

**Upjohn House** c1885  
Formerly known as Netherlands  
**Kirby Street Planning Proposal**  
55-59 Kirby Street, Rydalmere, NSW

## Conservation Management Strategy



prepared for  
**Fife Capital Group Pty Ltd**

**August 2018**  
**REF: 1641: CMS**  
**Issue 03**  
**FINAL**



**Report Register**

The following table is a report register tracking the issues of *Upjohn House Redevelopment, 55-59 Kirby Street, Rydalmere, Conservation Management Strategy* prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

<b>Project Ref No.</b>	<b>Issue No.</b>	<b>Description</b>	<b>Prepared by</b>	<b>Approved by</b>	<b>Issue To</b>	<b>Issue Date</b>
1641:CMS	01	<b>PRELIMINARY Draft</b> <i>Upjohn House Redevelopment, 55-59 Kirby Street, Rydalmere, Conservation Management Strategy</i>	Scott Murray	John Tropman	Richard Huxley	21.09.16
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## **1.0 INTRODUCTION**

### **1.1 Brief**

This Conservation Management Strategy has been prepared for Upjohn House Redevelopment, 55-59 Kirby Street, Rydalmere NSW on behalf of Fife Capital Group Pty Ltd. The overall aim of this Conservation Management Strategy is to investigate and analyse the physical evidence available to formulate a statement of cultural significance, and to provide management guidelines to enable this significance to be retained in future use and development.

This report follows the guidelines by Australia ICOMOS Burra Charter and *The Conservation Plan* by J. S. Kerr.

### **1.2 Study Area**

For the purposes of this report the *place*, as defined in the Burra Charter is to be known as the subject site or study area.

The subject site & building is located at 55-59 Kirby Street, Rydalmere (Plan/Folio Number DP Lot 20, DP 855339). Refer to Figure Nos. 1, 2, 3 & 4.

### **1.3 Methodology**

The method follows that outlined in the NSW Heritage Office Conservation Management Documents and Conservation Management Plan documents (parts 1 and 2) dated January 2002, J.S. Kerr's *The Conservation Plan* is in accordance with the Australia ICOMOS *Burra Charter*. The method of preparing a Conservation Management Strategy (CMS) is similar to that of preparing a Conservation Management Plan.

### **1.4 Limitations**

No intervention to fabric was undertaken. Existing historical information was utilised and no further historical research was undertaken through the course of this project. This report was undertaken within limited time constraints.

### **1.5 Author Identification**

This report has been prepared by:

John Tropman                      Director, Architect, Heritage Conservation Architect,  
Scott Murray                      Senior Project Architect, Urban Designer

*Note: Unless otherwise stated, all images are by the authors and were taken during the course of this study.*

### **1.6 Previous reports, available information and background material**

This report has been prepared with the use of the following references:

- Parramatta Heritage Centre Research Services, City of Parramatta Council, (Source; <http://arc.parracity.nsw.gov.au/blog/2013/12/10/upjohn-house-a-rare-reminder-of-victorian-residences-of-the-period/>)

