image 6341 (2009).

Figure 4.3  1 Bolton St. The Terminus Hotel is visible in the left of the picture.
AMAC Image 6350 (2009)
Figure 4.4  Part of 1 Bolton St abutting the Terminus Hotel. AMAC Image 6342 (2009).
Figure 4.5  3 Bolton St, currently unoccupied.
AMAC Image 6340 (2009)
Figure 4.6  Former 3 Bolton St, the rear of 111 Scott St to the right of the image. AMAC Image 7417 (2010).
Figure 4.7  The rear of 11 Scott St (to the right of the image) a portion of 1 Bolton St visible (centre).
AMAC Image 7414 (2010)

Figure 4.8  The rear of 111 Scott St
AMAC Image 7407 (2010)
Figure 4.9  Detail of wall
AMAC Image 7408 (2010)

Figure 4.10  Image showing modern changes to structure and ghosting of old building to the left of the image.
AMAC Image  7410 (2010)
Figure 4.11  The rear of 111 Scott St
AMAC Image 7412 (2010)

Figure 4.12  Rear of 111 Scott St showing range of changes and repairs conducted through time.
AMAC Image 7415 (2010)
Figure 4.13  Evidence of flooding
AMAC Image 7416 (2010)

Figure 4.14  Portion of cellar visible.
AMAC Image 7422 (2010)
Figure 4.15   Evidence of 20\textsuperscript{th} century modification.
AMAC Image 7440 (2010).
Figure 4.16  Footing plan for proposed Grand Central Apartments

MPC Consulting Engineers (2009)
Figure 4.17  Ground floor plan for proposed Grand Central Apartments  
EJE Architects (2008)
Figure 4.18 North elevation for proposed Grand Central Apartments
EJE Architects (2008)
Figure 4.19  South elevation for proposed Grand Central Apartments
EJE Architects (2008)
Figure 4.20  East elevation for proposed Grand Central Apartments

EJE Architects (2008)
Figure 4.21  West elevation for proposed Grand Central Apartments
EJE Architects (2008)
Figure 4.22  Proposed depth of pilings for proposed Grand Central Apartments
EJE Architects (2008)
Figure 4.23  Proposed location and depth of pilings for proposed Grand Central Apartments
EJE Architects (2008)
4.3 ARCHAEOLOGICAL POTENTIAL

The following illustration sets out the different conditions of the study site observed during inspection (Figure 4.24).

*Light green:* This shading indicates areas that have a deep under floor area that could be classed as not more than a half-cellar. In both instances, 1 Bolton St, and the west section of 111 Bolton St the areas appear to have been modified in response to ground water problems. It may be interpreted that these areas are devoid of archaeological remains as they have been cleared out below street level, however as the surrounding ground levels have be raised and Scott Street was literally the water front in the 1830s, the underfloor area may have in fact been built up or is at least at its natural level.

*Orange:* This area in an inferred basement based on observation, however it’s depth, full size and nature could not be determined by inspection.

*Purple:* No basement known – unable to inspect.

*Blue:* This shading represents an area of demolition of the wings and outbuildings in 2009-2010. The demolition material has in part been spread across the site to ensure a secure working surface and this build up has the potential to protect archaeological resources below. The nature and condition of archaeological material below is not known.

*Red:* This area is the location of a former outbuilding, the strip footings of which by reference to the boundary wall are cut below the inferred original ground surface.

*Summary Analysis of Site Condition*

The evidence presented indicates evidence for modification of the existing ground surfaces by the addition and development across the study site. The laying of new foundations and services throughout the 19\textsuperscript{th} and 20\textsuperscript{th} century will have impacted upon the earliest developments, potentially leaving a modified early archaeological record and a more complete 19\textsuperscript{th} and early 20\textsuperscript{th} century record. Observation indicates that only the area recorded in red is likely to have been largely affected by these modifications, whereas the others areas retain archaeological potential, or no definitive determination can be made about the potential of archaeological remains based on available evidence.
Areas of Potential Archaeological Significance post Site Inspection

½ cellar or deep underfloor potential
Demolished in 2009. The current ground level is raised by demolition materials. Unable to determine state or level of potential archaeological material

Ground previously cut away for strip footing building

Cellar

Unknown – unable to inspect

Outline of c1855 survey plan

Figure 4.24 Areas of potential archaeological significance overlaid onto 1922 survey plan.
Base plan 1922 survey plan, hashed outline is based on the c1855 survey plan, orientation of c1855 building facing Scott St is shown. Archaeological significance is based on visual inspection conducted by Carney 2010. Overlay by Blake.
4.4 ARCHAEOLOGICAL SIGNIFICANCE BY PHASE

Below is a representation of archaeological significance recorded by phase. The different areas of this study site have the potential to contain relics of various levels of significance; and the study site has been subject to numerous phases of development, these phases have affected each part of the site differently as demonstrated in the site inspection and illustrated in Figure 4.24. Figure 4.25 (below) continues the same significance division commenced above, with a further breakdown in light of the historical evidence uncovered, and the development proposed. The base plan shows the location of the pilings to be sunk during construction (red).

Table 4.1 links to this diagram and demonstrates a more comprehensive overview of the archaeological potential of this site detailing significance and potential.

Figure 4.25 Areas of potential archaeological significance combining site inspection, historical research and development plan. Base plan shows location of pilings to be sunk during construction (in red).
### Table 4.1 Significance and Archaeological Potential by Phase

