

History of Willow Grove 34 Phillip Street, Parramatta - Revised Report-

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Abbreviations

Bk	Book
CT	Certificate of Title
CRS	Commonwealth Record Series, NAA
LRS	Land Registry Services, NSW
ML	Mitchell Library
NAA	National Archives of Australia
No	Number
NRS	NSW Record Series (SANSW)
<i>NSWGG</i>	<i>NSW Government Gazette</i>
OSD	Old System Deed, LRS
RPA	Real Property Application
SANSW	State Archives, New South Wales
<i>SMH</i>	<i>Sydney Morning Herald</i>

Introduction

This report focuses on the history of the property known as Willow Grove at 34 Phillip Street Parramatta. It briefly outlines the history of the site before the construction of Willow Grove but mainly concentrates on that building. The site is shown on the plan below. Its current cadastral identifier is 2/1247122, which incorporates a much larger site. Its previous cadastral identifier was 1/569139. Its location is shown on the plan below.

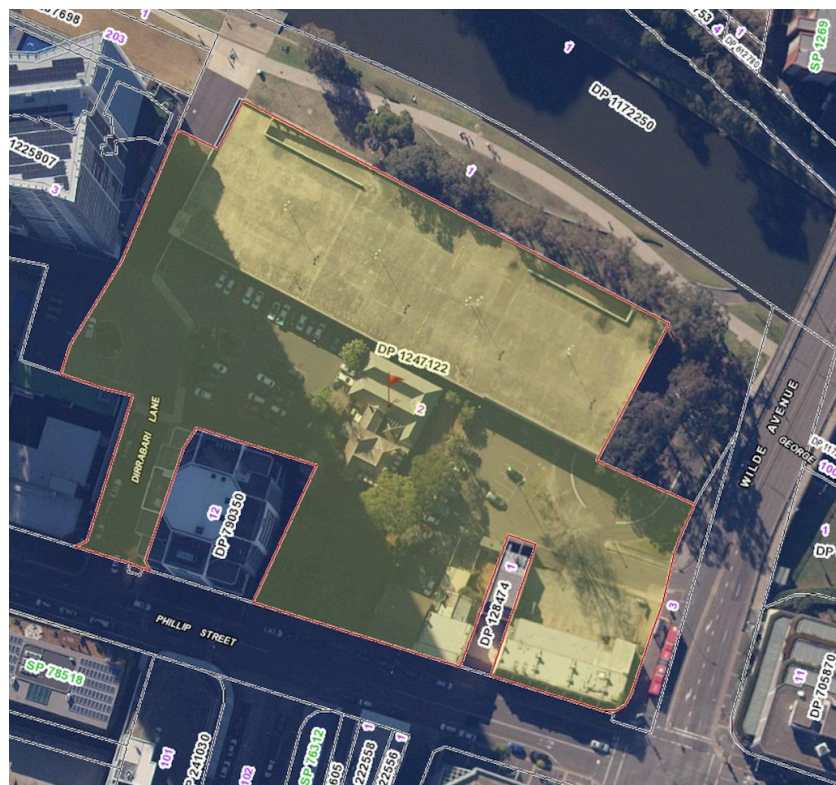


Figure 1. Source: Willow Grove is shown under the red flag. Source: SIX maps

I wish to acknowledge the advice of Dr Catherine Bishop who has clarified aspects of female involvement in business, which have informed this report.

Early History of the Site

Willow Grove is erected upon land that was originally granted as two allotments to Benjamin Lee as Allotments 41 and 43 Section 25, Parramatta as well as a very small part of William Peisley's Allotment 20. Lee occupied this land until he died on 13 April 1879. After his death, the land was subdivided into allotments and put up for auction.

The sale of the site occupied by Willow Grove was completed on 18 November 1879 when Thomas Henry Ellis, a commission agent of Parramatta paid £635 for 3 roods 39 perches, which was part of Allotments 41 and 43 of Section 25

originally granted to Benjamin Lee by the Crown.¹ Ellis settled the property upon his wife, Rebecca, on 6 December 1879.² Ellis was living at this address by 1884, which was the earliest year in which Sands *Directory* began to cover Parramatta. Fuller's 1885 yearbook, listed Thomas Ellis, auctioneer, living on the north side of Phillip Street.³ The 1887 edition of Fuller's yearbook, listed Mrs Phillips, on the north side of Phillip Street in the same position as Ellis in 1885.⁴

On 2 September 1887, Rebecca Ellis took out a mortgage for £250 on the site to Robert Henderson, of Parramatta, freeholder.⁵ She took out a further mortgage for £250 on 3 May 1889.⁶ When she died on 23 September 1890, the loan was still outstanding. Her husband, Thomas, paid it off on 15 November 1890.⁷

Thomas Henry Ellis, a commission agent of Parramatta shortly afterwards sold the land for £1,000 to Annie Josephine Gallagher, wife of Thomas Gallagher, draper of Parramatta and a trustee William Proctor, of Pennant Hills, fruit grower on 17 November 1890. The property was paid for by money belonging to Annie's estate separate from her husband. It measured 3 roods 39 perches being lot 10 on the subdivision of Benjamin Lee's land. No copy of the plan of Lee's subdivision appears to have survived.

Purchase by Annie Josephine Gallagher

Annie Josephine Hanly/Hanley was born in County Clare, Ireland and appears to have arrived in the colony about 1864 aged 6.⁸ Her father was John Hanly. A man with the same name arrived on the *Morning Star* on 3 September 1864, but he was a single man who came from Co Tipperary so it was probably not her father.⁹

Annie's father, John Hanly, a gaol warder living at Windsor Street, Paddington, was dying in April 1883. At 2.20 a.m. on 7 April 1883, John Hanly scrawled a short will leaving 'whatever goods or money I now possess' to 'my daughter Annie'. He died later that day. On 11 July 1883, whilst living at Watkins Street, Newtown, Annie Hanly, spinster applied for probate of her father's will. It was duly granted to her on 31 October 1883 with her as sole executor and legatee. John's goods were sworn at £230.¹⁰ His only asset was wages owed by the government plus another debt of £20.¹¹ By 6 August 1883, Annie was living at Parramatta.¹²

¹ OSD, No 679 Bk 196

² OSD, No 342 Bk 197

³ C E Fuller, *Central Cumberland Directory*, 1885, Parramatta, p 174

⁴ C E Fuller, *Central Cumberland Directory*, 1887, p 199

⁵ OSD, No 391 Bk 370

⁶ OSD, No 640 Bk 412

⁷ OSD, No 284 Bk 453

⁸ BDM 1924/55, Transcript by Laurie Turtle

⁹ Immigrant Lists, 1864, SANSW 4/4798, Morning Star

¹⁰ NRS 13660, Supreme Court, Probate Packet, John Hanly, Series 3 No 9002, SANSW 17/2033

¹¹ NRS 13340, Stamp Duties Office, Deceased Estate File, Z 2738, SANSW 20/6987

¹² NRS 13660, Supreme Court, Probate Packet, John Hanly, Series 3 No 9002, SANSW 17/2033

On 21 July 1883, Annie Hanly [sic] advertised she would be opening her shop 'The Sydney Gem' in Church Street, Parramatta, three doors down from George Street on 21 July 1883, with millinery direct from London and Paris. She stated that she imported millinery and drapery direct from the manufacturers selling it cheaper than in Sydney.¹ She was 24 years old when she set up this business.

T H E S Y D N E Y G E M .

A J. Hanly,

CASH MILLINERY AND DRAPERY
SHOP,

CHURCH-STREET, PARRAMATTA,
Three Doors from George-street,

WILL BE OPENED ON SATURDAY,
JULY 21st, 1883.

MILLINERY direct from London and Paris
at Moderate Prices.

Costumes, Stays, Underclothing, Mantles,
Parachutes, Flowers, Feathers, Dress Materials,
Silks, Satins, Prints, Shootings, Calicoes,
Towels, Flannels, Quilts, Dress Linings, Table-
cloths, Haberdashery, Hosiery, Gloves, Rib-
bons, Ruffings, Laces, etc., etc., all new,
fresh and choice. Inspection invited.

Please Note: The Sydney Gem, Church-street,
Parramatta,
(3 doors from George-street).

All Goods marked in Plain Figures.
No old Stock.

Wedding and Mourning Orders receive special
attention.

A. J. HANLY,
MILLINER AND IMPORTER OF
DRAPERY,
Buys her Goods direct from the Manufacturer,
and sells them Cheaper than can be
bought in Sydney.

Please Note: The Sydney Gem, Church-street,
Parramatta,
(3 doors from George-street).

All Goods marked in Plain Figures.
All new Stock.

A. J. HANLY,
MILLINER AND IMPORTER.

The Sydney Gem will be opened
ON SATURDAY, JULY 21st, 1883.

Figure 2 Annie Hanly's announcement she was commencing a draper's business in Parramatta.
Source: *Cumberland Mercury*, 21 July 1883, p 5

¹ *Cumberland Mercury*, 21 July 1883, p 5

Regular advertisements for her shop appeared in the Parramatta press from then onwards. In December 1883, she complained to Parramatta Council that she had been billed for water rates owed by a previous tenant of the premises she occupied. Council was unable to assist and advised she should take the matter up in the Small Debts Court.¹ In April 1884, the press reported the theft of a towel that had been hung to dry by her maid of all work, Louisa Bellamy, in the gateway between Mrs Gregg's and Miss Hanley's premises. The culprit George Reid, was sentenced to one month of hard labour.²

Thomas Gallagher, draper of Parramatta, aged 25 married Annie Hanly, draper of Parramatta, at St Patrick's Roman Catholic Church on 16 April 1884.³ The births of their children Leslie P Gallagher, 1888 and Mildred M, 1890, were both registered in Parramatta.

Even after her marriage to Thomas Gallagher, Annie's business continued to be advertised as 'The Sydney Gem' conducted by A J Hanley.⁴ It is notable that even though there were a significant number of advertisements for a draper's business conducted by Annie Hanly/Hanley in the Parramatta press, there had been no advertisements for a draper's business conducted by Thomas Gallagher from 1880 until 1884. There is strong evidence that the business was established and conducted by Annie Hanly/Hanley. Thomas Gallagher appears to have 'married into' the business rather than establishing it himself.