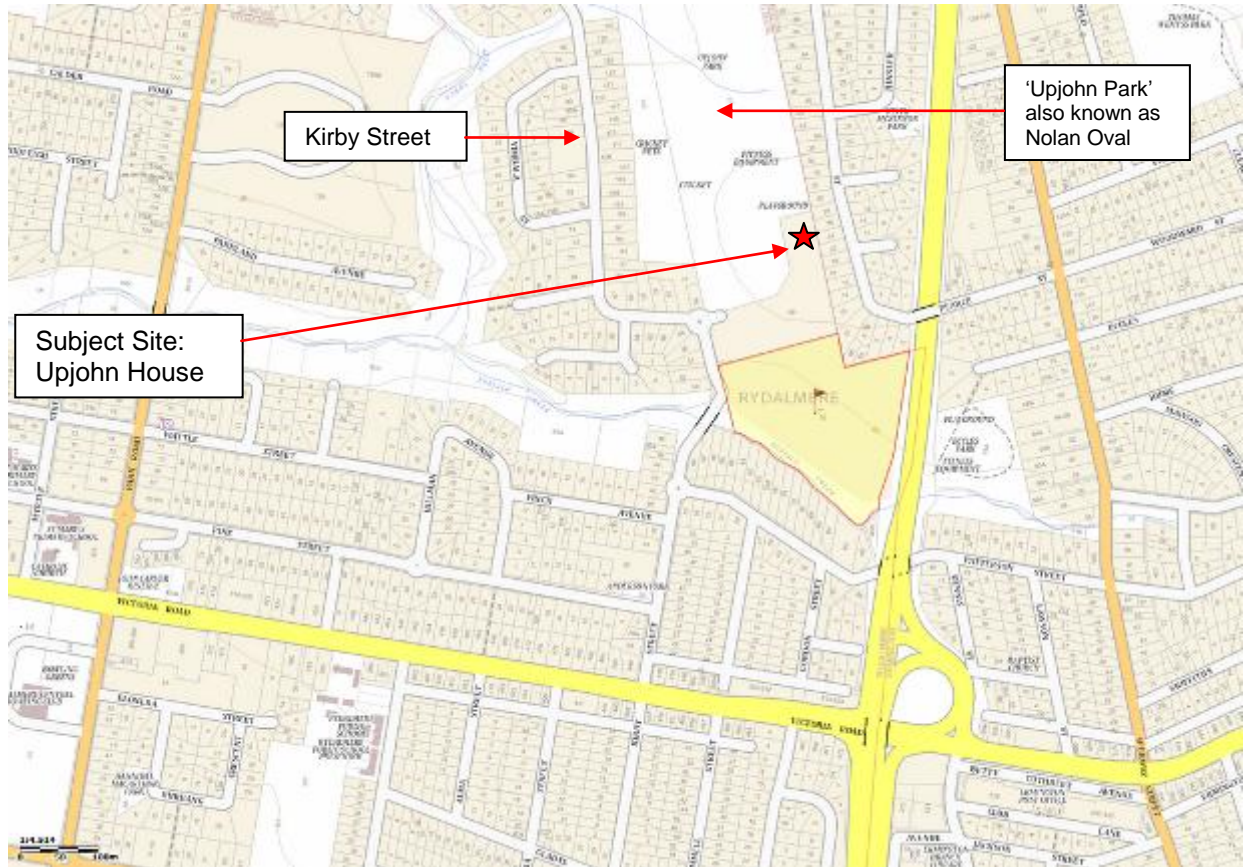


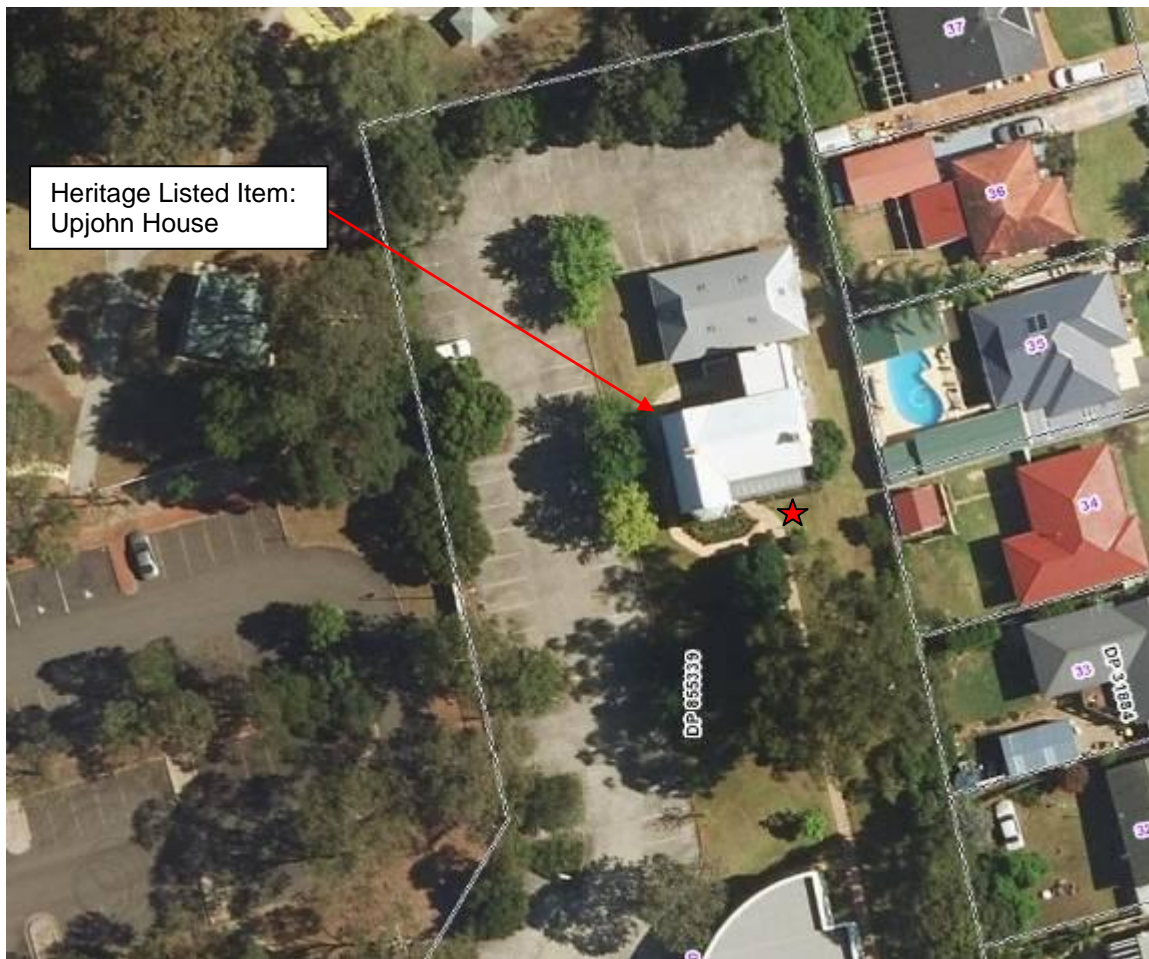
Figure 1: Location Plan – 55-59 Kirby Street, Rydalmere. Source: NSW SIX Map



Figure 2: Aerial Location Plan – 55-59 Kirby Street, Rydalmere. Source: NSW SIX Map



**N**  
Figure 3: Aerial view – Subject site & Upjohn House *Source: NSW SIX Map*



**N**  
Figure 4: Detail of Upjohn House *Source: NSW SIX Map*

## 2.0 HISTORICAL DOCUMENTARY EVIDENCE

The subject property, Upjohn House is listed as a Heritage Item on the Parramatta LEP 2011 Heritage Register as a local item (I585) at 59 Kirby Street, Rydalmere. Refer to Appendices A and B for NSW Heritage Inventory Sheets. Other neighboring Heritage Items, as identified by Parramatta LEP, include 'Upjohn Park' stone dam wall, 66 & 75 Kirby Street, being early residences – refer to Figure 5a. Refer to Figures 5a & 5b.