<table>
<thead>
<tr>
<th>Item No and Colour</th>
<th>Phase affected</th>
<th>Historical Information (Section 2)</th>
<th>Significance</th>
<th>Possible Relics</th>
<th>Inferred Impact</th>
<th>Archaeological Potential</th>
</tr>
</thead>
</table>
| 1                 | Prior to 1830  | Harbour foreshore reserved for government (1823 map Figure 2.9) | State*       | -Highly unlikely due to deep excavation  
-Possible agricultural and soil profile | Significant impact from subsequent phases | Low |
|                   | Post 1830      | -1869 newspaper records stables constructed at rear of allotment  
-1878, 1886, 1893 plans show building | Local        | - Outbuildings not recorded on plans  
-Cesspits/rubbish pits/wells  
-Footings/postholes  
-Yard scatters  
-Debris associated with industry | High 19th and 20th century impact | |
| 2a                | Prior to 1830  | Harbour foreshore reserved for government (1823 map Figure 2.9) | State*       | -Highly unlikely due to deep excavation | Significant impact from subsequent phases | Low |
|                   | 1830-1868     | -1830 plans show 2 structures on site, exact location is unknown due to quality of plan, this general vicinity is indicated  
-c1855 plan and rates records show a 1 storey wooden building fronting Scott St but no associated outbuildings. This building becomes the Terminus Hotel | State | - Outbuildings not recorded on plans  
-Cesspits/rubbish pits/wells  
-Footings/postholes  
-Underfloor deposits  
-Yard scatters | Probable significant impact from later 19th century construction | Unknown |
|                   | 1869-1900     | The Terminus Hotel is refurbished into a form more reminiscent of today (including possible extension) and stone building built with narrow path evident between these two structures | Local | - Footings  
-Possible outbuildings, for example on 1922 plan  
-Yard scatters  
-Cesspits/rubbish pits/wells | Footings in all probability remain from these buildings, limited impact. | |
<table>
<thead>
<tr>
<th>Period</th>
<th>Description</th>
<th>Impact</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Prior to 1830</strong></td>
<td>Harbour foreshore reserved for government (1823 map Figure 2.9)</td>
<td>State*</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Highly unlikely due to deep excavation</td>
<td>-Possible agricultural and soil profile</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Significant impact from subsequent phases</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td><strong>1830 to 1853</strong></td>
<td>1830 plans show 2 structures on site, exact location is unknown due to quality of plan. This general area is indicated</td>
<td>State</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Outbuildings not recorded on plans</td>
<td>-Cesspits/rubbish pits/wells</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Footings/postholes</td>
<td>-Underfloor deposits</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Yard scatters</td>
<td>Probable significant impact from later 19th century construction</td>
<td></td>
</tr>
<tr>
<td><strong>1854 onwards</strong></td>
<td>-Land was formally granted in 1854, large 2-3 storey stone building constructed soon after.</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Footings                                      Local</td>
<td>-Possible outbuildings at rear of block</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Cesspits/rubbish pits/ wells</td>
<td>Probable footings from these and other, unrecorded features possible.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Unknown impact</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td><strong>Prior to 1830</strong></td>
<td>Harbour foreshore reserved for government (1823 map Figure 2.9)</td>
<td>State*</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Highly unlikely due to deep excavation</td>
<td>Significant impact from subsequent phases</td>
<td></td>
</tr>
<tr>
<td><strong>1830-1868</strong></td>
<td>c1855 plan and rates records a 1 storey wooden building fronting Scott St but no associated outbuildings -First recorded use as a hotel in 1857 (though probably used as such prior to this)</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Possible cellar constructed during early phase of the Terminus Hotel</td>
<td>Variable impact from cellar construction</td>
<td>Low-Moderate (dependent on whether the cellar is an early feature and remodelled through time)</td>
</tr>
<tr>
<td><strong>1869-1900</strong></td>
<td>The Terminus Hotel is refurbished into a form more reminiscent of today (including possible extension) and stone building built with narrow path evident between these two structures</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Likely cellar</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td><strong>Prior to 1830</strong></td>
<td>Harbour foreshore reserved for government (1823 map Figure 2.9)</td>
<td>State*</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-Highly unlikely due to deep excavation</td>
<td>Significant impact from cellar construction</td>
<td>Low</td>
</tr>
<tr>
<td>Time Period</td>
<td>Description</td>
<td>Impact</td>
<td>Notes</td>
</tr>
<tr>
<td>-------------</td>
<td>-------------</td>
<td>--------</td>
<td>-------</td>
</tr>
</tbody>
</table>
| 1830-1868   | -c1855 plan and rates records a 1 storey wooden building fronting Scott St but no associated outbuildings  
-First recorded use as a hotel in 1857 (though probably used as such prior to this) | Local | -Probable cellar constructed during the early phase of the Terminus Hotel | Variable impact from cellar construction  
(Low-Moderate depending on whether the cellar is an early feature and re-modelled through time) |
| 1869-1900   | The Terminus Hotel is refurbished into a form more reminiscent of today (including possible extension) and stone building built with narrow path evident between these two structures | Local | -Outbuildings not recorded on plans  
-Cesspits/rubbish pits/wells Footings/postholes  
-Yard scatters | Limited impact  
(Low-Moderate depending on whether the cellar is an early feature and re-modelled through time) |
| 5a          | Prior to 1830 | State* | -Highly unlikely due to deep excavation | Variable impact from cellar construction  
(Low) |
| 1830-1868   | c1855 plan and rates records a 1 storey wooden building fronting Scott St but no associated outbuildings | Local | -Outbuildings not recorded on plans  
-Cesspits/rubbish pits/wells Footings/postholes  
-Yard scatters | Some impact from later 19th century construction  
(Low-Moderate depending on whether the cellar is an early feature and re-modelled through time) |
| 1869-1900   | The Terminus Hotel is refurbished into a form more reminiscent of today (including possible extension) and stone building built with narrow path evident between these two structures | Local | -Outbuildings not recorded on plans  
-Cesspits/rubbish pits/wells Footings/postholes  
-Yard scatters | Limited impact  
(Low-Moderate depending on whether the cellar is an early feature and re-modelled through time) |
| 5b          | Prior to 1830 | State* | -Highly unlikely due to deep excavation | Variable impact from cellar construction  
(Low) |
### Table: Archaeological Assessment

<table>
<thead>
<tr>
<th>Period</th>
<th>Description</th>
<th>Relevance</th>
<th>Probability</th>
</tr>
</thead>
<tbody>
<tr>
<td>1831-1868</td>
<td>Land was formally granted in 1854, large 3 storey building constructed soon after.</td>
<td>Local</td>
<td>Low-Moderate</td>
</tr>
<tr>
<td></td>
<td>-footings related to this building -possibility of earlier relics in central area of building, encapsulated by mid 19th century footings and preserved due to their depth, for example cesspits/rubbish pits/wells</td>
<td>Parental</td>
<td></td>
</tr>
<tr>
<td>1869-1900</td>
<td>A large 3 storey stone building remains present on the site</td>
<td>Local</td>
<td></td>
</tr>
<tr>
<td></td>
<td>-footings related to this building -possibility of earlier relics in central area of building, encapsulated by mid 19th century footings and preserved due to their depth, for example cesspits/rubbish pits/wells</td>
<td>Parental</td>
<td></td>
</tr>
</tbody>
</table>
4.4 STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

Based on documentary evidence, the earliest development to have taken place on the study site was the seemingly haphazard construction of 1-2 buildings on the study site as evidenced from an 1830 Newcastle town plan. The Newcastle foreshore prior to this was allocated for government activities, development at this time is unknown, though, as previously discussed, possible due to the opportune location of the study site to the rest of the convict settlement. From the middle of the 19th century onwards there has been continuous building and commercial development of the site. The archaeological remains of these early structures and their occupation are variable due to the high water table and development over time. However, there is the possibility of wells, cesspits and rubbish deposits and remnants of other archaeological features such as footings. It is likely that these remains have been disturbed by the remodeling and re-building that the site was subject to through time.

The archaeological remains potentially present on the study site have been identified as having local and potentially State significance, owing to their potential to provide evidence concerning the occupation of Newcastle through the 19th century.

The proposed development does not have a basement planned, piling will be used to anchor the building, however the site will need to be extensively cleared to prepare the ground for this. This piling, while not as destructive as a basement construction would destroy all archaeological remains in their specific locations on the study site with the possible exception of the base of deeper remains, such as wells.

The management of Heritage values and mitigation of impact to archaeological data will be managed by Archaeological works under s140 permit. Archaeological excavation, monitoring, recording and removal of significant archaeological material (in this case underfloor artefact deposition or cess pits if they are found to exist) of integrity is an appropriate and positive heritage outcome for relics of local significance.