¹ *Cumberland Mercury*, 22 Dec 1883, p 1

² *Cumberland Mercury*, 9 April 1884, p 2

³ BDM 4465/1884, Transcript by Laurie Turtle

⁴ *Cumberland Mercury*, 29 Nov 1884, p 3

XXXXXXXXXXXXXXXXXXXXX
THE SYDNEY GEM.
A. J. Hanley,
CHURCH-STREET,
3 DOORS FROM GEORGE-STREET,
PARRAMATTA.
MILLINERY. MILLINERY.
MILLINERY.
 We are now showing our
SPRING AND SUMMER
MILLINERY,
 The grandest Assortment ever before
 shown in Parramatta. All the newest
 French and English Goods to hand. We
 have all the Fashionable Shapes, includ-
 ing Mary Anderson, Warwick, Orleans,
 Juliet, Gidcondra, Australian, Princess of
 Wales, Eastbourne, and hundreds of
 others. Our Millinery this season is un-
 equalled for beauty and style. All the
 most Fashionable Trimmings in stock.
 Millinery sent to all parts of the country.
 Wedding and Mourning Orders carefully
 attended to. If any lady in the country
 wants a stylish Summer Hat or Bonnet
 please write or call at
A. J. HANLEY'S,
 Church-street, Parramatta,
 and you can have hundreds of different
 Styles and Fashions to select from.
GIRLS' SAILORES,
 We are making a Grand Display of all the
 new Leghorn and other different shapes.
BOYS' SAILORS,
 In Great Variety. Every size in stock.
 Beautiful Goods. Boys' Sailors, 8jd, 1s
 2jd, 1s 6jd, 1s 11jd, 2s 6d, 2s 11d, up to
 12s 6d. We pay particular attention to
 this Department, and we can safely say
 that we turn out Millinery equal, if not
 better, than any Sydney house.
LACES.
 We have all the New and Fashionable
 makes in Laces, including Oriental, Chan-
 tilly, Spanish, Guipure, Bretonne, Edle-
 weiss, New Drab, Fawn, and Mushroom.
DRESS MATERIALS. DRESS
MATERIALS.
 The New Shot Dress Material with Broche
 and Silk to match. Everything that's
 new in Dress Materials can be had at the
GEM. 50 Pieces of Drab, Fawn, Grey,
 and Mushroom Dress Goods fit for any
 lady to wear, 6jd per yard. 40 pieces of
 Broche Dress Goods, Summer Textures,
 3jd per yard. 20 Pieces of the new
 Check, substitute for Silk, 10jd per yard.
 Hoyle's Washing Prints, 3jd, 4jd, 6jd,
 8jd per yard. French Satens, in all the
 most elaborate designs. Ask for our
 Zephyr Checks at 8jd per yard.
 800 Pairs of Ladies' White Corsets, 2s 6d,
 worth 1s 11d. 700 Pairs of Scarlet Cor-
 sets, 3s 6d, worth 5s 11d.
 Gloves, Gloves, Gloves. Every description
 of Glove imaginable.
 We keep on the premises a most ex-
 perience Dressmaker. Fit and style
 guaranteed. If any lady wants a thorough
 fitting garment please call at the **GEM,**
A. J. HANLEY'S,
 Church-street,
 Where you can have the newest goods
 and best fit in Parramatta.
THE GEM.
A. J. HANLEY.
CHURCH STREET,
3 doors from
GEORGE STREET,
PARRAMATTA.
 XXXXXXXXXXXXXXXXXXXXX

Figure 3 Annie Hanly continued to advertise her draper's business in her maiden name. Source: *Cumberland Mercury*, 29 Nov 1884, p 3

In March 1885, an advertisement appeared announcing that F T Gallagher (late A J Hanley), Sydney Gem, had moved into the large shop occupied by Mrs Gregg. It would be opened on 1 April 1885, with the largest stock of dress goods,

broaches, silks, satins, velvets, dolmans, mantles, ladies and children's Ulsters, ladies underclothing, baby linen, corsets, hosiery, gloves, flowers, feathers, laces ever before shown in Parramatta.¹

Notice of Removal.

Owing to the great increase of business that
last twelve months,

F. T. GALLAGHER,
(Late A. J. Hanley),
SYDNEY GEM, CHURCH-STREET,
PARRAMATTA.

Having taken the large shop lately occupied by
Mrs. Gregg, Church-street.

This Large and Commodious Shop
WILL BE OPENED
On or about the 1st of APRIL, 1885,
with the Largest Stock of

Dress Goods, Broches, Silks, Satins, Velvets,
Dolmans, Mantles, Ladies' and Children's
Ulsters, Ladies' Underclothing, Baby
Linen, Corsets, Hosiery, Gloves,
Flowers, Feathers, Laces,
etc., etc.

Ever before shown in Parramatta.

T. F. Gallagher

Wishes to draw the particular attention of
his lady customers to the fact that he does not
keep expensive out-fitting of any kind; will make
his new premises a comfortable looking shop.

A few of the Prices will suffice to prove that
ladies can get as well served as

T. Gallagher's
SYDNEY GEM, CHURCH STREET,
as at any house in Sydney.

6 cases of Winter Dress Goods, 5/4; 40 Pieces
of Cashmere Cloth, 9/4; 20 Pieces of Felt
this a special cloth, 10/3
A full range of colours in Serge, 5/4
20 pieces of Russian Cloth, 1s 3/4; Ladies' Cloth,
1s 3/4; Cassimeres Twill, 1s 3/4
40 pieces double-width Cassimeres, 1s 3/4; Felt
Cassimeres, all wool, fast dye, 2s 6d and 2s
11d; Blank Cassimeres, 1s 6d, 1s 11d, 2s
6d, 2s 11d, 3s 11d, 4s 11d
Nun's Veiling, 1s 3/4, every shade in stock
Ladies' Dolmans and Mantles, 2s, 2s 6d, 3s, 3s 6d,
and 4s
Ladies' Ulsters, the largest stock in Parramatta,
2s 11d, 3s 6d, 4s 11d, 5s 6d, 6s 6d, 7s 6d,
8s 6d, 9s 6d, 10s 6d
Children's Ulsters, 2s 11d, 3s 11d, 4s 11d, 5s
11d, 6s 11d, 7s 11d, 8s 11d, 9s 11d, 10s 11d

Millinery.

Our MILLINERY this winter is unique. Every
description of French and English
Millinery.

Customers know full well, without further com-
ment, the class of Millinery we keep.

All the newest Shades in
Feathers, Egrets, Birds, Wings, Chamille Tufts,
Chamille Sprays, Chamille Girdles.

Children's Suits and Gussy Bonnets,
a grand assortment.

10 Dozen Ladies' Umbrellas, 1s 11d; 10 Dozen
Double Silk, 2s 11d, 3s 11d, 4s 11d

Dressmaking.

Our new premises will be better adapted for
the Dressmaking.

We keep the best and most stylish dressmaker
in Parramatta. We have a lady of the very
highest London and Sydney reputa-
tion, who has lived 12 years at
Farmer and Co.'s.

Fit and Style Guaranteed.

The GEM for the most Stylish Dresses.

The GEM for the most Stylish Dresses.

The GEM for the most Stylish Dressmaking.

The GEM for the most Stylish Dressmaking.

The GEM for the most Stylish Dressmaking.

The GEM for the most Stylish Dressmaking.

T. F. Gallagher's
Motto,
"Small Profits, Quick Returns."

"Small Profits, Quick Returns."

The GEM for Stylish Millinery.

The GEM for Stylish Millinery.

T. F. GALLAGHER,
SYDNEY GEM,
CHURCH-STREET, PARRAMATTA.

Figure 4 Annie later altered her business to that of her married name. Source: *Cumberland Mercury*, 25 March 1885, p 3

¹ *Cumberland Mercury*, 25 March 1885, p 3

The business prospered becoming ever grander. In 1887, the couple advertised a 'Great Fair' of goods on 8 October 1887 at Gallagher and Hanly's Arcade, Church Street Parramatta.¹

The Cumberland Mercury
AND RURAL GAZETTE.

449. PARRAMATTA, SATURDAY, OCTOBER 8, 1887.

HAVE YOU BEEN TO THE FAIR. COME TO THE FAIR.
The First Great Fair ever held in Parramatta, will be opened at
GALLAGHER AND HANLY'S ARCADE,
➡ SATURDAY, OCTOBER THE 8th. ➡

This of all other days will never be forgotten in Parramatta. The First Fair, the Grandest Fair, the Cheapest Fair, the most Attractive Fair, the most Extensive Fair that was ever held in Parramatta will take place on NEXT SATURDAY, 8th of OCTOBER, at the ARCADE. Men, Women, and Children are welcome to come and see the Greatest Attraction ever seen in Parramatta. We are quite certain that there will be no getting within five hundred yards of the ARCADE. This First Fair at the ARCADE will be the Grandest, most Attractive, Cheapest, most Fetching, in fact, the Biggest Affair ever held in the Historic Town of Parramatta. We invite every Man, Woman, and Child in the County Cumberland to see the sights that will be at the

FIRST FAIR EVER HELD IN THE ARCADE.

The people must thoroughly make up their minds to suffer a little inconvenience in passing down Church-street, as we are quite certain that Church-street, at the ARCADE, will be totally blocked with human beings. The ARCADE will be closed for two days, Thursday and Friday, the 6th and 7th of October, to mark off £20,000 worth of DRAPERY, MILLINERY, DRESS GOODS, ROBES, and thousands of other classes of Goods indented for twelve months ago. We hardly know what is in the enormous quantity sent out, we had the time fitted so that the goods should land the week after the advelum duty should be abolished, consequently we save 7 per cent. The ARCADE watches all these things so that we can sell goods cheap. We will sell the entire parcel of £20,000 at the risk of the Manufacturers who sent the goods out. We will give the people of Parramatta such Bargains at this FAIR as was never heard of, we ask the entire population of Parramatta and Districts not to purchase any more Drapery until the FAIR is opened, and of all the surprise affairs ever heard of in Parramatta,

THE FAIR AT GALLAGHER & HANLY'S ARCADE, WILL BE THE GRANDEST.

We will leave the public to judge, and we are quite certain the verdict will be pronounced by one and all that the FAIR at GALLAGHER and HANLY'S ARCADE will surpass anything of its kind ever attempted in New South Wales.
COME TO THE FAIR! COME TO THE FAIR! COME TO THE FAIR! 43 57 HAVE YOU BEEN TO THE FAIR? HAVE YOU BEEN TO THE FAIR?
We don't consider ourselves PROPHETS, but we will say this much—That there never was so MANY PEOPLE at the ARCADE BEFORE as there will be on

NEXT SATURDAY, OCTOBER 8TH, 1887
TO SEE THE FAIR OPENED. One and all are welcome! WELCOME!!! WELCOME!!! to the GRAND FAIR at
GALLAGHER & HANLY'S ARCADE,
CHURCH STREET, PARRAMATTA.