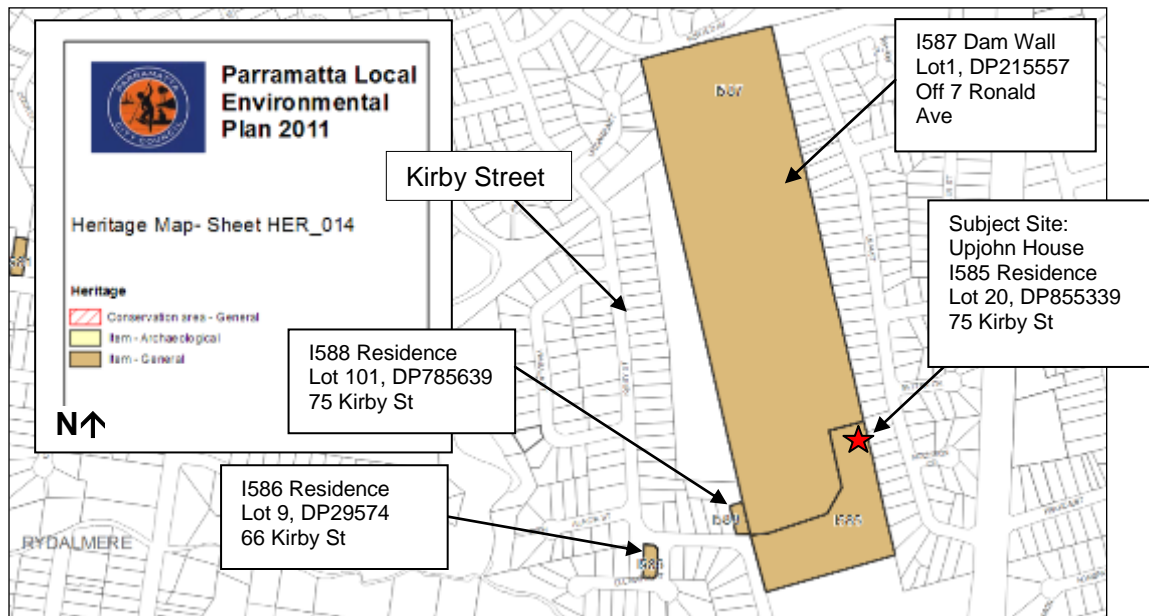


Figure 5a: Parramatta Local Environment Plan 2011, Heritage Map Sheet HER\_014: 55-59 Kirby St.

In summery the original 11 acre property was granted in 1835 to James Warmen. The existing Upjon House building was constructed as a residence in c1885 and known as 'Netherlands', with various owners and occupants until 1916. The property was used as a nursery from 1916 to 1936. The property and building's use changed from 1936 to 1956 to a club house for a Golf Course and then recently to an office for Upjohn Pharmaceuticals. The building is presently vacant after being used for at least 70 to 90 years for commercial purposes, which represents the most prevalent substantial use.