As discussed above, there is a low potential for intact soil profiles and ephemeral features relating to the site’s early agricultural and early 19th century use due to the high water table; such relics would be considered of State significance. The current development plan would have a negative impact on such relics should they exist; recording, sampling and analysis of such relics, in particular intact soil profiles, is a positive heritage outcome.

Monitoring, recording and removal of significant archaeological material (in this case underfloor artefact deposition or cess pits if they are found to exist) of integrity is an appropriate and positive heritage outcome for relics of significance.

4.5 NATURAL TOPOGRAPHY, GEOLOGY AND SOIL

Topography
The study site and surrounding topography slopes North - South towards Scott Street.

Geology and Soil
Newcastle proper is constructed on soil profiles determined as Killingworth and Hamilton.\textsuperscript{101} It appears that the study site is located in a position close to both soil profiles and both have been considered here. However, it must be understood both that localised anomalies occur, and that no full account of the effect of development on individual sites can be made in a generalised survey such as that conducted for Soil Landscapes of the Newcastle 1:1000 000 Sheet.

The properties of the Killingworth profile are the following:
• A1 Brownish black pedal loam (silty, sandy, or clayey depending on parent material).

• A2 Bleached, greyish yellow brown loam, (silt to clay loam).

• B Yellowish brown clay (silty to sandy, sometimes heavy). Siltstone or ironstone fragments may be inclusive.

These natural soils typically overlie interleaved layers of siltstone/tuff and sandstone. The parent material (stone) directly beneath the soil in any locality will specifically affect the composition of the overlying soils. The parent material is not identified on a site-by-site basis, or in the overall survey and remains to be determined for the study site.\(^{108}\)

The properties of the Hamilton profile are the following:

• A1 Brownish black speckled loamy sand (coarse loamy sand).

• A2 Loose, pale coarse sand (coarse sand).

• B Brown to orange soft sandy pan (fine sand to clayey coarse sand). Fine charcoal fragments may be inclusive.\(^{103}\)

No evidence of natural soil is visible on the study site.

5.0 RESEARCH DESIGN

The following research design has been developed based on the Heritage Council of NSW’s Historical Themes in order to guide the methodology for the proposed archaeological excavation of the site; the research design has been set out in accordance to these themes. Should the relics found on the site allow further questions to be answered; the research design will be extended.

The limited nature of the investigation and the restriction of exposure and retention mean that answers to all of the questions may not be possible.

Table 5.1 Historical Themes Related to Study Site

<table>
<thead>
<tr>
<th></th>
<th>Tracing the natural evolution of Australia</th>
<th>Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Peopling Australia</td>
<td>Aboriginal cultures and interaction.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Convict activities</td>
</tr>
<tr>
<td>2</td>
<td>Developing local, regional and national economies</td>
<td>Agriculture</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Commerce</td>
</tr>
<tr>
<td>3</td>
<td>Building settlements, towns and cities</td>
<td>Industry</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td>Towns, suburbs and villages.</td>
</tr>
<tr>
<td>5</td>
<td>Working</td>
<td>Land tenure</td>
</tr>
<tr>
<td>8</td>
<td>Developing Australia’s cultural life</td>
<td>Accommodation</td>
</tr>
<tr>
<td>8</td>
<td></td>
<td>Domestic life</td>
</tr>
</tbody>
</table>

General Questions

- Is there any evidence of the natural flora and topography of the site that was present on the site prior to the European occupation of Newcastle?
- Is there any evidence of Aboriginal occupation or use of the site or of the area? Any such evidence is protected by the NPW Act.
- What archaeological evidence is there of the features that are known to have existed on the site?
- What evidence is there of previously unknown features?
- How has the process of development affected the earlier remains on the site?
- What information can the relics on the site provide? How does this compare to information available from the documentary sources?

Prior to 1830

The original convict settlement is known to have been along Watt St (then called High or George St), the study site is along the foreshore and in very close proximity to this area. From documentary sources the convicts were known to have lived in timber and plaster huts and brick making and stone quarrying were practiced in the area. Farming

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was also necessary to feed the convicts and free settlers moving to the early settlement of Newcastle, and the foreshore of Newcastle was reserved for government use according to an 1823-1824 plan. Documentary evidence in the form of drawings, plans and lithographs place a number of these huts in the direct vicinity of the study area.

- What, if any, evidence survives of the action of clearing the land by the first European convicts?

- At what levels are archaeologically sensitive materials found?

- What, if any, evidence remains of any structural relics, either features such as post holes or artefacts related to domestic or commercial activities? How does this information compare to what is known of the convict huts of Parramatta?

- Is there any evidence of farming, for example concentrations of grains, plough marks and/or equipment?

- Is there any evidence of industrial activity?

- Is there any evidence of continuity in development from the convict settlement to the free settlement of Newcastle?

**1830-1868**

From the extant plans it is known that the allotments were continually occupied from 1830, though it is probable structures of a more ephemeral nature may have existed before. It is clear from this documentary evidence that shops had been constructed on the both allotments of the study site by the mid 1850s.

- What, if any, evidence of the buildings shown on the 1830 and 1834 plans remains on the study site?

- Is there evidence of occupation dated to this period, for example yard scatters, cesspits/rubbish pits or wells?

- What archaeological evidence is there of the hotel structure known to exist on Allotment 197 from the 1850s onwards? How does this evidence correlate to what we know of the buildings from documentary evidence? Is there any evidence to suggest that the building present in the later 19th century form was an adaptation of the earlier building shown on the c1855 plan?

- Council rates from the 1860s onwards show that 1-3 Bolton St and a portion of 111 Scott St were used for various businesses and industries. Is there any evidence of these industries?

- What can be learned about the type of businesses that used these premises from this period?

- Is there any evidence for domestic dwellings associated with these shops?

- Council rates from the 1860s onwards also suggest that the buildings on 1-3 Bolton St were of stone construction; are there any remains of these buildings?
1869-1890

Newspaper descriptions and plans delineate a number of changes to Allotment 197; however, the overall building forms that form the façade of the buildings have remained constant, as visible in the historical record.

- To the rear of this allotment, stables were built in 1869 according to one newspaper article, and visible in plans of the same period. By the end of the 19th century plans show that the building that front Scott St has been extended. This rear area conceivably would have been the location of a well(s) and privies. Is there any remaining evidence of these, or other, related structures?

Post 1890’s

- How have later developments and modifications to the buildings on the study site affected earlier archaeological remains?
- Is it possible to determine the level of impact of modifications?
6.0 **ARCHAEOLOGICAL METHODOLOGY**

It is possible that structural relics of the late 19th century buildings exist on the site with the possibility of underfloor deposits and other occupation deposits from this, and possibly earlier periods. These relics are considered of local significance, and deposits from the convict period, if they exist are considered of State significance. However, the preservation of relics from this early period would likely have been greatly impacted upon by the construction and re-development of the later 19th century building; this could affect the significance of these relics.

For these reasons, it is proposed to archaeologically excavate and record any surviving relics of the 19th century houses, in advance of the proposed redevelopment of the site, in order to mitigate the archaeological heritage impact of this development. Should these remains be limited to structural relics, such as foundations, without archaeological deposition, these will be recorded and photographed and their removal monitored. The proposed excavation will follow the methodology set out below. The methodology is also guided by the research design (see Section 5.0).