Figure 5 Gallagher and Hanly's Arcade. Source: *Cumberland Mercury*, 8 Oct 1887, p 1

Historian Catherine Bishop has recently highlighted how women were often key entrepreneurs in many commercial businesses. Even though her published work is mainly focussed on mid-nineteenth century Sydney, its analyses can be equally applied to late nineteenth century Parramatta. Millinery and dressmaking businesses were the most common commercial enterprises conducted by nineteenth century women.²

Due to the way women were embedded in textile and clothing as needlewomen, vendors of clothing and fabrics as well as significant consumers, the retail clothing trades could not have prospered without the depth of experience of women involved in those retail outlets. Due to the way in which men often headed businesses as the 'owners', even when their wives were those with the expertise, women's commercial role has been submerged. The renowned firm of Anthony Hordern grew out of the expertise of Ann Hordern, wife of the founder.

¹ *Cumberland Mercury*, 8 Oct 1887, p 1

² C Bishop, *Minding Her Own Business: Colonial Businesswomen in Sydney, NewSouth*, Sydney, 2015, p 37

The firm of Farmers ostensibly commenced by Joseph Farmer relied heavily on his wife Caroline.¹ They were some of the women that Bishop labelled 'capable businesswomen with marketable skills'.²

Drapery, millinery, linen, fabrics, dresses and personal adornments including flowers, feathers, lace and corsetry were integral to women's lives. Women, far more than men, knew what women wanted, could understand the preferences of female customers and knew how to appeal to their particular wants and desires. Though the male 'proprietor' may have strutted the floor, been the ostensible figurehead and even 'owner' of the business and may have moved in masculine circles such as local clubs, the local council and even parliament, the real running of the business fell to 'capable businesswomen with marketable skills', who are often the wives of the so-called proprietor. Annie Josephine Hanly/Hanley was already one of those 'capable businesswomen' before she married Thomas Gallagher. It was her money and not that of Thomas that purchased the land and probably financed the construction of the house that was soon named Willow Grove.

Catherine Bishop concluded her pioneering analysis writing,

Throughout the nineteenth century, the streets of Sydney bustled with women literally going about their business - not just keeping house and doing the marketing, but running stalls and shops, pubs and schools - and sometimes even scams. ... And their earnings were more than just pin money. Many supported themselves and their families, sometimes working with their husbands but often working alone, all in apparent defiance of the Victorian ideology of feminine domesticity.³

The *Married Women's Property Act 1879* (42 Vic No 11) had been a significant step forward enabling women to protect their property and earnings from their husband. Previously, unless there was a specific legal deed vesting the property of a female in the hands of a trustee to be used separately from her husband, all the real estate and earnings of a woman became the property of their husband to do with as he wished after marriage. The significance of the Act was first highlighted by John Mackinolty in 1979.⁴ The importance of this law in protecting women from drunken and spendthrift husbands has been highlighted by historians ever since. The Act specifically states,

The wages and earnings of a married woman acquired or gained by her after the passing of this Act in any employment occupation or trade in which she is engaged or which she carries on separately from

¹ C Bishop, *Minding Her Own Business: Colonial Businesswomen in Sydney*, NewSouth, Sydney, 2015, pp 42-6

² C Bishop, *Minding Her Own Business*, p 50

³ C Bishop, *Minding Her Own Business*, p 256

⁴ J Mackinolty, 'The Married Women's Property Acts' in *In Pursuit of Justice: Australian Women and the Law, 1788-1979*, edited by Judy Mackinolty and Heather Radi, Hale and Iremonger, Sydney, 1979

her husband or after desertion by him and also any money or property so acquired by her through the exercise of any literary artistic or scientific skill and all investments of such wages earnings money or property (and for the purposes of this Act the term "investments" includes conversion into real estate or reconversion thereof into personalty) shall be deemed and taken to be property held and settled to her separate use independent of any husband to whom she may be married and her receipts alone shall be a good discharge for such wages earnings money and property.¹

On 3 December 1890, a call for tenders was issued in the Parramatta press by architect S M Green of 14 & 15 Melbourne Chambers, Pitt St, Sydney for the 'Erection of a cottage for F T GALLAGHER, Esq, in Phillip-street, Parramatta'. The works involved included,

1. Excavation, drainage, masonry, and brickwork.
2. Carpentry, joinery, and finishing trades.
3. The whole in one sum.²



Figure 6 Architect S M Green's call for tenders to build Willow Grove. Source: *Cumberland Mercury*, 3 Dec 1890, p 3

The resulting building was Willow Grove.

¹ *Married Women's Property Act 1879* (42 Vic No 11), Clause 2

² *Cumberland Mercury*, 3 Dec 1890, p 3

Sydney Moore Green

The architect was Sydney M Green. His obituary claimed that he had been born in Parramatta but that was an incorrect reading of his baptism. He was born on 15 March 1846, to publican Richard R Green and his wife Sarah, at Parramatta Street, Sydney, which was a common name for the part of Parramatta Road at Broadway.¹ Green was a partner in Rowe and Green for many years, later practising on his own account in Hunter Street, Sydney. The Mitchell Library holds an apprenticeship contract between Thomas Rowe and Sydney Moore Green with Joseph Kethel.² Green had worked for Rowe from about 1864 onwards. He then worked as chief and managing draughtsman for Rowe for many years.³

On 19 June 1869, Sydney Green married Amelia Neate, daughter of builder Alfred Neate of Forest Lodge, Glebe, at St Barnabas Church.⁴ On 21 May 1875, Green was appointed as trustee of land that Thomas Rowe purchased in Manly for his wife Charlotte Jane.⁵ At that time, Sydney Moore Green was an employee of Thomas Rowe and one who was entrusted with significant responsibilities.⁶

On 15 February 1884, Thomas Rowe admitted Sydney Moore Green as a partner in his architectural practice at Vickery's Chambers, Pitt Street, which then became known as Rowe and Green.⁷ Green worked on a number of significant architectural projects in Sydney in partnership with Thomas Rowe. Green designed the YMCA building, the original part of Sydney Hospital, the Synagogue, Vickery's Chambers, Hoffnung's Buildings and an arcade that ran from George to Pitt Streets.⁸ Those buildings were products of his partnership with Thomas Rowe.⁹ He was an early member of the Institute of Architects. On 27 October 1885, he gave a paper to the Institute on 'The Queen Anne's Style [of Architecture] – What is it?'¹⁰ In 1886, he presented a paper on 'The Architecture of Japan'.¹¹

The partnership with Rowe was mutually dissolved on 8 February 1890. All money due to the firm would be paid to Thomas Rowe and he was also responsible for all debts.¹² Green set up his own firm at 14-15 Melbourne Chambers, Pitt Street.¹³ Green continued working as an architect for many years. According to his obituary, he later became Assistant Government Architect being

¹ BDM, Baptisms, Ph St Lawrence, Sydney, Volume 31A, No 418

² Articles of indenture between Thomas Rowe and Sydney Moore Green, architects and Joseph Kethel, 1 May 1887, ML DOC 2176

³ *SMH*, 20 Feb 1890, p 1

⁴ *SMH*, 10 July 1869, p 1

⁵ OSD, No 433 Bk 150

⁶ *SMH*, 20 Feb 1890, p 1

⁷ *Daily Telegraph*, 18 Feb 1884, p 2

⁸ *SMH*, 26 Nov 1912, p 10

⁹ J M Freeland, 'Thomas Rowe (1829-1899)', *ADB*, volume 6, pp 68-9

¹⁰ *SMH*, 6 Nov 1885, p 4

¹¹ *SMH*, 30 June 1886, p 6

¹² *SMH*, 10 Feb 1890, p 3

¹³ *SMH*, 20 Feb 1890, p 1

appointed in 1907.¹ However, he was not listed in the official Public Service Lists as an employee so the brief obituary in the *Sydney Morning Herald* appears to have been incorrect. Green died at his home 'Sunnyside', 66 Waters Road, Neutral Bay aged 67 on the 23 November 1912. He was buried at Gore Hill Cemetery.² A Google search located what is claimed to be an image of Sydney Moore Green at 'Genealogy'.³



Figure 7 Sydney Moore Green (1845-1812). Source: 'Genealogy', Accessed 20 Jan 2020

Annie Josephine Gallagher and Willow Grove

The land on which Willow Grove was built was purchased by Annie Gallagher with her own funds separate from her husband. The money that financed the construction of Willow Grove would have come from the profits of the drapery business, which prospered largely due to Annie's expertise.

Annie Josephine Gallagher, wife of Thomas Gallagher, Parramatta, draper, submitted a Real Property Application to convert part of allotments 41 and 43 of Section 25, Parramatta granted to Benjamin Lee to Torrens Title on 27 January 1891. She sought the title with the 'power of appointment' 'notwithstanding coverture at any time and subject to such appointment to my separate use free from the debts control interference and engagements of any husband'.⁴ The

¹ *SMH*, 26 Nov 1912, p 10

² *SMH*, 25 Nov 1912, p 7-8

³ Accessed 20 Jan 2020

⁴ NRS 13012, Land Titles Office, Real Property Application, RPA 8321, SANSW 6/10018

'power of appointment' was a general legal power to dispose of property for the benefit of one's self or for others. The *Married Women's Property Act 1879* (42 Vic No 11) had created the right for women to dispose of property as they wished.¹ By using this particular phrase, Annie ensured that she would be entered on the Certificate of Title as the registered proprietor and duly alerting all others that only she had the right to mortgage or sell the property known as 'Willow Grove'.