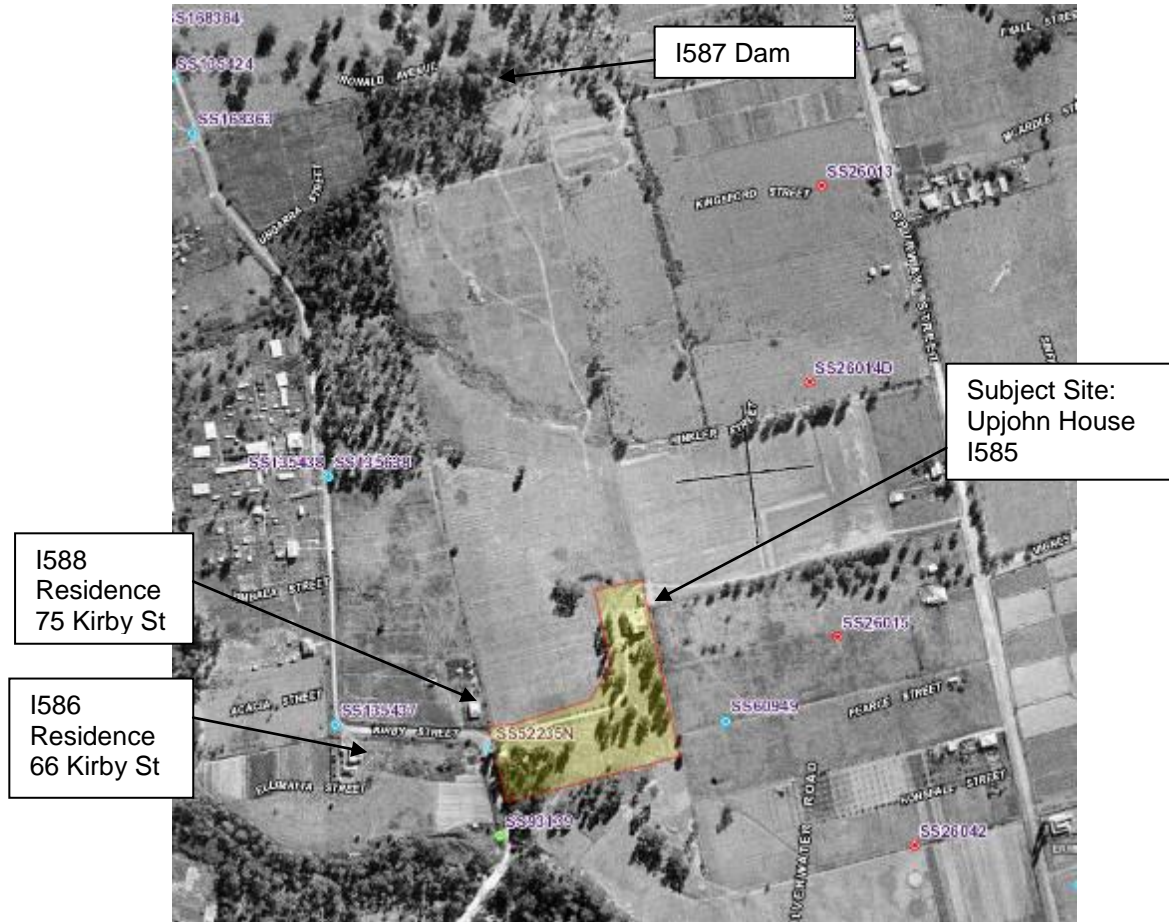


Figure 5b: 1943 Aerial Image of subject property context & adjacent Heritage Items.



Figure 6: Parramatta City Council 'Upjohn Park' (also known as The Nolan Oval), Kirby Street.



## 2.1 Background History:

The following are extracts taken from Parramatta Heritage Centre Research Services (City of Parramatta Council. Refer also to **Appendix C:** Upjohn Pharmaceuticals Company History, **Appendix D:** Homart Pharmaceuticals, and **Appendix E:** Eccles Park History.

### **Upjohn House – Dundas (10 Dec, 2013)**



*The house at 59 (formerly 55) Kirby Street, Dundas, known as “Upjohn House”, is significant because it is one of the earliest houses built in the area and is a rare reminder of the residences of this period.[i]*

*The original 11 acres along Subiaco Creek was granted to James Warman on 7 July 1835.[ii] Warman was one of the first settlers in the district and possibly the organist at St Anne’s Church in neighbouring Ryde.[iii]*

*The 1880s saw the first encroachment of suburbia into this otherwise rural setting. “Upjohn House”, or as the house was originally called, “Netherlands” [iv] was constructed around 1885.[v] It was one of three villas built by a Mr. Brown which are all situated within view of each other. One is located at Marsden Road, Mobbs Hill, the second is used as a Cumberland Builders Bowling Club, in Dora Crescent, and the third is Upjohn House.[vi]*

*“Upjohn House” was reportedly built for a wealthy butcher who was attracted to the district for its rural atmosphere and its proximity to Parramatta.[vii] The original owner obviously took great pride in his home and developed the surrounding site with landscaped lawns and garden and a variety of outbuildings which included a coach house, gazebo and tennis court.[viii]*

*The grandeur of the house and the work carried out to develop its gardens was impressive for the time. The house was put up for auction in 1892 and was described in these terms;*

*Forty acres with a good residence occupying a beautiful situation. Land has frontage to Dundas Road and Water Street and there is ample water supply from creek. The house is a brick on stone, contains verandah and balcony, 6 rooms, bathroom, kitchen, 2 pantrys, weatherboard stabling, 3 stalls, coach house, U.G. tanks. The orchard is about 12 acres in extent planted with orange, mandarin, lemon and summer fruit trees in full bearing condition, growth from 5 to 6 years. An area of six acres is ready for planting; the balance well grassed land. Seeing the great improvements and expansion in the neighbourhood within the last two years, and the very fair access to and from the railway station, this property of 40 acres all told should commend itself to the notice of any gentleman seeking a suburban home, with a valuable return from high class orchard cultivation.[ix]*

*The house itself is a two storey Victorian brick and stucco residence with sash windows and is one of a number which follow the Dundas ridge towards Parramatta.[x] Its large size, garden villa setting and marvellous views towards river and beyond mark it as unusual in Rydalmere.[xi] The house sits on*

stone foundations, with iron roof, elaborate and Italianate lacework to second storey verandah. It also has some rare chimney features including rendered cornice decoration at the front and two painted brick chimneys at rear. The verandah has a bullnose corrugated iron roof and hip corners, a projecting gable on both floors, quarry tiles on ground floor and timber on first floor.[xii]



*'Upjohn House' and cottage, 1993, Parramatta Heritage Study: Inventory Photo No-335*

*In August 1895, 'Netherlands' was placed under mortgagee sale for £2500.[xiii] At about this period it was occupied by Miss Doyle, most probably the Head Mistress of Parramatta South Superior Primary School. Then in May 1900 Mr. Walter H. Gedge, from Marathon Station, Hobart River, New Zealand, took up residence at "Netherlands" the former abode of Miss Doyle.[xiv] In June 1902 Mr. Gedge purchased the villa residence for £1850 pounds.[xv]*