It has also been assessed that the proposed work may impact on State significant relics, that is, soils and features relating to the late 18th – early 19th century agricultural use of the site. Although these are as unlikely to exist, should intact soil profiles of this period be found, these will be recorded and sampled appropriately with the possibility of further scientific analysis.

In accordance with evidence provided by the documentary data and physical inspection of the site, the following programme and methodology are set out to maximise archaeological data retrieval with appropriate team and excavation methodology. Maximisation of data retrieval is critical in compliance with archaeological excavation permits.

6.1 **EXCAVATION METHODOLOGY**

The archaeologist must be on site to supervise all excavation with the possibility of revealing archaeological relics. The excavation will be carried out according to the direction of the archaeologist. Any archaeological excavation will be carried out according to current best practice.\(^{110}\)

Where a mechanical excavator is used it must have a flat or mud bucket, rather than a toothed bucket, in order to maintain a clean excavated surface. In general, again, any machinery used will move backwards, in order not to damage any exposed archaeological relics. The soil will be removed in layers, with no more that one context, such as topsoil, being removed at one time. This will allow any relics to be identified and recorded, and preserved if necessary.

Should any archaeological relics be found during the excavation of the site, excavation will cease while these are investigated. If the relics are found to be of State significance, or otherwise outside the range of relics predicted in the assessment of the site, excavation will cease while the Heritage Branch is notified. Additional archaeological assessment and Heritage Branch approval may be required to deal

\(^{110}\) NSW Department of Planning and Heritage Council of NSW (1993)
with any such relics. All other relics found will be recorded, and excavated by hand to
the extent that they will be destroyed by the proposed development.

Samples will be taken of any earlier topsoils, of soils within features such as pits or a
well, and of occupation deposits especially those from the 19th century occupation of
the site. Samples will also be taken of any building materials, such as bricks and
mortar that are found. Any occupation deposits and fills of features such as pits will be
sieved, and all artefacts will be retained, with the exception of building materials,
which will be sampled. A sample square will be sieved for any yard deposit which
covers a large area.

Should any archaeological relics be uncovered, but not removed in the process of
excavation, these will be recorded. They should be covered with a semi-permeable
membrane, such as bidum, before construction. Should the proposed development
require any plantings in the areas of retained archaeological remains, these should be
restricted to small plants and not include trees, as significant root growth may disturb
the retained remains.

6.2 RECORDING

Any archaeological relics found and excavated will be recorded in three ways. A
written description of each feature and context will be made using printed context
sheets. A scaled plan will be made of the site and of each feature found, and levels
will be taken as part of this process. The site and features will also be recorded
photographically, according to current Heritage Branch guidelines. Recording of the
site will be carried out according to Heritage Branch guidelines.111

6.3 POST-EXCAVATION

Artefacts from the excavation will be cleaned and catalogued, and placed in labelled bags
according to their catalogue number. The artefacts, in boxes, will be returned to the
property owner for safe-keeping.

A final report on the archaeological work on the site will be prepared. This will include an
analysis of the results of the work, a response to the research design given above, so far
as the results allow, and a comparison with the results of similar sites in the local area,
where possible. The report will be submitted to the NSW Heritage Branch, which will sign-
off on the site, should it be satisfied that the approval conditions have been met.

7.0 RESULTS AND RECOMMENDATIONS

7.1 RESULTS

7.1.1 Documentary Research

The study site is located in a key section of the original convict town. It has the potential to yield archaeological evidence for occupation and development in the form of convict habitation and huts from the earliest period of the site. An 1830 plan identifies structures present on the study site, while these are not shown on later plans, non-government buildings were not always shown on plans dated from this period. In 1855 there is no building evident on 1-3 Bolton St, though a structure is visible on 111 Scott St and described as a one storey wooden building, according to the rates records of a few years later. From the mid 19th century there is continued development of both allotments including substantial stone and brick structures on both sites within the broader framework of the new town grid.

The people associated with the early ownership of these sites were prominent members of the community and closely linked with the economic development of Newcastle. However, due to the commercial nature of these buildings from the mid 19th century onwards, it is unlikely that the study site retains archaeological evidence directly linking these people to the study site.

Investigation shows that the location of these areas near the harbour and in a commercially receptive area helped secure the survival of the commercial district despite economic pressures and changes in ownership. The people associated with the early development of the areas included in this study were important to the early and continuing industry associated with Newcastle.

7.1.2 Significance

The potential archaeological remains located on the study site have been found to fall into two categories, State and locally significant.

Remains, subject to condition and integrity, of the convict town (1804-c1824) are assessed as being of State significance under several categories (see Section 3.0), as are remains related to the fledgling free town. The remaining potential archaeological material has a local significance vested in the evidence of occupation, commercial and trade pursuits (cooperage for example) conducted on the site.

The early establishment of Newcastle and the motivated use of the land allotted helped build a substantial commercial district. This had a significant impact on Newcastle becoming essential to the colony’s industrial development, the use of the river and the natural resources were utilised in a way that its continued growth was assured. 111 Scott St and 1-3 Bolton St sit well within the area defined by the Newcastle Archaeological Management Plan and fulfill five of the seven listed criteria, demonstrating both the local and state significance related to the potential archaeology that can contribute to the colony’s European history.
Of chief importance is the potential for archaeological remains to represent, at a State level, a rare and significant early colonial data resource with a continuity of occupation since their original allocation. This information is not available from any other source. The overall significance of the site is vested in the integrity, condition, nature and extent of the archaeological remains potentially present.

7.1.3 Physical Evidence

The evidence presented indicates evidence for modification of the existing ground surfaces by the addition and development across the study site. The laying of new foundations and services throughout the 19th and 20th century will have impacted upon the earliest developments, potentially leaving a modified early archaeological record and a more complete 19th and early 20th century record. Observation indicates that only the area recorded in red is likely to have been largely affected by development, whereas the others areas retain archaeological potential, or no definitive determination can be made about the potential of archaeological remains based on available evidence, and represented in Figure 4.24 and Table 4.1.

7.2 RECOMMENDATIONS

The study site has from the research and analysis of documentary records the potential to have retained relics of both state and local significance (see Sections 2 and 3).

Evidence collected from inspection and the development proposals establishes a physical series of impacts through time. In the broadest sense the front portion of the site will be raised slightly, and the rear section cut down from 2009 and shown in Figure 4.1. However, it cannot be demonstrated to what effect this cutting will have on the surviving archaeological record as no indication of its current depth, nature and condition is observable.

However, on balance the potential for relics of state significance is somewhat diminished and that phase of the site is likely only to be represented by dislocated or isolated sections of the entire original archaeological record at best. Some of the remains may be interpretable and have retained discrete sections of integral material (cess pits etc) within a maze of later developments. This effectively reduces the level of potentially state significant relics.

In the light of the lack of potential for integral relics of state significance and the uncertainty of the condition, nature and depths of the remaining locally significant relics it is prudent to obtain an s140 for necessary excavation, to the depths of proposed impacts (level reduction, piling and service installation). This permit will initially allow for the monitoring of the removal of demolition materials to the point of exposure of archaeological relics (if encountered). Should relics, features or deposits of local significance be encountered they will be excavated and recorded in terms of the methodology sect out in Section 6, in order to answer the research questions posed in Section 5.