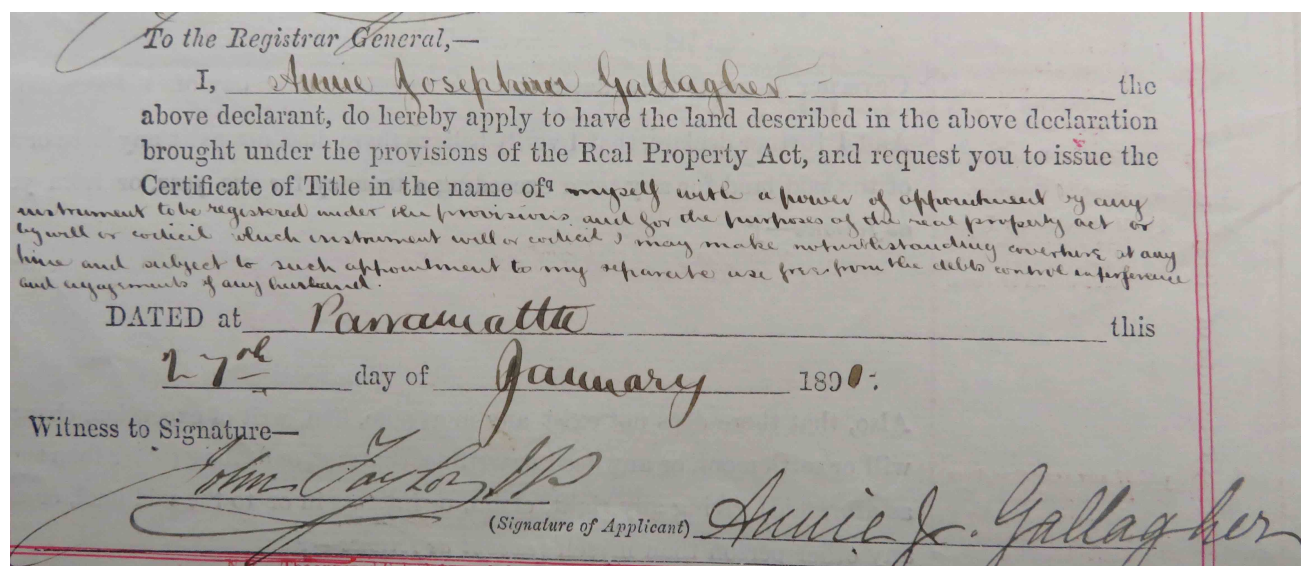


Figure 8 Annie Gallagher's application for a title with 'power of appointment' separate from her husband. Source: NRS 13012, Land Titles Office, Real Property Application, RPA 8321, SANSW 6/10018

A survey by Licensed Surveyor William A Thomas in preparation for a Detail Survey of Parramatta as part of the process of laying sewerage services was completed in October 1891. It showed Willow Grove and its outbuildings.²

Though tenders specified that a cottage would be built for Gallagher, the final building is far more substantial suggesting a possible change in the plans.

¹ P Butt, *Introduction of Land Law*, Law Book Company, Sydney, 1980, pp 142-3; J Baalman and T le M Wells, *The Practice of the Land Titles Office (New South Wales)*, Law Book Company of Australasia, Sydney, 1952, p 330

² PWD Fieldbook 2036, Sydney Water

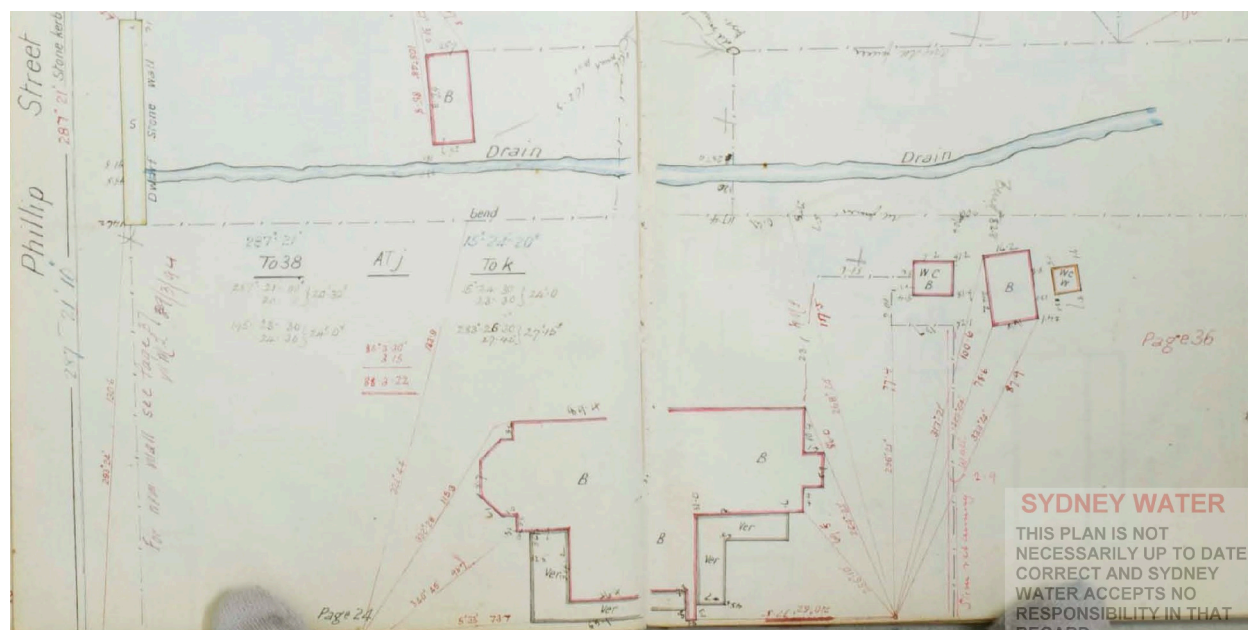


Figure 9 LS W A Thomas fieldbook showing 'Willow Grove' and outbuildings in October 1891.

Source: PWD Fieldbook 2036, Sydney Water

Thomas Gallagher only resided in Willow Grove for a short time. On 3 November 1891, alderman Thomas Francis Gallagher, draper of Parramatta died at his residence in Phillip Street from syncope, broncho pneumonia after a period of 3 weeks of illness, aged 35. He had arrived in the colony 10 years earlier. He was born at Ballymote, Ireland to Patrick Gallagher farmer. He was aged 27 when he married Annie Hanley.¹ His wife Annie Gallagher was very ill. Nevertheless, prior to his death, the doctors had warned her that her husband's death was imminent. He was buried in the Roman Catholic Cemetery at Rookwood.²

Nurse Swann, who had been caring for Mr and Mrs Gallagher, caught the same disease that they suffered from and which killed Thomas Gallagher.³ She was more correctly known as Maria Swan, and also died at 'the residence of Mrs Gallagher, Phillip-street, Parramatta' on 8 November 1891. She was buried at Waverley cemetery.⁴ Mrs T F Gallagher published a notice of personal thanks for the sympathy and help she had received in her late trouble and bereavement on 28 November 1891.⁵ Mrs T F Gallagher, of Willow Grove, Phillip Street, advertised for a good general servant on 14 May 1892.⁶

As part of the preparation for the issue of a title under the Real Property Act, a plan of survey of Willow Grove was prepared by surveyors Chatfield and Brown. However it only showed the lot boundaries with no details of buildings.⁷

¹ BDM 12285/1891, Transcript by Laurie Turtle

² *Cumberland Mercury*, 4 Nov 1891 p 2

³ *Cumberland Mercury*, 11 Nov 1891, p 2

⁴ *SMH*, 9 Nov 1891, p 1 and 8

⁵ *Cumberland Mercury*, 28 Nov 1891, p 5

⁶ *Cumberland Mercury* 14 May 1892, p 5

⁷ DP 58321

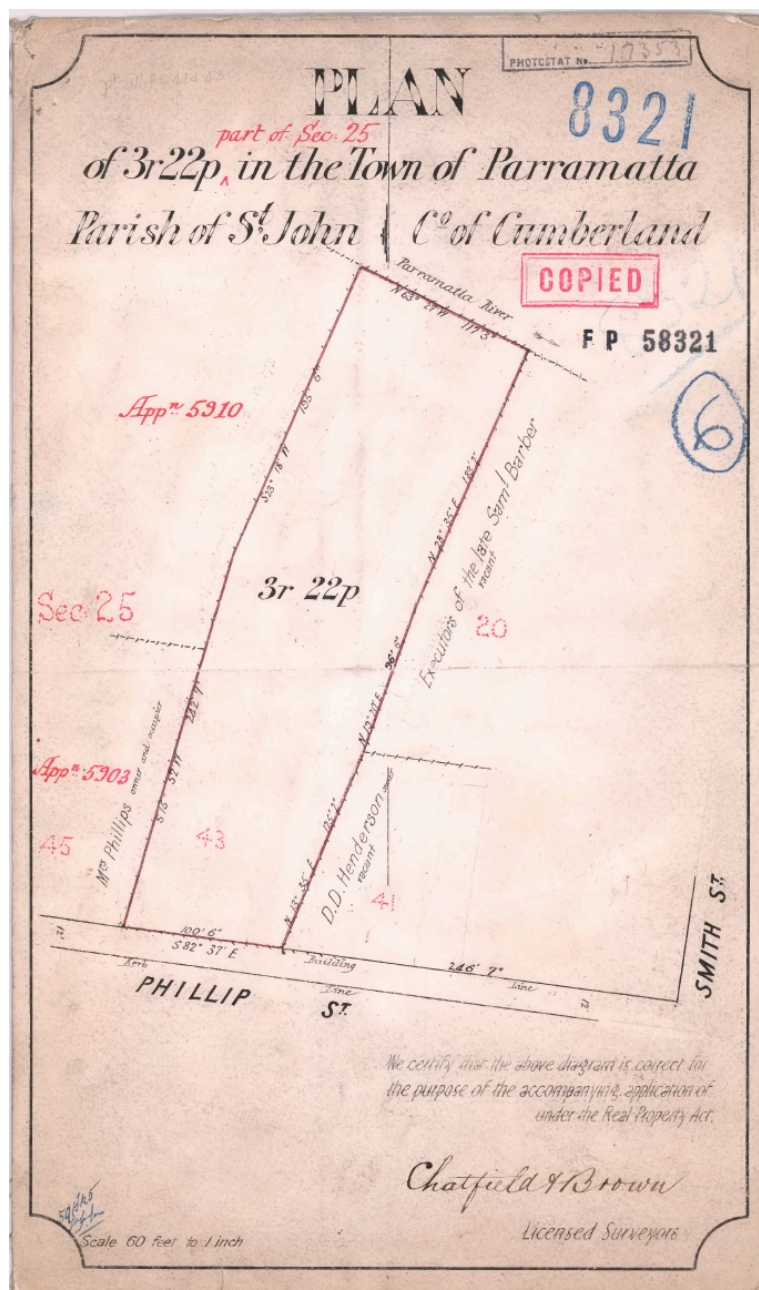


Figure 10 Chatfield and Brown's survey of the land Annie Gallagher wanted to convert to Torrens Title in her own name. Source: DP 58321

After the title to the site was converted to Torrens Title the first certificate was issued to Annie Josephine Gallagher, wife of Thomas Gallagher of Parramatta, draper on 8 April 1892 for an area of 3 roods 22 perches.¹ This was despite the fact that Thomas Gallagher was already deceased. The Land Titles Office simply copied the details supplied in the original application. However when Annie Josephine Gallagher took out a mortgage on the property on 1 March 1892, she was recorded as being a widow of Parramatta. The mortgage to the Australian Joint Stock Bank was for £1,200.²