*In 1916, the property was purchased by Mr E. R. Eccles who opened a nursery on the property with his father in law, Captain Henry Strom. The nursery operated until 1936 when the Strom and Eccles family leased the property to S. F. Pegum who managed the property as a golf course between 1936 and 1956.[xvi] The residence was used as clubhouse for the golf course.[xvii] On 16 October 1956, it was purchased by Upjohn Pharmaceuticals from Strom and Eccles for £44,000. The total area purchased was 53.47 acres comprising of: lot 1: 36 acres; lot 2: 12.69 acres; lot 3: 1.2 acres; lot4: 3.53acres.[xviii]*

*On 17 October 1956, Lot 1 and Lot 4 were transferred to Parramatta City Council as Public Parks namely 'Upjohn Park' and 'Eccles Park'. Lot 3 was sold to the Department of Main Roads as part of the extension of Silverwater Road. Lot 2 was developed by until the sale of the property to Upjohn Pharmaceuticals as an industrial site with offices and factory. The Company renovated Upjohn House to use as an office and moved in on 9 December 1957. By this time the majority of outbuildings had been demolished.[xix]*

*The construction of the main factory started at the same time and was completed in 1959. The building was opened on 19 February 1959 by Sir Eric Woodward, the Governor of NSW, before about 200 invited guests.[xx]*

*In their heritage building impact assessment Graham Brooks and Miriam Stacy described the building as follows;*

*The windows have rendered brick corniced sills with bracket decoration below and Victorian label mould arcs above. Exterior doors include French doors with segmented arch transom light above, and with round head glazed panels above timber bolection moulded panels to both floors. Main house door has a segmented arch in transom lights and sidelights flanking a four panelled door with upper panels glazed. The gazebo has a terracotta roof, elaborate scalloping to barge boards and timber fretwork*

screen.[xxi]

*The house retains its garden around the house because the parcel of land was zoned Parks and recreation under County of Cumberland Planning Scheme.[xxii] Much of the former house grounds are now adjoining Upjohn Park which was a former golf course, later purchased by the Upjohn Pharmaceuticals company during construction of a 'garden factory'.[xxiii] The Upjohn Pharmaceuticals manufacturing firm was founded in 1886 in the U.S.A. by Dr William E. Upjohn.[xxiv]*

*Over 1963 to 1964 a major extension was added to the factory and office building by the architect and builder Austin Anderson Pty Ltd.[xxv] Currently the Upjohn Pharmaceuticals site consists of one office, a factory, car park and electricity substation. 'Upjohn House' is on an isolated site to the north of main facilities.[xxvi]*

### **References**

- [i] [http://www.austlii.edu.au/au/legis/nsw/repealed\\_reg/plep1996ac549/sch1.html](http://www.austlii.edu.au/au/legis/nsw/repealed_reg/plep1996ac549/sch1.html)
- [ii] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.6
- [iii] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.6
- [iv] <http://nla.gov.au/nla.news-article86267536>
- [v] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.9
- [vi] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.17
- [vii] Unfortunately we could not locate any information about the name of this butcher.
- [viii] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.17
- [ix] <http://nla.gov.au/nla.news-article86267536>
- [x] <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240335>
- [xi] <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240335>
- [xii] *ibid*
- [xiii] <http://nla.gov.au/nla.news-article85646578>
- [xiv] <http://nla.gov.au/nla.news-article85820942>
- [xv] <http://nla.gov.au/nla.news-article85831131>
- [xvi] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.9
- [xvii] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.9
- [xviii] Upjohn Park, Rydalmere: A Brief History of Upjohn Pty Limited in Australia
- [xix] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.12
- [xx] Upjohn Park, Rydalmere: A Brief History of Upjohn Pty Limited in Australia
- [xxi] <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2240335>
- [xxii] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.10
- [xxiii] [http://www.parracity.nsw.gov.au/play/sports\\_and\\_recreation/parks\\_and\\_reserves2/upjohn\\_park](http://www.parracity.nsw.gov.au/play/sports_and_recreation/parks_and_reserves2/upjohn_park)
- [xxiv] Upjohn, Wikipedia, <http://en.wikipedia.org/wiki/Upjohn>
- [xxv] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.12
- [xxvi] Upjohn House, Rydalmere: Upjohn Pty Ltd Assessment of Impact, Schwager Brooks and Partners, Architects and Heritage Consultants, 1993, p.14
- Neera Sahni, Research Services Leader and Peter Arfanis, Archivist, Parramatta Council, Heritage and Visitor Information Centre, 2013

Source: <http://arc.parracity.nsw.gov.au/blog/2013/12/10/upjohn-house-a-rare-reminder-of-victorian-residences-of-the-period/>)