Likewise, should isolated relics and features once a part of potentially state significant relics be encountered they will be treated in the same manner. However in the unlikely chance that unexpected or unassessed relics of state significance be encountered that has substantial integrity then a separate evaluation should be made.
Should any intact soil profiles be found, these will be sampled and made available for future scientific analysis. If only structural relics are found, without deposition, these will be recorded and photographed and their removal monitored.

All archaeological deposits or features found during these works will be exposed and archaeologically recorded in terms of the permit issued. A report on all finds should be submitted to the Heritage Branch of the NSW Department of Planning in terms of the permit issued.

The discovery of relics of Aboriginal Heritage should immediately be reported to the NPWS.

Works should be conducted according to any conditions issued by the Heritage Branch.

7.3 STATEMENT OF ARCHAEOLOGICAL HERITAGE IMPACT

Based on documentary evidence, the earliest development to have taken place on the study site was the construction of two buildings present in 1830. The archaeological remains of these houses, and their occupation, are likely to consist of postholes and perhaps a well/rubbish pit or cesspit deposit. It is likely that these remains were partly destroyed by the excavation for services and footings for the c1855 structure present on Allotment 197. This, in turn, would likely have been destroyed or extensively modified by the buildings constructed in the mid nineteenth century on this allotment. The large buildings present on 1 and 3 Bolton St from the mid 19th century onwards will have had a significant impact on earlier remains, especially within the vicinity of the footings. The central area of the building is of a low potential due to the presence of a deep underfloor are.

The archaeological remains potentially present on the study site have been identified as having local significance, owing to their potential to provide evidence concerning the occupation of Newcastle from the mid 19th to early 20th centuries. Relics from the earlier convict period, if they exist in light of the significant development that has characterized the study site from the 1850s onwards, and the issues associated with a high water table, have been identified as being of State significance.

Evidence collected from inspection and the development proposals establishes a physical series of impacts through time. In the broadest sense the front portion of the site will be raised slightly, and the rear section cut down from 2009 levels by approximately 54cm. However it is not demonstrable what effect this cutting will have on the surviving archaeological record as no indication of its current depth, nature and condition is observable. Also relevant is the sites historic proximity to the foreshore of Newcastle harbour and the level of infilling that may have been carried out on the site through time.

The management of Heritage values and mitigation of impact to archaeological data will be managed by Archaeological works under s140 permit. Archaeological monitoring, discrete excavation, recording and removal of significant archaeological material (in this case underfloor artefact deposition or cess pits if they are found to exist) of integrity is an appropriate and positive heritage outcome for relics of local significance.

As discussed above, there is a low potential for intact soil profiles and ephemeral features relating to the site’s early agricultural use; such relics would be considered of State significance. The current development plan would have a negative impact on
such relics should they exist; recording, sampling and analysis of such relics, in particular intact soil profiles, is a positive heritage outcome.
8.0 BIBLIOGRAPHY


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9.0 APPENDICES

9.1 HERITAGE LISTING: 5 BOLTON ST

Item
Name of Item: Newcastle Post Office Annexe
Type of Item: Built
Group/Collection: Postal and Telecommunications
Category: Post Office
Primary Address: 5 Bolton Street, Newcastle, NSW 2300
Local Govt. Area: Newcastle

Property Description:

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<th>Section Number</th>
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All Addresses

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<td>Newcastle</td>
<td>Newcastle</td>
<td>Northumberland</td>
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Statement of Significance
The Post Office Annex is locally significant as it represents key phases in Newcastle's commercial history and demonstrates the growth and importance of this major regional commercial centre from the late nineteenth century. It is associated with a number of prominent individuals and institutions that have played an important role in Newcastle and the region, including: entrepreneurs, John and Joseph Wood, architects, Mansfield Bros and Pitt and Merewether; the Castlemaine Brewery, Tooth & Co. Ltd., the AML Company and the Postmaster General / Australia Post. The Annex is aesthetically significant as one of few remaining buildings in the Newcastle CBD in the Victorian Classical style with a finely detailed complete sandstone facade. It is a particularly fine example of its style and with the adjoining Post Office building, it makes a significant and harmonious contribution to the streetscape. Throughout its many incarnations, the Post Office Annex has been an integral part of the fabric of commercial and social life in the Newcastle CBD since the mid-1870s.

Date Significance Updated: 24 Apr 08

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description
Designer/Maker: Mansfield Bros. (1875 - probably); Oldham & Lees (1936)
Builder/Maker: J E Parry (1936)
Construction Years: 1875 - 1944

Physical Description: The Post Office Annex is a substantial three storey structure, plus basement, constructed of finely dressed sandstone, with an ornate carved stone facade in the Victorian Academic Classical style, fronting Bolton Street. It sits adjacent to the side facade of the Newcastle Post Office, though it is set back slightly further from the street than the Post Office. While the main Post Office was built in 1904 in the Federation Academic Classical Style, the Annex blends harmoniously with the Post Office, having been subsequently modified and integrated more fully, functionally and aesthetically with its neighbour. The Annex building is built hard to all allotment boundaries and is arranged in three bays, the side bays being wider than the central bay, reflecting the original internal layout of two wings either side of a central carriageway. Each side bay is divided into three openings, featuring elongated windows, creating the impression of columns forming a colonnade at ground level. The central bay features columns at the upper levels. The ground floor is the most intensely detailed, featuring arched entryway and openings, with heavily carved keystones; moulded architraves and deep sills and panels above the basement openings. The window sill is continued as a heavy bracketed string course across the whole facade on both the upper levels, giving the impression of squat 'collonades' at each level. Other detailing, including moulded architraves and keystones on the first floor level are very plain, while on the top floor, more detail is reintroduced, though windows feature flattened arches without keystones. The entablature formed by the parapet wall emphasises the symmetry of the building by the arched and stepped pediment above the central bay. The whole is capped with simple finials to the end pilaster and pediment, which are prominent against the skyline. The massing and variation in detailing of the facade make it a highly refined piece of architecture. The roof is of traditional timber framing or trusses clad with corrugated iron. It follows the pattern of three bays with individual hipped roofs over each. (Ecotecture, 2000, pp 6-7)

Internally, the layout of the building is consistent throughout all four levels, being two matching wings either side of a central spine. Walls are plastered with decorative tiling to foyer and staircase; floors are timber-framed and ceilings are mainly pressed metal. There is a central lift and staircase as well as secondary staircases in various locations. The most striking feature of the interior is the entrance foyer, with its terrazzo floor laid in an intricate geometric pattern in green, black, yellow and red highlights; glazed ceramic walls; double doors to the entry lobby and to the northern wing, timber framed with bevelled glass panels and circular features; and a timber panelled vestibule at the entry doors. (Ecotecture, 2000, pp 6-8)