¹ CT 1052 f 160

² CT 1052 f 160; Dealing 194087

Tenders were called on 10 August 1892 by S M Green, architect for the erection of a stone pier dwarf wall and iron railing for the residence of Mrs Gallagher, Phillip Street, Parramatta.¹ On 13 August 1892, the date for submission of tenders was extended to 20 August.²

By the time of his death, Thomas Gallagher had also amassed substantial assets. By his will of 31 March 1890, Thomas Gallagher, draper of Parramatta appointed his wife Annie Josephine Gallagher and George Munro and Henry Clark of the firm of McArthur and Co, York Street, Sydney, as his executors. He bequeathed £500 to his father Patrick Gallagher of Carrick Coragher near Ballymote, Co Sligo, Ireland, farmer and the same amount to his brother John of the same place, farmer. The balance would vest to his trustees to invest to pay the benefits to his wife and to their children after her death. The Stamp Duties Office form showed that Thomas Gallagher had a net estate of £3,011, including £200 of real estate [not Willow Grove], £766 in the bank, £900 in shares, a life insurance policy of £500, debts due of £150 and the proceeds of the sale of his stock in trade and a lease being £1157, plus other minor assets.³ On 11 December 1893, the Supreme Court, Probate Division, ordered that the executors of Thomas Gallagher's estate pay legacies of £500 each to Patrick Gallagher and John Gallagher plus interest of 5% for one year.⁴

The death duty papers of Thomas Gallagher showed that at 4 December 1891, he owed £62/17/8, to Hart & Sons, of Darcy Street.⁵ Hart and Sons was a prominent timber merchant firm in Parramatta, which suggests that Thomas also contributed some funds to the construction of Willow Grove.

A Detail Survey plan of Parramatta was completed on 31 July 1894 as a preliminary to the construction of a sewerage scheme for Parramatta. The survey plan showed Willow Grove.⁶

¹ *Cumberland Mercury*, 10 Aug 1892, p 3

² *Cumberland Mercury*, 13 Aug 1892, p 5

³ NRS 13660, Supreme Court, Probate Packet, Thomas Gallagher, Series 4 No 1788, SANSW

⁴ NRS 13660, Supreme Court, Probate Packet, Thomas Gallagher, Series 4 No 1788, SANSW

⁵ NRS 13660, Supreme Court, Probate Packet, Thomas Gallagher, Series 4 No 1788, SANSW

⁶ PWDS1544-S1240, Sydney Water

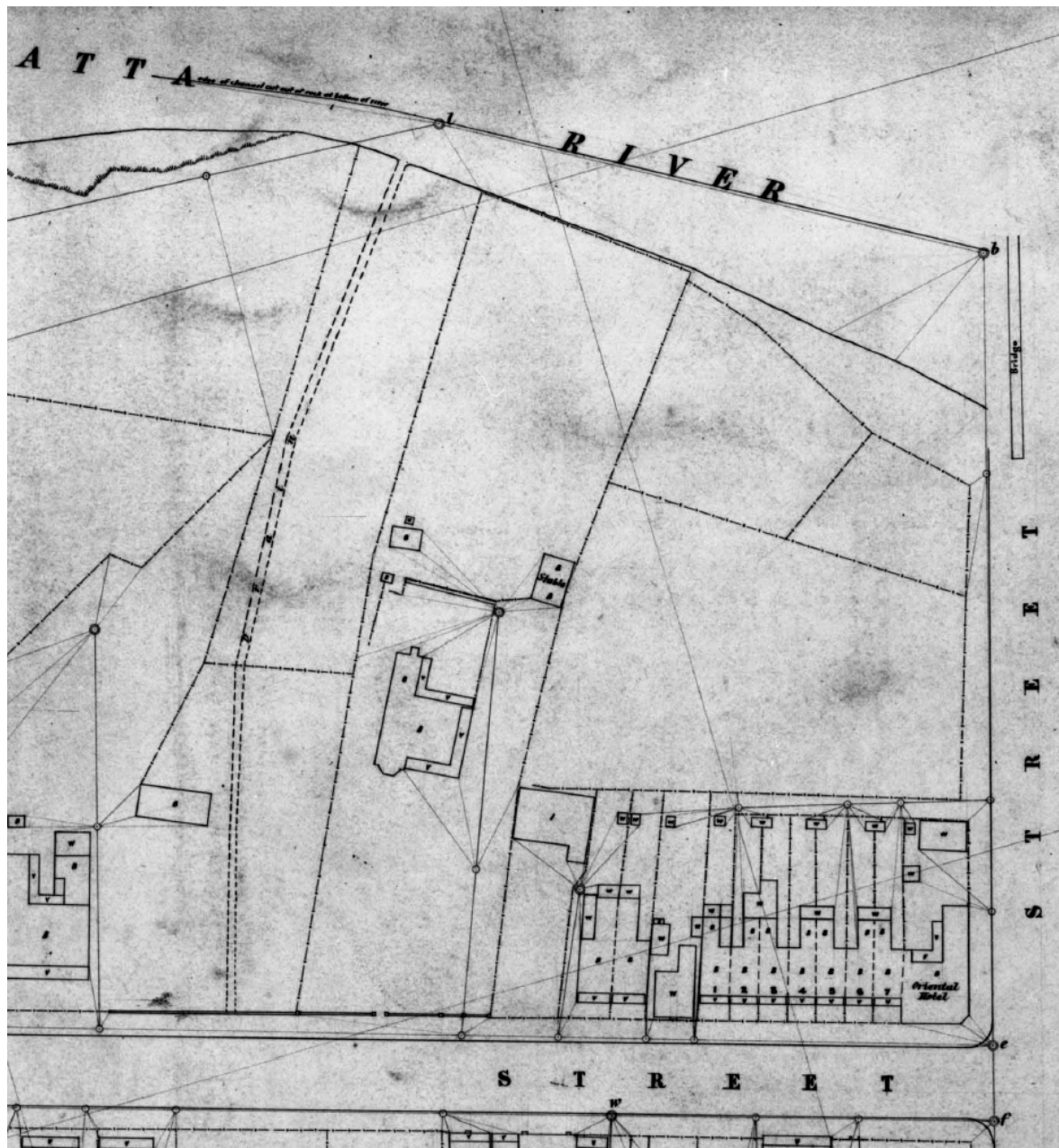


Figure 11 The finished Detail Survey Sheet showing Willow Grove and St Georges Terrace. Source: PWDS1544-S1240, Sydney Water

The earlier mortgage of Willow Grove from the Australian Joint Stock Bank was discharged on 3 November 1896. It was replaced by a mortgage to the Union Bank of Australia Ltd on 2 November 1896. That loan was discharged on 16 September 1898. Another mortgage to the Australian Joint Stock Bank replaced it on 27 September 1898. When that loan was discharged on 8 June 1900 another loan was taken from Charles Ernest Byrnes, of Parramatta, solicitor.¹ In the meantime, Annie's drapery business had prospered. In 1899, Gallagher's Arcade was renovated and modernised to become a bright and attractive retail outlet with Mr Vahrenkamp as her manager.²

¹ CT 1052 f 160

² *Cumberland Argus*, 5 Aug 1899, p 4

Willow Grove 1903 to 1919

However, Annie Gallagher had become increasingly indebted to W & A McArthur Ltd. George Munro and Henry Clark of the firm of McArthur and Co had previously been closely associated with Thomas Gallagher and Annie. They had been appointed joint executors of Thomas Gallagher's will along with Annie Gallagher.

In order to satisfy the demands of her creditors, on 12 February 1903, Annie Josephine Gallagher signed an Assignment for the benefit of creditors to John Percival McArthur, Sydney, merchant as the trustee for those creditors. Those creditors included W & A McArthur Ltd.¹ An auction of the contents of Willow Grove was held on 3 March 1903 to satisfy some of her debts.²

The following day, 4 March 1903, tenders were called by James Robertson, Priestley and Co, chartered accountants, for the purchase of the assets in the assigned estate of Annie Josephine Gallagher. Lot 3 was the house in Phillip Street described as,

LOT 3 — Brick Villa Residence, No. 2 Phillip street, Parramatta, substantially built and well finished, containing drawing, dining, and breakfast rooms, kitchen, and six bedrooms, together with coachhouse, stable, man's room, and all necessary offices, on land having a frontage of 100 feet to Phillip-street, by a depth of about 420 feet, covering an area of 3 roods 22 perches. Title Torrens.³

¹ OSD, No 878 Bk 730

² *Cumberland Argus*, 28 Feb 1903, p 9

³ *Cumberland Argus*, 4 March 1903, p 3

Public Notices.

IN THE ASSIGNED ESTATE of ANNIE JOSEPHINE GALLAGHER, Trading as Mrs. T. F. Gallagher, of The Arcade, Church-street, Parramatta, Draper and Clothier.

TENDERS are hereby invited, and will be received at our offices up to 2 p.m. on MONDAY, the 9th March, 1903, for the PURCHASE of the undernoted ASSETS in the above Estate:—

LOT 1.—Stock-in-Trade and Plant—

Manchester and Dresses..	£306	14	7
Fancy, Laces, Gloves ..	224	15	1
Haberdashery, Hosiery etc.	125	4	8
Millinery, Underclothing, and Jackets ..	187	8	10
Mercery and Hats ..	122	4	3
Men's Clothing ..	110	11	9
Plant and Fittings ..	122	4	10
	£1199	4	0

LOT 2.—Book Debts—

Considered Good..	£137	4	8
„ Doubtful ..	25	13	2
„ Bad ..	117	3	9
	£1479	5	7

LOT 3.—Brick Villa Residence, No. 2 Phillip-street, Parramatta, substantially built and well finished, containing drawing, dining, and breakfast rooms, kitchen, and six bedrooms, together with coachhouse, stable, man's room, and all necessary offices, on land having a frontage of 100 feet to Phillip-street, by a depth of about 420 feet, covering an area of 3 roods 22 perches. Title Torrens.

LOT 4.—Half Interest in Land having a frontage of 50 feet to Church-street, Parramatta, by a depth of 180 feet along Phillip-street, on which are erected a brick two-storey butcher's shop and residence, also produce store, with stables and several out-buildings. Freehold Title.

LOT 5.—Vacant Allotment in Phillip-street, Parramatta, having a frontage of 33 feet by a depth of 87 feet. Freehold Title.