Figure 6a: Subject Site: Upjohn House 1943 aerial photo. Source: NSW SIX Maps



Figure 6b: Subject Site: Upjohn House 1943 aerial photo. Source: NSW SIX Maps

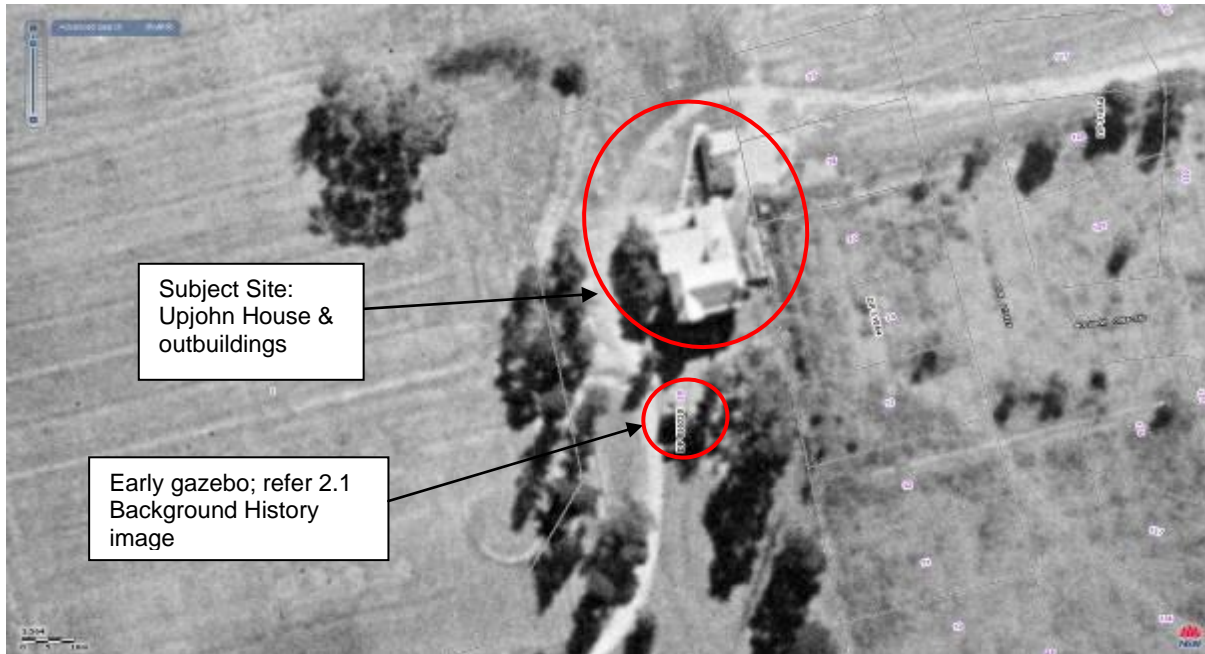


Figure 6c: Subject Site: Upjohn House & gazebo - 1943 aerial photo. Source: NSW SIX Maps

## 2.2 Heritage Significance: Upjohn House

The following extract is taken from the State Heritage Register:

### **Statement of significance:**

The house at 59 Kirby Street is of significance for Parramatta for historical, aesthetic and reasons of rarity and representativeness. The house is one of the earliest houses in the locality. It is representative of the quality residences of Victorian period in the area. It presents as relatively rare remnant of this type of housing, and strongly contributes to the streetscape as well as to the setting of the near-by Upjohn Park.

**Date significance updated:** 05 Mar 02

Source: Office of Environment & Heritage

## 2.3 Neighbouring Heritage Items

### 2.3.1 'Upjohn Park' (Item I587)

In brief, following the purchase of the estate by Upjohn Pharmaceuticals in October 1956 from the Strom and Eccles families, Lot 1 (36 acres) of the estate was immediately transferred to Parramatta City Council for use as a public park – namely 'Upjohn Park' (Refer to history extract **1.2 - Background History**). The Description and Statement of Significance below is an extract from NSW Environment & Heritage Date Sheets – Refer to **Appendix B**.

#### **Description:**

*Ronald Avenue Dam is a stone wall built to contain water in the creek, located at the northern end of Upjohn Park. Appears to have been originally of a greater height with some stones removed and now located down the creek.*

#### **Statement of Significance:**

*The Upjohn Park dam wall is of historical interest for the people of local area.*

2.3.2 **66 Kirby Street (Item I586)**

The Description and Statement of Significance of 66 Kirby Street below is an extract from NSW Environment & Heritage Date Sheets – Refer to **Appendix B**.

**Statement of Significance:**

*The house at 66 Kirby Street is of significance for the local area for historical, aesthetic and reasons of representativeness. The house, built c. 1890, is one of the oldest surviving houses in the locality, representative of the residences of Victorian period in the area and makes an important contribution to the streetscape.*



Figure 6d: 66 Kirby Street

2.3.3 **75 Kirby Street (Item I588)**

The Description and Statement of Significance of 75 Kirby Street below is an extract from NSW Environment & Heritage Date Sheets – Refer to **Appendix B**.

**Statement of Significance:**

*The house at 75 Kirby Street is of significance for the local area for historical, aesthetic and reasons of representativeness. The house, built c. 1880, is one of the earliest houses in the locality, representative of the residences of Victorian Georgian cottages in the area and makes an important contribution to the streetscape.*



Figure 6e: 75 Kirby Street

### 3.0 PHYSICAL EVIDENCE

The following photographs and observations give a brief overview of the site's context and physical features. The physical evidence of the subject building was investigated through non-intrusive observation of the fabric.