Physical Condition and/or Archaeological Potential: The building appears to be in good physical condition externally. No internal inspection was carried out during the present study (2007-8). The study carried out by Ecotecture in 2000 indicated that an inspection carried out in 1983 found the building to be structurally sound, though
with extensive cracking to the interior of the facade on the second floor, with the ceiling moving away from the wall. The cracks were believed to have been caused by drying out of foundations. The cracks were patched. White ant infestation had damaged timber floor beams and render on the west wall of the basement had softened due to rising damp. These problems were addressed at the time. (Ecotecture, 2000, p 5) **Date**

**Modification and Dates:** 1936 - alterations to facade and interior during refurbishment undertaken by Australian Mutual Life Ltd., included modification of main entrance, which was the former carriageway; lowering of the three openings to southern bay to floor level to form an open collonade. Externally, the rough cast sandstone walls that had weathered considerably were cement-coated, while the freestone front was cleaned down; and the slate roof replaced with corrugated asbestos. The two stone window sills and panels removed were recut to fit the doorway of the northern bay. The interior was refloored, ceilings replaced, walls plastered, the floor space divided with partitions and toilets provided on each floor. The original goods lift was replaced with another lift at this time. 1942 - basement converted for use as air raid shelter. 1943-44 - major internal remodelling to suit requirements of Post Office functions. Bolton Street building was physically connected to the Post Office; internal spaces reconfigured; additional toilet facilities provided; repairs made to the heavy timbering installed as an air raid precaution and central heating system installed. 1989 - repairs included tying facade back to main structure.

**Former Use:** Warehouse; bond store; offices and commercial premises; postal services

**History**

**Historical Notes:** The former Newcastle Post Office Annex is situated at 5 Bolton Street, on land originally granted to Edward Flood in December 1854. By April 1859, when John Rayden Bingle acquired the property through inheritance, a three-storeyed stone, slated roofed warehouse was in the process of being built. Part of the building was leased in 1865 and converted to a bonded store by the Wood brothers, John and Joseph, who began trading in that year as wholesale wine and spirit merchants and went on to become two of Newcastle's wealthiest and most influential residents. That warehouse was destroyed by fire in August 1874, the liquor fuelling the flames, which also destroyed the property of a Mr Innes, who had occupied the upper storey, for storing ships' chandlery; as well as a storeroom utilised by the Railway Department., and the ground floor store of a Mr Gardiner, which held furniture, fancy goods, pictures and flour. (Ecotecture, 2000, pp 1-2)

Five months after the fire the Wood brothers purchased the land on which the former store had stood and by July 1875 their new store was almost complete. It is possible that the new building was designed by Sydney firm, Mansfield Bros., who designed several prominent Newcastle buildings, including premises for the Commercial Banking Company. The new store was described as 'one of the principal ornaments

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Archaeological Assessment – 111 Scott and 1-3 Bolton St, Newcastle

Archaeological Management & Consulting Group Pty Limited

February 2010
of the city'. It was constructed of stone with a slate roof and contained a cellar, ground floor and two upper floors. The foundations were 24 inches thick and the upper walls were 18 inches thick. A cart dock at the entrance to the building provided access to a discharge platform. (Ecotecture, 2000, pp 1-2)

In 1874, in partnership with Robert Prendergast and Nicholas Fitzgerald of the Castlemaine Brewery, Sydney, the Wood brothers, who had been agents for Castlemaine ale since 1868, expanded their business to include brewing. Trading as Prendergast, Wood & Co. And Wood Bros and Co. Merchants and Importers, the company constructed the Castlemaine Brewery, which commenced production in 1876. (Ecotecture, 2000, p 2)

Following John Wood's sudden death in 1887 ownership of the business and properties, including the Bolton Street store passed to the newly formed Castlemaine Brewery and Wood Brothers & Co. In 1921 all the Company's assets were acquired by Tooth & Co. The building continued to be used as a bond store until the cessation of brewing at Newcastle led to its closure in late 1931. The building was then surplus to the needs of Tooth & Co., and it was offered to the Postmaster General's Department for 12,000 pounds, but this was rejected. The main Post Office occupied the large and imposing building constructed on the corner of Hunter and Bolton Streets, in 1904, however, the Department had to rent additional office space for some functions due to overcrowding. During the next few years, the building remained empty, and while architects, Pitt & Merewether were engaged to produce plans for the conversion of the store to office accommodation, the alterations were not carried out. (Ecotecture, 2000, pp 2-3)

In February 1936 the building was finally sold to Australian Metropolitan Life Assurance Co. Ltd. (AML), one of Australia's major life assurance companies, which, like other such institutions at the time, such as AMP, T&G and CML, sought to establish a presence in Newcastle with prominent, purpose-built buildings. Local architects, John W. Oldham and Lees prepared plans for remodelling, transforming the building internally from a store to offices. Oldham was responsible for many significant buildings in Newcastle, including the Hamilton Wesley Uniting Church, extensions to the Co-Operative Store and Blackall House. Alterations were carried out by J. E. Parry of Hamilton, transforming the store internally. The interior was refloored, ceilings replaced, walls plastered, the floor space divided with partitions and toilets provided on each floor. Externally, the rough cast sandstone walls that had weathered considerably were cement-coated, while the freestone front was cleaned down; and the slate roof replaced with corrugated asbestos. It is likely that modifications to the facade were also made at this time as the creation of a new 'artistic vestibule' eliminated the need for the two doors one either side of the former cart dock. These doors were replaced with windows and additional stonework was inserted to match that below the existing windows, although this may not have been
done until the collonade was created by the Post Office at a later date. Occupants of the newly remodelled building included Evelyn Bower's 'Bowery Coffee Shop', the Maisonnette Beauty Parlour and the Linwood School of Physical Culture, the latter leasing the entire top floor in 1942. During World War 2 the basement was adapted for use as an air raid shelter. (Ecotecture, 2000, pp 3-4, 10)

Despite rejecting the offer made in the 1930s to acquire the Bolton Street building, the Postmaster General's Department had continued to face accommodation problems, into the 1940s and was chastised in the local newspaper for losing an opportunity to provide Newcastle with a large post office, commensurate with the importance of the district. In 1943 the continuing shortage of accommodation brought the Postmaster General to Newcastle to assess the situation. It was then decided to acquire the AML building, though ongoing difficulties with negotiations resulted in the compulsory acquisition of the property from AML in September 1943. Existing tenants were ordered to vacate the building within two weeks. With Christmas approaching, congestion at the Post Office was increasing and at the end of November 1943 temporary alterations were nearing completion to enable the parcels and packets section to be transferred to the Bolton Street building. Over the next twelve months the Post Office was remodelled extensively, with works including the connection of the Post Office and Bolton Street building, repairs to the heavy timbering installed as an air raid precaution and the installation of a central heating system. (Ecotecture, 2000, pp 3-5)