An excellent opportunity is here presented for anyone desirous of obtaining an old-established business in a good district on favorable terms. The Store Premises, which are situated in the busiest part of Parramatta, are well adapted for the requirements of the Trade, being commodious and well lighted. The Stock is reported by our Agent to be clean and in good condition.

Tenders will be received for Lots 1 and 2 either separate or conjointly. Separate tenders will be received for Lots 3, 4, and 5.

A deposit of 10 per cent. must accompany each tender. The highest or any tender not necessarily accepted. Stock sheets, inventory of plant, and list of book debts may be inspected at the above Store, or at our offices, where tender forms and further information may be obtained.

JAMES ROBERTSON, PRIESTLY, and CO.,
Incorporated Accountants.
Hoffnung's-chambers, 103 Pitt-street,
Sydney, 28th February, 1903.

Figure 12 The call for tenders to purchase Willow Grove. Source: *Cumberland Argus*, 4 March 1903, p 3

G T Erby purchased her stock in trade at 8/9 in the £ and offered it at half price on 28 March 1903.¹ The auction of 'WILLOWGROVE', Phillip Street by order of the mortgagee, C R Byrnes by auctioneers Mobbs and Hunt, 'known as Mrs Gallagher's' was announced on 27 June 1903. The property was described as,

Land area, 3 roods 22 perches, and has frontage of 100 feet to Phillip-st, by a depth of about 420 feet. Securely enclosed by paling fence, with stone wall and iron rails in front, nicely laid out grounds, upon which are erected a handsome two-storey Brick Family RESIDENCE, 9 rooms and usual domestic offices, coach house, stables, detached laundry, etc. .. This is an exceptional chance for Professional Gentleman [sic] or retired Merchant to secure a fine suburban home.²

cellent property.

**A VALUABLE PARRAMATTA TOWN
PROPERTY for AUCTION SALE.**

By Order of the Mortgagee.
WEDNESDAY, JULY 8th, at 12 o'clock.

MOBBS AND HUNT have received instructions to sell at their Sale Rooms, opp. Railway Station, Parramatta, on WED., JULY 8th, at noon, property known as "WILLOWGROVE," situate Phillip-st., Parramatta, in the centre of the town, and known as Mrs. Gallagher's. Land Area, 3 roods 22 perches, and has a frontage of 100 feet to Phillip-st., by a depth of about 420 feet. Securely enclosed by paling fence, with stone wall and iron rails in front, nicely laid out grounds, upon which are erected a handsome two-storey Brick Family RESIDENCE, 9 rooms and usual domestic offices, coachhouse, stables, detached laundry, etc. Torrens Title. Cards to view on application to the Auctioneers. Terms at Sale. This is an exceptional chance for Professional Gentleman or retired Merchant to secure a fine suburban home. C. E. BYRNES, Esq., Geo. St., Parramatta, Solicitor for the Mortgagee.

WEDNESDAY, JULY 8th.

IMPORTANT AUCTION SALE at UPSET

Figure 13 Mortgagee auction advertisement for Willow Grove: Source: *Cumberland Argus*, 27 June 1903, p 9

¹ *Cumberland Argus*, 28 March 1903, p 12

² *Cumberland Argus*, 27 June 1903, p 9

The purchaser of the property at the mortgagee sale was the firm W & A McArthur Ltd and the transfer was registered on 14 July 1903.¹ The following day, 15 July 1903, Annie Josephine Gallagher, registered her firm trading as 'Mrs T F Gallagher' at the corner of Church and Phillip Streets.²

Willow Grove was advertised for lease, as 9 rooms and office, coach house stables etc at £65 on 12 September 1903.³ By November 1903, Annie Josephine Gallagher was living in the Woolpack Hotel.⁴

Annie started business again in a small way financed by small loans. On 19 December 1903, Mrs T F Gallagher advertised that she was back in business at the Arcade, Church Street.⁵ However, she was unable to rise above her debts. Annie Josephine Gallagher declared bankruptcy on 30 July 1906. She held no assets bequeathed by her husband except a life interest in two vacant lots in North Parramatta, that were sold to her daughter Mildred.⁶

Annie Josephine Gallagher died at the Sacred Heart Hospice, Darlinghurst on 9 January 1924 and was buried in the Roman Catholic cemetery Rookwood.⁷ Her most recent address before her death was Darling Point Road, Darling Point. The cause of death was recorded as senile decay. Two of her children had pre-deceased her.⁸ Annie had £33/3/9 in the Edgecliff branch of the Government Savings Bank as her only assets.⁹

Meanwhile, Willow Grove had been transferred to Elizabeth Melhuish, wife of Henry Dutton Melhuish, Granville, gentleman on 1 November 1906.¹⁰

Elizabeth Melhuish and Henry Dutton Melhuish

Henry Dutton Melhuish was the principal of the firm of H D Melhuish and Son, engineers, and iron and brass founders of Spring Hill near Orange registered on 25 July 1903.¹¹ He was an entrepreneur, patenting improvements to the manner in which chaff cutting machines worked.¹² His engineering works at Spring Hill was a notable enterprise in the town.¹³ He had been born at Charlestown, parish St Anstel, Cornwall, England on 17 February 1834 to a sea captain. He served an apprenticeship with engineer James Thomas at Charlestown.¹⁴ Henry D Melhuish

¹ CT 1052 f 160

² NRS 12961, Register of Firms, SANSW 2/8532, No 8389

³ *Cumberland Argus*, 12 Sept 1903, p 9

⁴ Evidence, Annie Josephine Gallagher & Elizabeth Evans, 23 Aug 1906, in NRS 13655, Supreme Court, Bankruptcy File, No 17084, SANSW 10/23500

⁵ *Cumberland Argus*, 19, Dec 1903, p 3

⁶ NRS 13655, Supreme Court, Bankruptcy File, No 17084, SANSW 10/23500

⁷ *Sun*, 10 Jan 1924, p 10; *Daily Telegraph*, 11 Jan 1924, p 4

⁸ BDM 1924/55, Transcript by Laurie Turtle

⁹ NRS 13340, Stamp Duties Office, Deceased Estate File, pre A 3610, SANSW 20/939

¹⁰ CT 1052 f 160

¹¹ NRS 12961, Register of Firms, SANSW 2/8535, No 11154

¹² CRS A4617, No 9613; CRS 4681, No 4531; No 9613

¹³ *Leader* (Orange), 10 Jan 1900, p 6

¹⁴ *Wellington Times*, 12 Sept 1929, p 4

lived at Parkes for some years, moving to Spring Hill about 1883. His first wife died.¹ He then married Elizabeth Hubbard, widow.

His new wife Elizabeth had previously been married to Thomas Hubbard, of Maryvale near Wellington. The marriage of Thomas Hubbard and Elizabeth Seaton was registered at Bathurst in 1862.² Thomas Hubbard died on 22 June 1897.³ After prospering in the Central West at Nyngan and Wellington, he had moved to Granville about 1893 becoming 'an admirable townsman' who was a keep temperance advocate. He died of stomach cancer.⁴ His Stamp Duties return showed he held assets totalling a net value of £2,630, mostly made up of real estate worth £2,339/10/0. His will of 7 May 1897 left his real estate to his sons on condition they paid the following sums annually to his wife Elizabeth: Arthur Hubbard £25; Frederick Hubbard £25; and George Hinson Hubbard £18.⁵

Henry D Melhuish had been raised as a Methodist but converted to the Baptist Church after his re-marriage to Elizabeth.⁶ Elizabeth Hubbard was reputed to have been a strong factor in Thomas Hubbard's success.⁷ She was an astute businesswoman. As Elizabeth Melhuish, she owned a number of rental properties in Parramatta and Granville, some of which were classified as unhealthy.⁸

Melhuish and his wife lived at Willow Grove for many years until they purchased 'Taringa' in Granville to where they moved. Elizabeth Melhuish died at 'Taringa' on 8 July 1924. She was buried next to her first husband in Mays Hill cemetery.⁹ Henry Dutton Melhuish returned to the Central West where he died at Wellington on 25 August 1929 aged 95.

It is unclear when Henry and Elizabeth Melhuish vacated Willow Grove. Sands Directory lists them as occupying the property until 1919. However, on 10 July 1915, Mr and Mrs S Hoffman were recorded as occupiers in the Parramatta press.¹⁰ On 3 November 1917 'Mrs Brown' was said to be occupying Willow Grove.¹¹

¹ *Wellington Times*, 19 Sept 1929, p 13

² BDM index, 1415/1862

³ *Wellington Times*, 10 July 1924, p 7; J Dunn, *The Parramatta Cemeteries: Mays Hill*, Parramatta and District Historical Society, Parramatta, 1996, pp 173-4

⁴ *Cumberland Argus*, 26 June 1897 p 2, 6

⁵ NRS 13660, Supreme Court, Probate Packet, Thomas Hubbard, Series 4 No 14160, SANSW

⁶ *Wellington Times*, 19 Sept 1929, p 13

⁷ *Wellington Times*, 10 July 1924, p 7

⁸ *Cumberland Argus*, 10 Oct 1906 p 3; See also *Cumberland Argus*, 19 April 1905 p 2; 7 April 1906 p 2

⁹ *Wellington Times*, 10 July 1924, p 7; J Dunn, *The Parramatta Cemeteries: Mays Hill*, Parramatta and District Historical Society, Parramatta, 1996, pp 173-4

¹⁰ *Cumberland Argus*, 10 July 1915 p 12


¹¹ *Cumberland Argus*, 3 Nov 1917, p 10

Private Hospital 1919 to 1953

Nevertheless, in 1919, Willow Grove became a private hospital continuing in that role until 1953. The property was transferred to Evangeline Estelle Davidson, wife of Robert Davidson, Ashfield, farmer on 5 February 1919 and was mortgaged to Elizabeth Melhuish, wife of Henry Dutton Melhuish, Parramatta, gentleman the same day. Another mortgage to Francis John Ward, Sydney, esquire was made on 8 May 1919.¹

A new licence for Estella Private Hospital at 34 Phillip Street, Parramatta, was granted under Private Hospitals Act, 1908 on 12 May 1919, to Evangeline Estelle Davidson as a 'medical, surgical and lying-in' private hospital treating a maximum of 14 'medical, surgical and lying-in' cases in 6 wards until 31 December 1919. Other private hospitals licensed in Parramatta included 'Stanleigh' at Macquarie and Smith Streets and 'Glen Ross' in Church Street.² The licence was re-issued for 1920 on 12 December 1919.³

NOTE.—This License must be returned to the Secretary, Board of Health (1) when application is made for its renewal; (2) for amendment; (3) when a change is made in ownership of the hospital; or (4) when the hospital is closed.