#### 3.1 Context & Streetscape

The character of the surrounding streetscape context is predominantly that of low scale and established suburban. This low scale context is interrupted by two large industrial and office complexes with large vehicular parking and manoeuvring areas (loading bays), located adjacent to the subject site – refer to Figure 2 & 7a. Upjohn House is isolated from Kirby Street by the two car parking areas, one associated with Homart Pharmaceuticals and the other with 'Upjohn Park'.



Figure 7a: Site Analysis – streetscape & context



The subject site and building is visually connected with the adjacent 'Upjohn Park' car park, playground equipment and sports oval (also known as The Nolan Oval) – refer to Figure 7b. However, there are no physical connections between Upjohn House and 'Upjohn Park' as a modern palisade fence on the property boundary separates the two properties. Trees located throughout the carpark form a visual screen between the two properties. Upjohn House faces south with the rear of the building presenting to 'Upjohn Park'. The primary building facade and main entry facing south, away from the public facilities that were originally part of the same property. The eastern boundary of the subject property forms the rear boundary to residential properties addressing Ulm Street.

The Kirby Street address to the subject site appears to follow the original 1943 driveway to Upjohn House – as indicated in Figure 6b. Upjohn House is accessed via the driveway to Homart Pharmaceuticals. The formal entry to Upjohn House is via a pathway connected to the rear of the Homart Pharmaceuticals building.

**Note:** The more distant visual connections between the three villas noted in the Background History (Item 2.1) extract and built by a Mr Brown have been lost, due to development and vegetation (trees).

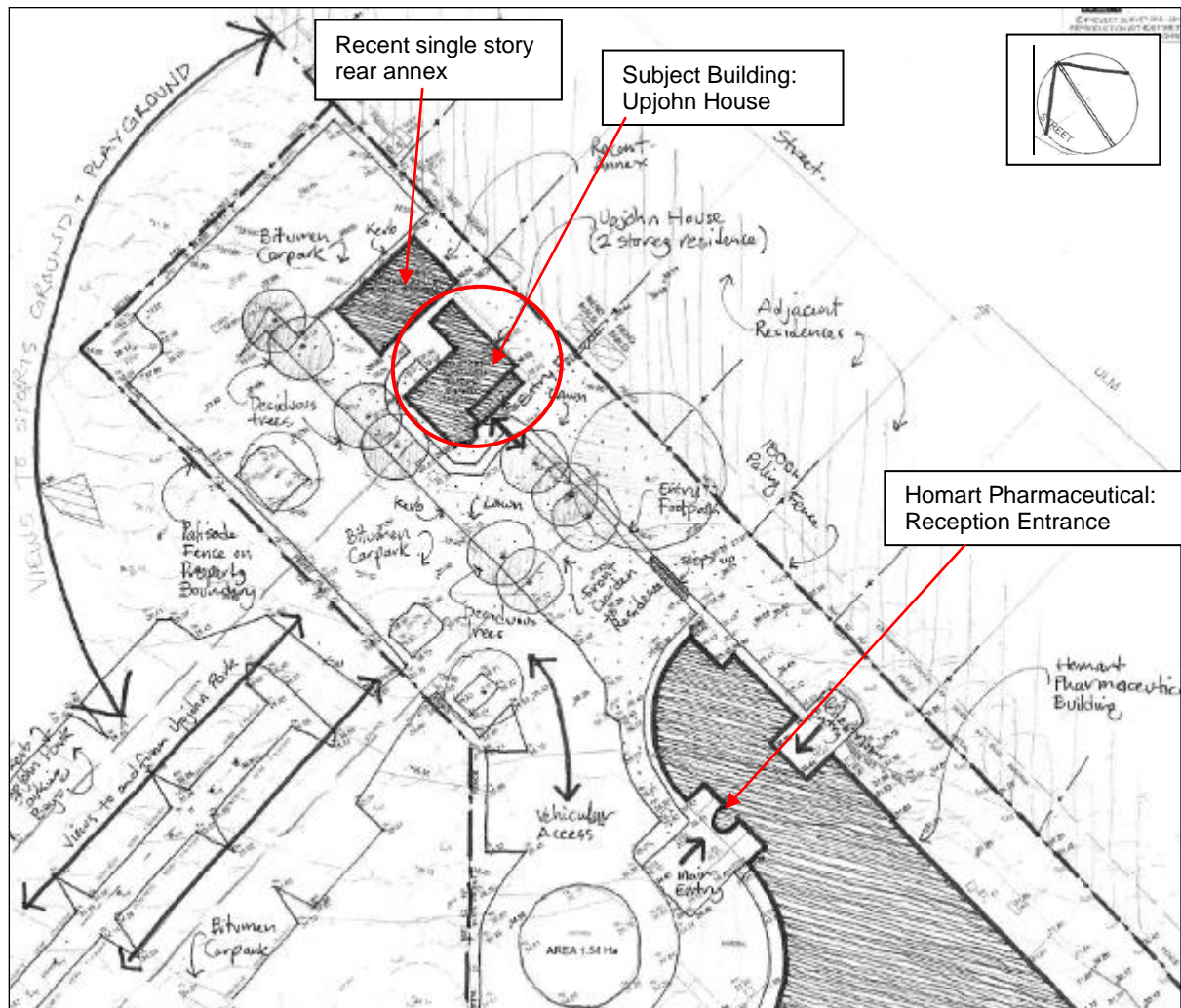


Figure 7b: Site Analysis – streetscape & context

### 3.2 Setting

The primary presentation of the freestanding, two storey, c1885 Upjohn House is towards the adjacent Homart Administration Building entry / turning circle. A footpath and steps lead directly to a side entry to the Homart Administration Building – refer to Figure 7b. There are also views to and from the adjacent council owned 'Upjohn Park' car park and playground - refer to Figure 9, 10 & 10a.