The basement of the Bolton Street annex included a classroom and recreation room for the Postal Institute, accommodation for postwomen and the postmen's overseer, an area for cleaning staff, and toilets. The ground floor included areas for pensions and custom parcels, female toilet facilities and a locker room. An area for private mail boxes on the southern side of the building where the door and two windows were removed to create an open colonnade. The first floor was used primarily as a mail room and small offices for the superintendent and his assistant. On the second floor, the District Inspector and his staff occupied the southern side, while the Postal Institute and library were located on the northern side. The Radio Inspector occupied the area behind the library, with the rear section of the floor housing male and female lunchrooms, each with adjoining toilet facilities. In order to facilitate surveillance of the parcel and mail sorting areas by the Customs Department, the back area of those sections was fitted with a false wall containing peep holes, which were accessed from a series of concealed ladders extending from the basement to the first floor. (Ecotecture, 2000, p 5)

When the Newcastle Mail Centre opened at Broadmeadow in 1973, followed by the removal of the Telecom Accounts Section to new premises in Hunter Street in 1974, the Bolton Street annex was largely unused, with the exception of the male and female lunch rooms. In 1983 the area vacated by Telecom was used as a conference room for the Australia Post Training Section. At this time, consideration was given to
leasing part of the building, but this plan did not eventuate. A building inspection in 1983 revealed it to be structurally sound with no cracking in the facade, though extensive cracking along the interior of the facade was noted. White ant infestation had also damaged the timber beams and rising damp on the west wall of the basement was noted. Following the 1989 earthquake, repairs entailed tying the facade of the building back to the main structure. In 1996 the building ceased to be used by Australia Post and in 1999 it was sold to a private owner. (Ecotecture, 2000, p 5)

The Post Office Annex is one of very few buildings in the Newcastle CBD with full sandstone facades - the Post Office itself, the National and ANZ Bank buildings and the AMP building are other examples. However the Post Office Annex is considered to be one of the finest examples of these in terms of its architectural design and mastery of the classical style. (Ecotecture, 2000, p10) The Annex is highly representative of the Victorian Academic Classical style found in many corporate and civic buildings around Australia, including the former Hibernian Hall in Swanston Street Melbourne (Apperley, Irving & Reynolds, 1994, p 55) reflecting the exhuberant corporate aggrandisement of the late nineteenth century. The Annex is situated close to a precinct of important nineteenth and early twentieth century civic buildings fronting Hunter Street in the block between Watt and Bolton Streets, which include: the Post Office, Police Station, former Telegraph Office and Public Works Department buildings.

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<td>Persons - Activities of, and associations with, identifiable individuals, families and communal groups</td>
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**Assessment of Significance**

**SHR Criteria a)**

[Historical]

The Post Office Annex is historically significant at a local level as it is associated with Newcastle's commercial and industrial history. Built as a...
Significance] bond store and warehouse for brewers, Wood Bros, the Castlemaine Brewery and Tooth & Co., it subsequently served as offices for Australian Mutual Life, one of Australia’s major life insurance companies; also accommodating smaller local businesses before incorporation into the Post Office. Thus, it has been part of the fabric of commercial life in Newcastle almost continuously from its construction in the mid-1870s, reflecting changes in the commercial development of the city and particularly reflecting its growth and status in the late nineteenth century as an important regional centre. Its architectural style represents the corporate aggrandisement that characterised many of the commercial premises constructed in Newcastle, and the state during the late-nineteenth century.

SHR Criteria b) [Associative Significance] The Annex has local significance for its association with several individuals and institutions that played a prominent role in Newcastle, including: businessmen, John and Joseph Wood; architects, Mansfield Bros and Pitt and Merewether; the Castlemaine Brewery, Tooth & Co. Ltd., the AML Company and Australia Post.

SHR Criteria c) [Aesthetic Significance] The Annex is aesthetically significant at a local level as its Victorian Classical facade one of the finest examples of mid-nineteenth century carved sandstone in the Newcastle CBD, surviving in good repair and fundamentally intact. The interiors, particularly the style and detailing of the entrance foyer, staircase and pressed metal ceilings are good examples of their era. Both the interior and exterior attest to the prominent status assumed by corporate institutions such as AML seeking to establish an impressive presence in major regional centres as well as capital cities. The building makes a significant contribution to the Bolton Street streetscape. Its close proximity and physical harmony with the 1904 Post Office which, together with a number of important Victorian-era public buildings in Hunter Street, form an outstanding intact streetscape, add to its significance as part of this precinct.

SHR Criteria d) [Social Significance] The Annex is likely to have a high level of social significance locally as an integral part of the commercial and social life of the Newcastle CBD, particularly during its period of occupation by the AML Company and various local businesses including a coffee shop, beauty parlour and physical culture school in the 1930s, then as part of the Post Office from the 1940s until 1996. The site would thus have been a regular part of business and social life for generations of Novocastrians.

SHR Criteria e) [Research Potential] The building has research significance for its ability to demonstrate construction techniques of mid-nineteenth and early twentieth centuries. It also has the ability to demonstrate aspects of post office operations from the mid to late twentieth century. It is also possible that evidence of earlier phases of the site’s history may exist.

SHR Criteria f) [Rarity] The building is rare locally as one of few examples of a facade constructed completely in sandstone.

SHR Criteria g) [Representativeness] The Annex is representative of the Victorian Academic Classical style of architecture.
**Integrity/Intactness:** High

**Assessment Criteria**
Items are assessed against the [State Heritage Register (SHR) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

**Recommended Management**
Item should be considered as part of the group of Victorian buildings, including PWD Building, former Telegraph Office, Police Station and Post Office in the block along Hunter Street between Watt and Bolton Streets.

### Listings

<table>
<thead>
<tr>
<th>Heritage Listing</th>
<th>Listing Title</th>
<th>Listing Number</th>
<th>Gazette Date</th>
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<th>Gazette Page</th>
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<td>Local Environmental Plan</td>
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<td>08 Aug 03</td>
<td>124</td>
<td>7679</td>
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<th>Guidelines Used</th>
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<tr>
<td>Newcastle Heritage Study</td>
<td>1990</td>
<td>142</td>
<td>Unknown</td>
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<td>Review of Items of Potential State Significance in the Newcastle City Area</td>
<td>2008</td>
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<td>Sue Rosen and Associates Heritage Assessment And History (HAAH)</td>
<td>Rosemary Kerr</td>
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### References, Internet links & Images

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<th>Internet Links</th>
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<tr>
<td>Written</td>
<td>Ecotecture</td>
<td>2000</td>
<td>Post Office Annex 5 Bolton Street, Newcastle NSW, Conservation Management Plan</td>
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<td>Written</td>
<td>Maitland, Barry &amp; Stafford, David</td>
<td>1997</td>
<td>Architecture Newcastle - A Guide</td>
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Note: Internet links may be to web pages, documents or images.
Data Source

The information for this entry comes from the following source:

Name: Local Government
Database Number: 2170142
File Number: 142

Every effort has been made to ensure that information contained in the State Heritage Inventory is correct. If you find any errors or omissions please send your comments to the Database Manager.