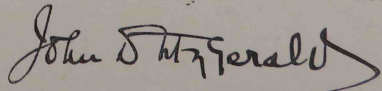
"PRIVATE HOSPITALS ACT, 1908."

FORM 4.

License in respect of a Private Hospital.

I, JOHN DANIEL FITZGERALD, Minister of Public Health of the State of New South Wales, being the Minister for the time being charged with the administration of the said Act, in pursuance of the powers thereby vested in me, and on the recommendation of the Board of Health, DO HEREBY LICENSE Evangeline Estelle Davidson, in respect of the private hospital known as Estella, and situate at 34 Phillip Street, Parramatta, as a medical, surgical and lying-in private hospital, under the said Act, for the reception and treatment at any one time of not more than fourteen medical, surgical and lying-in cases in six wards.

This license shall have effect, subject to the said Act, until and inclusive of the 31st day of December, 1919.


Minister of Public Health.

The 12th day of May, 1919.

38571-2

Figure 14 Original private hospital licence issued to Evangeline Davidson on 12 May 1919. Source: Licence in NRS 905, Colonial Secretary, Special Bundles, Private Hospital Licences 1918-9, SANSW 5/8033

¹ CT 1052 f 160

² Licence in NRS 905, Colonial Secretary, Special Bundles, Private Hospital Licences 1918-9, SANSW 5/8033

³ Licence in NRS 905, Colonial Secretary, Special Bundles, Private Hospital Licences 1920-1, SANSW 5/9201.1

The mortgage to Ward was discharged on 26 April 1921. Evangeline Estelle Davidson transferred Willow Grove to May Victoria West, Mosman, spinster on 23 July 1923.¹ May Victoria West was registered as a midwife on 5 August 1926. Her address was then given as Women's Hospital, Crown Street.² Surviving registers for midwives only date from 1926 possibly explaining the discrepancy. Sister M West advertised Westcourt Private Hospital, lately Estella, on 29 August 1923.³

Mortgagee Elizabeth Melhuish died at Granville on 7 July 1924. She was the former owner and occupier of Willow Grove. Her total assets were £6,467. May Victoria West, 'Proprietress of a Private Hospital' owed £1,000 on her mortgage to Melhuish of a 'two story brick building used as a private Hospital situate [sic] in Phillip Street Parramatta'.⁴ That mortgage to Melhuish was discharged on 10 March 1925.⁵

Sister May West, formerly of Parramatta District Hospital but now of Westcourt Private Hospital advertised on 15 May 1925 that she was not a candidate in Queen completion, essentially a local beauty competition.⁶

A new Certificate of Title was issued to May Victoria West, Parramatta, spinster on 18 November 1925.⁷ On 5 October 1925, the property known as 'Westcourt Private Hospital' was leased to Amy Agnes Allen and Maud Lowe, both of Parramatta, spinsters at £6 per week. The lease specified that it could only be used as a private hospital.⁸ The Parramatta press reported on 9 October 1925 that sisters Allen and Lowe, both Parramatta District Hospital trainees had taken over 'Westcourt Private Hospital', which would now be named 'Aloha'.⁹ Amy Agnes Allen did not remain at the hospital for long. On 5 August 1926, when she was again registered as a midwife, her address was St Johns Nursing Home, Young.¹⁰

New proprietors had taken over by 1927. On 15 November 1927, the NSW Board of Health approved a private hospital licence be issued to Hannah Florence McLachlan and Mary McLachlan for 'Aloha', Phillip Street, Parramatta for 'fifteen medical, surgical and lying-in cases in seven wards'.¹¹ Mary McLachlan and her sister Hannah Florence McLachlan had previously conducted 'Inchneuk' Private hospital at the corner of George and Smith Streets, Parramatta for four years

¹ CT 1052 f 160

² NRS 10856, Register of midwives, SANSW 6/4535, p 595

³ *Cumberland Argus*, 29 Aug 1923 p 5

⁴ NRS 13340, Stamp Duties Office, Deceased Estate File, pre A No 7767, SANSW 20/983

⁵ CT 1052 f 160

⁶ *Cumberland Argus*, 15 May 1925 p 5

⁷ CT 3800 f 154

⁸ CT 3800 f 154; Dealing B274156

⁹ *Cumberland Argus*, 9 Oct 1925, p 4

¹⁰ NRS 10856, Register of midwives, SANSW 6/4535, p 11

¹¹ Licence in NRS 905, Colonial Secretary, Special Bundles, Private Hospital Licences 1928, SANSW 5/9202

from 24 October 1923.¹ They continued to conduct Aloha private hospital for some years. On 1 December 1932, Hannah Florence McLachlan and Mary McLachlan were licensed for 'Aloha'. Phillip Street, Parramatta for 'fifteen medical, surgical and lying-in cases in seven wards' for 1933.²

Various updates were made of the Detail Survey Plans by the Water Board in the 1920s, but no sheet appears to have been completed for this part of Parramatta, or alternatively, the relevant sheet has not survived. The next surviving Detail Sheet is a sheet in poor condition which carries a date of December 1933 upon it. This date may not be the final date for the sheet and may simply refer to updates made.³



Figure 15 Water Board Detail Survey sheet c 1933 showing Willow Grove and St Georges Terrace.
Source: Blackwattle BLKWTL 2712 (2), Sydney Water

¹ OSD, No 802 Bk 1327; Valuer-General, Valuation Roll, Parramatta, George Street, SANSW 19/12783, No 1869

² Licence in NRS 905, Colonial Secretary, Special Bundles, Private Hospital Licences 1933-4, SANSW 9/2414.1

³ Blackwattle BLKWTL 2712 (2), Sydney Water

It is unclear when new proprietors took over the hospital. On 11 June 1947, sister F A Thompson announced that Aloha Private Hospital was not planning to close.¹ Wise's Directory of 1947 listed Aloha Private Hospital, 34 Phillip St and Inch Neuk, 77 George Street as the only private hospitals in Parramatta.²

The property was transferred to Frances Amy Thompson, wife of John Thomas Thompson, Parramatta, engineer on 18 August 1949.³ Frances Amy Higgins, of St Margaret's Hospital, Sydney, had been registered as a midwife on 6 March 1930. Her certificate was altered to Thompson after her marriage.⁴ She had married John Thomas Thompson at Parramatta in 1930.⁵

Frances Amy Thompson mortgaged the property to May Victoria West, of Granville, spinster on 2 November 1949. That loan was discharged on 2 May 1953.⁶

Ownership by Postmaster General of Australia 1953 to 1987

On 17 June 1953, part of the property with Willow Grove measuring 2 roods 1¾ perches was transferred to the Commonwealth of Australia.⁷ The residue of the land consisting of the rear section adjoining the river was transferred to the Council of the City of Parramatta.⁸ Parramatta Council was informed on 29 July 1953 that the Postmaster General's Department had purchased Aloha Private Hospital, Phillip Street.⁹ A new Certificate of Title for Willow Grove measuring 2 roods 1¾ perches was issued to the Commonwealth of Australia on 2 October 1953.¹⁰ A Water Board Detail Survey possibly dated as 20 October 1960 showed the footprint of Willow Grove on its site.¹¹

¹ *Cumberland Argus*, 11 June 1947 p 10

² *Wise's New South Wales Post Office and Commercial Directory*, 1947, Sydney, p 356

³ CT 3800 f 154

⁴ NRS 10856, Register of midwives, SANSW 6/4535, p 250; 562

⁵ BDM index 8487/1930

⁶ CT 3800 f 154

⁷ CT 3800 f 154

⁸ CT 3800 f 154

⁹ *Cumberland Argus*, 29 July 1953, p 1

¹⁰ CT 6725 f 146

¹¹ DS 2712, Sydney Water

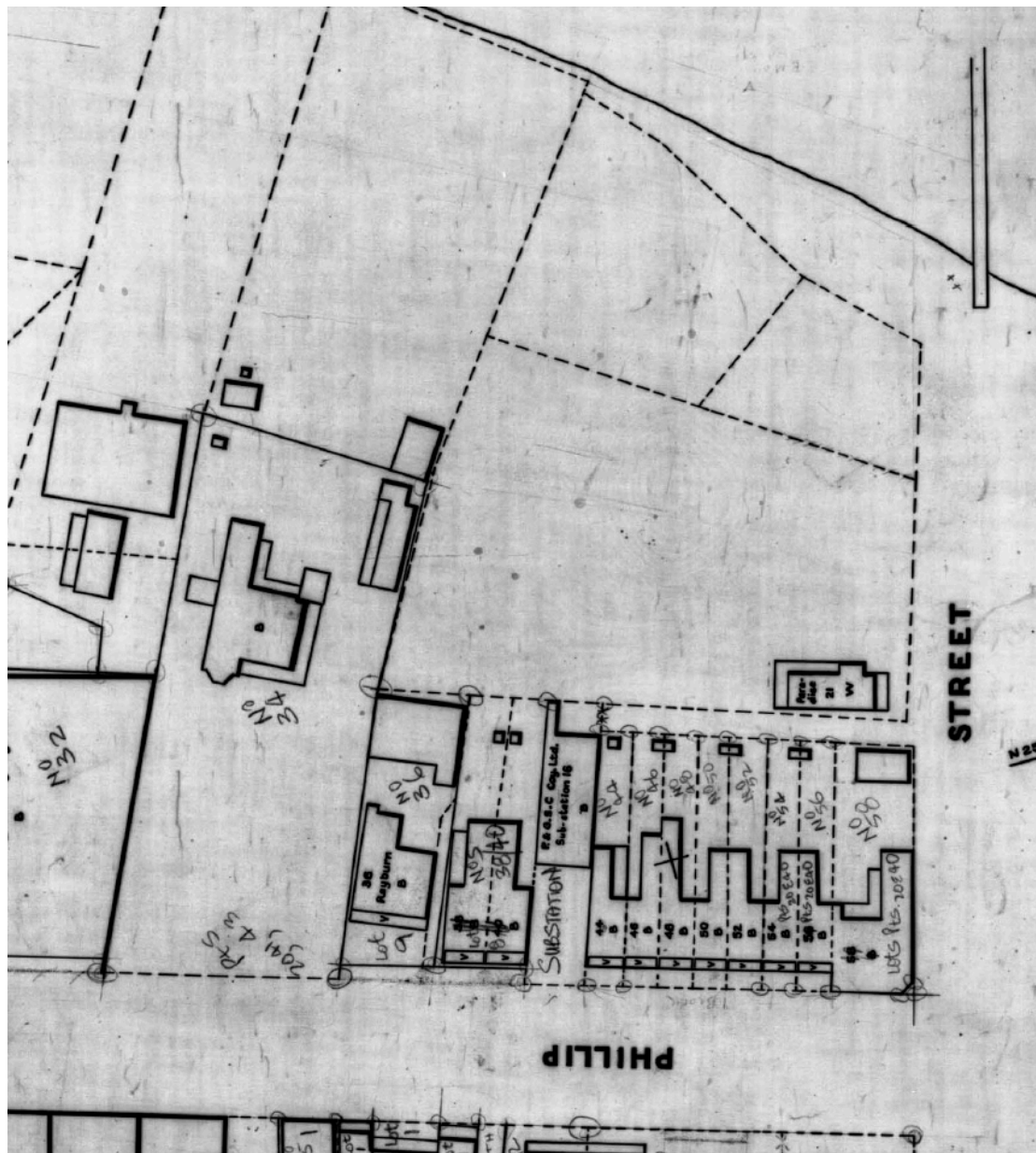


Figure 16 Detail Survey sheet October 1960 showing Willow Grove and St Georges Terrace. Source: DS 2712, Sydney Water

A new Certificate of Title was issued to the Australian Telecommunications Commission on 19 August 1974 for lot 1 in DP 569139 after the transfer of part of the land. Agostino Brothers Pty Ltd were registered as the new proprietors on 26 March 1987.¹ The title was converted to an Auto Folio and the search was terminated at this point.