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9.2 HERITAGE LISTING: NEWCASTLE EAST

Item
Name of Item: Newcastle East Heritage Conservation Area
Type of Item: Complex / Group
Group/Collection: Landscape - Cultural
Category: Historic Landscape
Primary Address: Scott Street, Pacific Street, Foreshore Drive, Stevenson Place, Alfred Street, Parnell Place, Newcastle East, NSW 2300
Local Govt. Area: Newcastle

Property Description:

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<th>Lot/Volume Code</th>
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<th>Section Number</th>
<th>Plan/Folio Code</th>
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Boundary: Shown by a heavy black broken line and marked ‘Newcastle East Heritage Conservation Area’

All Addresses

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<th>Street Address</th>
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<th>Parish</th>
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Statement of Significance

The historic landscape of Newcastle East provides a record of the interaction between the natural environment and human settlement. There is surviving evidence of pre-European Aboriginal occupation, uncovered during excavations at the Convict Lumber Yard (CLY). This evidence allows archaeologist to understand the human and environmental history of the precinct. Throughout its European history the area has been shaped by different activities including being the second penal settlement on the mainland after Sydney (from 1801), the site of the processing and shipping of cedar and coal (CLY), having an important coastal defence installation (Fort Scratchley Historic site) through to the generation of electricity (Zaara Street power station - demolished, now Foreshore park). The residential area is significant for its consistent streetscapes of terrace housing dating from the mid-19th through to early 20th centuries and its housing for workers. There are also examples of detached housing. The social history of Newcastle East is derived from it being the site of early conservation battles in the 1970s, between developers and conservationists. It is also an important community asset as a place of passive recreation available at sites like the Ocean Baths, Nobbys Beach, and Foreshore park.

Date Significance Updated: 07 Mar 08

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.
**Description**

**Physical Description:** The landform of Newcastle East is distinctive and provides a historic setting for the modern port of Newcastle. There are iconic sites including Nobbys Lighthouse & headland and its convict built breakwater, the stone boat harbour, Flagstaff Hill (now known as Fort Scratchley), the Convict Lumber yard and Stockade, the Customs house, Pacific Park, the foreshore reserve. Coupled with these are a collection of historic residential streets which contain many notable 19th century buildings including the Pembroke Terrace, the Former carp Gillam Bond Store, the Ocean Baths, and Boatmans Row. There are numerous other historically and aesthetic important buildings in Newcastle East.

**History**

**Historical Notes:** Newcastle East is directly associated with the European discovery of the Hunter River. The southern shore was owned by the Awabakal clan who are depicted in many paintings of the early contact period, while on the northern shore the Worimi lived. Lieutenant John Shortland camped near the location of the present day public housing apartments on Fort Drive (designed by Brian Suters). Shortland found coal at Flagstaff Hill (now Fort Scratchley), a momentous and significant historical event. A settlement was established in 1801 to mine coal from the cliffs and beneath Flagstaff Hill, but a permanent settlement was established in 1804. This settlement was primarily a penal outpost, the first such outpost on the Mainland and many of the Vinegar Hill rebels were sent here. The settlement consisted of a military establishment, gaol, coal mine beneath the Fort, and buildings in Newcastle east. After the transfer of the penal settlement to Port Macquarie in 1822, Surveyor General Henry Dangar was sent to resurvey the city and provide a more logical town plan. When he did this he changed the street alignment, somewhat just north east of the original. He designated all of the land east of Pacific Street for public uses. The "Plan of Allotments in King's Town 1828", shows Newcastle East as open land with the gaol on the site of what is now an apartment building and public park. A plan of post 1830 shows the hospital at the base of King Street and salt works were at the eastern extremity of Scott Street. Newcastle East was known to the penal colony as "the Sandhills" due to the presence of problematic sand drift across it and this is thought to have influenced Dangar's decision making when he re-planned the town. Over the years the area has progressively become residential in nature, however throughout the 19th and into the 20th century, there were many industries and commercial activities here, including the Zaara Street Power Station (demolished c1975) in the Foreshore Park, and bond stores, two of which survive. Land subdivision first extended beyond Pacific Street in 1848 and 48 blocks were sold in the vicinity of Parnell, Stevenson Place, Zaara, Scott and Telford Streets. The construction stone for the breakwater was laid by Governor Macquarie in 1818 but construction had commenced some 5 years before. The Pilot Station and Stone Boat Harbour date from 1866. In the 1850s the Government made plans to remove Nobbys by explosives and certainly the convicts prepared chambers into the side of the Nobbys for this purpose. The plan would ultimately fail however due to an outcry from local...
Historical Notes: Newcastle East is directly associated with the European discovery of the Hunter River. The southern shore was owned by the Awabakal clan who are depicted in many paintings of the early contact period, while on the northern shore the Worimi lived. Lieutenant John Shortland camped near the location of the present day public housing apartments on Fort Drive (designed by Brian Suters). Shortland found coal at Flagstaff Hill (now Fort Scratchley), a momentous and significant historical event. A settlement was established in 1801 to mine coal from the cliffs and beneath Flagstaff Hill, but a permanent settlement was established in 1804. This settlement was primarily a penal outpost, the first such outpost on the Mainland and many of the Vinegar Hill rebels were sent here. The settlement consisted of a military establishment, gaol, coal mine beneath the Fort, and buildings in Newcastle east. After the transfer of the penal settlement to Port Macquarie in 1822, Surveyor General Henry Dangar was sent to resurvey the city and provide a more logical town plan. When he did this he changed the street alignment, somewhat just north east of the original. He designated all of the land east of Pacific Street for public uses. The "Plan of Allotments in King's Town 1828", shows Newcastle East as open land with the gaol on the site of what is now an apartment building and public park. A plan of post 1830 shows the hospital at the base of King Street and salt works were at the eastern extremity of Scott Street. Newcastle East was known to the penal colony as "the Sandhills" due to the presence of problematic sand drift across it and this is thought to have influenced Dangar's decision making when he re-planned the town. Over the years the area has progressively become residential in nature, however throughout the 19th and into the 20th century, there were many industries and commercial activities here, including the Zaara Street Power Station (demolished c1975) in the Foreshore Park, and bond stores, two of which survive. Land subdivision first extended beyond Pacific Street in 1848 and 48 blocks were sold in the vicinity of Parnell, Stevenson Place, Zaara, Scott and Telford Streets. The construction stone for the breakwater was laid by Governor Macquarie in 1818 but construction had commenced some 5 years before. The Pilot Station and Stone Boat Harbour date from 1866. In the 1850s the Government made plans to remove Nobbys by explosives and certainly the convicts prepared chambers into the side of the Nobbys for this purpose. The plan would ultimately fail however due to an outcry from local residents who were opposed to the loss of their Island in the harbour.

Historic Themes

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<tr>
<th>Australian Theme (abbrev)</th>
<th>New South Wales Theme</th>
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<td>1. Environment - Tracing the evolution of a continent's special environments</td>
<td>Environment - naturally evolved - Activities associated with the physical surroundings that support human life and influence or shape human cultures.</td>
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<td>2. Peopling - Peopling the continent</td>
<td>Convict - Activities relating to incarceration, transport, reform, accommodation and working during the convict</td>
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<td>Urban Conservation Area Guidelines for Inner Newcastle</td>
<td>1996</td>
<td>Godden Mackay Pty Ltd</td>
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<td>1996</td>
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<td>Written</td>
<td>Newcastle Concerned Citizens Committee</td>
<td>1992</td>
<td>Newcastle Old Town - Part of Australia's National Heritage- A Community Vision and Strategy</td>
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