¹ CT 12517 f90

Preliminary Analysis of Aspects of the Historical and Social Significance of Willow Grove

This section examines aspects of the history relevant to an assessment of the significance of the place known as Willow Grove, 34 Phillip Street Parramatta.

1. Between 1879 and 1953, this property has been in the sole possession of a series of women, who held the property in their own right separate to any property of their husband.
2. Willow Grove was constructed in 1891 for Annie Josephine Gallagher, who held the property in her own right apart from her husband Thomas Gallagher.
3. Willow Grove uncovers a continuing history of female entrepreneurship. It was in continuous ownership for 63 years by a succession of businesswomen. It provides opportunities to understand the development of gendered property laws and the manner in which talented female entrepreneurs broke through the restraints constraining them. Very few buildings survive from the late nineteenth century that demonstrate female entrepreneurship.
4. From 1919 until 1953, Willow Grove operated as a private hospital handling surgical and medical cases as well as operating as a maternity hospital. During the whole period it was solely owned by women. Registered female nurses always managed the private hospital that operated in the building under different names. Other private hospitals in Sydney and across the state of New South Wales were also owned or conducted by women. A number of others were also conducted by registered medical practitioners.
5. Willow Grove was designed by Sydney Moore Green, an architect who had practised for a number of years with renowned architect Thomas Rowe. It was an early commission after the partnership with Thomas Rowe was dissolved in February 1890. Green called for tenders to construct Willow Grove in December 1890, ensuring it was one of his first design projects after he set out on his own.
6. As the regional centre offering commercial and professional services to much of Western Sydney, Parramatta had a significant population in the nineteenth and early twentieth centuries of villas occupied by businessmen and professionals such as doctors and lawyers. Over the years, these villas, particularly those near the river, have disappeared. 'Willow Grove' is the last of these. Though an internal inspection has not been carried out, it still appears to retain most of its original fabric in an excellent state of maintenance.
7. Willow Grove has social significance for the families and individuals who used it as a maternity hospital. The extent of this social significance is difficult to quantify. However, the public opposition to the proposed demolition of Willow Grove is an indicator of its intensity. An indication of the attachment which people have for Willow Grove has been demonstrated by a number of people have supplied birth certificates and other information in response to public

appeals by the North Parramatta Residents Action Group and forwarded to me. They are attached in Appendix B.



Appendix A - Sands Directory Entries for Willow Grove

Year	Occupier	Occupation	Page	
1890	Ellis Thomas H	agent	354	
1891	Ellis Thomas F		338	
1892	Gallagher T F		370	
1893	Mrs T F Gallagher		387	
1894	Mrs T F Gallagher		400	
1895	Mrs T F Gallagher		381	
1896	Mrs T F Gallagher		397	
1897	Mrs T F Gallagher		422	
1898	Mrs T F Gallagher		456	May not be in 'Willow Grove'
1899	Paul J, 'Willow Grove'		468	Mrs T F Gallagher nearby
1900	Paul J, 'Willow Grove'		489	Mrs T F Gallagher nearby
1901	Mrs T F Gallagher		508	J Paul in 'Clarenceville'
1902	Mrs T F Gallagher		516	J Paul in 'Clarenceville'
1903	No entry		499	
1904	No entry		499	
1905	Boulton Mrs D 'Willow Grove'		513	
1906	Boulton Mrs D 'Willow Grove'		520	
1907	No entry		532	
1908	Melhuish, Henry D 'Willow Grove'		549	
1909	Melhuish, Henry D 'Willow		564	

Year	Occupier	Occupation	Page	
	Grove'			
1910	Melhuish, Henry D 'Willow Grove'		571	
1911	Melhuish, Henry D 'Willow Grove'		600	
1912	Melhuish, Henry D 'Willow Grove'		621	
1913	Melhuish, Henry D 'Willow Grove'		654	
1914	Melhuish, Henry D 'Willow Grove'		680	
1915	Melhuish, Henry D 'Willow Grove'		726	
1916	Melhuish, Henry D 'Willow Grove'		730	
1917	Melhuish, Henry D 'Willow Grove'		752	
1918	Melhuish, Henry D 'Willow Grove'		614	
1919	Melhuish, Henry D 'Willow Grove'		579	
1920	Davidson Mrs E E (No 34)	Private hospital	600	
1921	Davidson Mrs E E (No 34)	Private hospital	615	
1922	Davidson Mrs E E (No 34)		642	
1923	Davidson Mrs		654	

Year	Occupier	Occupation	Page	
	E E (No 34)			
1924	Davidson Mrs E E (No 34)	Private hospital	551	
1925	West Miss M V (No 34)	Private hospital	595	
1926	West Miss M V (No 34)	Private hospital	619	
1927	Allen & Lowe Misses (No 34)	Private hospital	641	
1928	Allen Miss A (No 34)	Private hospital	670	
1929	McLachlan Misses (No 34)	Private hospital	715	
1930	McLachlan Misses (No 34)	Private hospital	724	
1931	McLachlan Misses (No 34)	Private hospital	724	
1932-3	McLachlan Misses (No 34)	Private hospital	701	

Appendix B - Table of Birth Certificates and Other Data Supplied by People Born in Willow Grove

Name	Hazel Collins
Year	1922
Name of Hospital on Certificate	Nurse Davidson's Private Hospital
Witnesses to Birth	Dr C Whiting; Nurse Howlett
Other Data	<div>Baby photo</div> <div></div> <div>Hazel today</div> <div></div>

Name	Chris Betteridge
Year	1947
Name of Hospital Certificate	Aloha Private Hospital
Witnesses to Birth	Dr Erby; Nurse Thompson
Other Data	<p>My name is Chris Betteridge. I am not an Aboriginal man but I am a Parramatta man. I was born in 'Willow Grove' when it was the Aloha Maternity Hospital. It is important to me as my birthplace and gives me a sense of belonging to Parramatta. My late father was a pharmacist in Parramatta for more than 40 years. I spent the first 28 years of my life living in Hunter Street, in the heart of Parramatta, I went to primary and secondary schools in Parramatta and I have maintained a strong connection to the city all my life. It is my country and its cultural heritage must be respected and conserved for all those who, like me, love Parramatta and wish to see its sense of place retained, not destroyed for a totally ill-conceived, invalid and misguided project.</p> <p>The proposed site for Powerhouse Parramatta has an existing identity and value derived from its historic, aesthetic and social cultural heritage values and its relationship to the Parramatta River. The local heritage items, the Victorian Italianate mansion 'Willow Grove' and 'St George's Terrace' are important elements of Parramatta's colonial past and its cultural heritage. Parramatta is the second oldest European settlement in Australia but has already lost much of its heritage. In my youth and in my adult professional life, I have witnessed the destruction of much of Parramatta's built and cultural landscape heritage, including the alienation of large parts of the former Governor's Domain for sectional interests and the demolition or degradation of much of the city's colonial heritage, often for ill-planned and very mediocre new development.</p> <p>Many of those heritage items remaining in the Parramatta CBD e.g. 'Perth House', 'Kia Ora', 'Harrisford', 'Traveller's Rest Inn Group', Roxy Theatre and Parramatta Town Hall have had their settings compromised by unsympathetic adjacent overdevelopment and intrusions on their cultural landscape settings. With the recent demolition of the Royal Oak Hotel, Parramatta CBD can ill afford to lose two more of its dwindling resource of heritage assets. Protests by the local community and a Green Ban imposed on demolition of 'Willow Grove' and 'St George's Terrace' clearly demonstrate that the site and its historic, aesthetic and social heritage values are important to the local and the wider community and should be conserved.</p> <p>The proposal to demolish 'Willow Grove' and 'St George's Terrace' and replace them with the proposed building is the direct antithesis of good placemaking. It is the height of hypocrisy for the NSW Government to establish the Placemaking NSW Advisory Committee and then to destroy the very elements on the proposed Powerhouse Parramatta site that make it important to the community. The local community deserves a museum but it would be much better to spend the limited financial resources available on a properly conceived and designed museum that the whole community wants, and on a site which does not require so much flood-risk mitigation. 'Willow Grove' and 'St George's Terrace' and their settings must be retained and adapted for sympathetic and viable new uses as part of the Parramatta River riparian corridor, with culturally appropriate interpretation and links to a revitalised 'Eat Street' and other heritage sites in the city once the Parramatta Light Rail construction has been completed.</p> <p>There is a wealth of highly significant heritage buildings elsewhere in Parramatta, particularly in the Parramatta North Historic Sites precinct, including the buildings of the Cumberland Hospital East campus and the former Parramatta Correctional Centre, which are crying out for conservation and sympathetic new uses that could include museum and other cultural uses. Better than demolishing much-loved historic buildings and giving the city 'Powerhouse Lite' or 'Carriageworks West', give Parramatta a museum that celebrates its rich natural and Aboriginal cultural heritage, its European heritage values and its wonderful modern multicultural life.</p>

Name	Daphne Hewlett
Year	1951
Name of Hospital on Certificate	Aloha Private Hospital
Witnesses to Birth	Dr Frances McKay; Matron Thompson
Other Data	

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