The surrounding garden contains four primary elements;

- A simple front garden with flower beds, lawn and a large Eucalyptus sp. tree. A recent brick paved footpath leading down a set of steps to connect with the Homart building. This path is lined on one side with 8m high deciduous trees;
- The western garden edge is 6 meters wide and defined by a concrete kerb to the car park and a line of 8m high deciduous trees. The eastern edge is defined high rear paling fences; to the recent residential properties
- A rear utility courtyard of recent brick paving, linking to the front garden;
- At the rear a recent annex single storey building, which is used for storage, sits uncomfortably close to the rear of the kitchen wing of Upjohn House. This building is constructed of brickwork (painted), with a corrugated metal hipped roof (the pitch is similar to Upjohn House), and blind flat arched windows. A roller door on the north façade appears to be the main access. There is a very awkward connection with Upjohn House - refer to Figure 14.





Figure 8: Site Analysis – streetscape & context.



Figure 9: Subject building – viewed from adjacent council owned 'Upjohn Park' carpark, looking at west elevation



Figure 10: Subject building – viewed from carpark looking at west elevation



Figure 10a: View to 'Upjohn Park' car park



Figure 10b: 'Upjohn Park' playground



Figure 10c: Viewed of 'Upjohn Park' playground from Homart Pharmaceuticals park



Figure 11a: Subject building - Entry facade (south) & pathway to front door



Figure 11b: Balcony view towards front garden

### 3.3 Building Description

#### 3.3.1 External Building

The Upjohn House building is a substantial two storey Victorian Period Italianate style villa with high pitched corrugated metal roof and rendered walls with stone coursing and sandstone plinth. The primary facade features a two storey bull-nosed verandah, projecting bay and a Juliette balcony and moulded chimneys. Architectural detailing includes stone plinth, ashlar coursing to render and painted facades, stone window sills (painted), period lacework to upper level balustrades, moulded arches to the bay window. The main door features four panels, glazed highlight (arched) and side panels. French doors have round head glazed panels and arched highlights. The lower verandah floor is covered with quarry tiles and the upper level floor is timber. The rear kitchen wing finish is painted face brickwork.

Upjohn House is currently waterproof and well secured; however it is vacant with repair work being undertaken, as depicted, with internal images figures 19 - 44.

A Fabric Survey is included in Appendix E.



Figure 12: Subject building - West corner



Figure 13: Subject building – North corner, including recent annex viewed from property car park



Figure 14: Subject building with rear kitchen wing, viewed from west



Figure 15: Junction with subject building and rear annex viewed from east



Figure 16: East facade of subject building viewed from entry garden, looking north



Figure 17: East facade of subject building.



Figure 18a: Rear north facade and recent annex.



Figure 18b: Recent single storey rear annex.

### 3.3.2 Internal Fabric

The internal fabric of Upjohn House is typical of an early Victorian Villa and includes joinery, skirtings, architraves, cornices in the grand hall and entry spaces and which follow through to the majority of rooms, as indicated in Figures 19 – 44. The condition of some internal fabric appears to be a fair to poor condition with copious repairs required. The interiors have lost much early fabric including ceilings, fireplaces and joinery. The building interior has low to medium intactness and medium integrity. The condition of Upjohn House fabric is assessed in Appendix E.

#### Ground floor Images



Figure 19: Main Entry space **G.1** indicating pressed metal ceiling



Figure 20: Main Hall space **G.2** with stair & pressed metal ceiling looking towards **G.6 & G.7**



Figure 21: Space **G.3** - Drawing (with pressed metal ceiling. French doors to verandah & double doors to Space G1)



Figure 22: Space **G.4** – Sitting (with bay window & pressed metal ceiling)



Figure 23: Space **G.5** - Dining



External connection with recent rear annex building



Figure 24: Space **G.8** - Kitchen

### First Floor Images



Figure 25: Space **F.1** - Stair Hall



Figure 26: Space **F.1** - Stair Hall



Figure 27: Space **F.1** - Stair Hall



Figure 28: Space **F.2** - Bedroom 1 & French Doors to Verandah





Figure 29: Space F.2 - Bedroom 1 & French Doors to Verandah



Figure 31: Space F.4, - Bedroom 3



Figure 32: Space F.6 - Bathroom



Figure 33: Part of Space F1 – recent enclosure & door converted to window



Figure 34: Space F.3 – Bedroom 2



Figure 35: Space F.3 – Bedroom 2 & adjacent Balcony



Figure 36: Space F.3 – Bedroom 2 & adjacent Balcony



Figure 37: Space F.4 – Bedroom 3

### 3.4 Site and Floor Plans

The following figures are the Upjohn House Site, Ground, First and Roof Plan sketches with its probable early residential uses to the internal spaces of the Ground and First Floors - refer to Figures 38a, 38b, 39 and 40. At present the building is vacant with the remnants of a recent office fitout - refer to Figures 19 - 37.

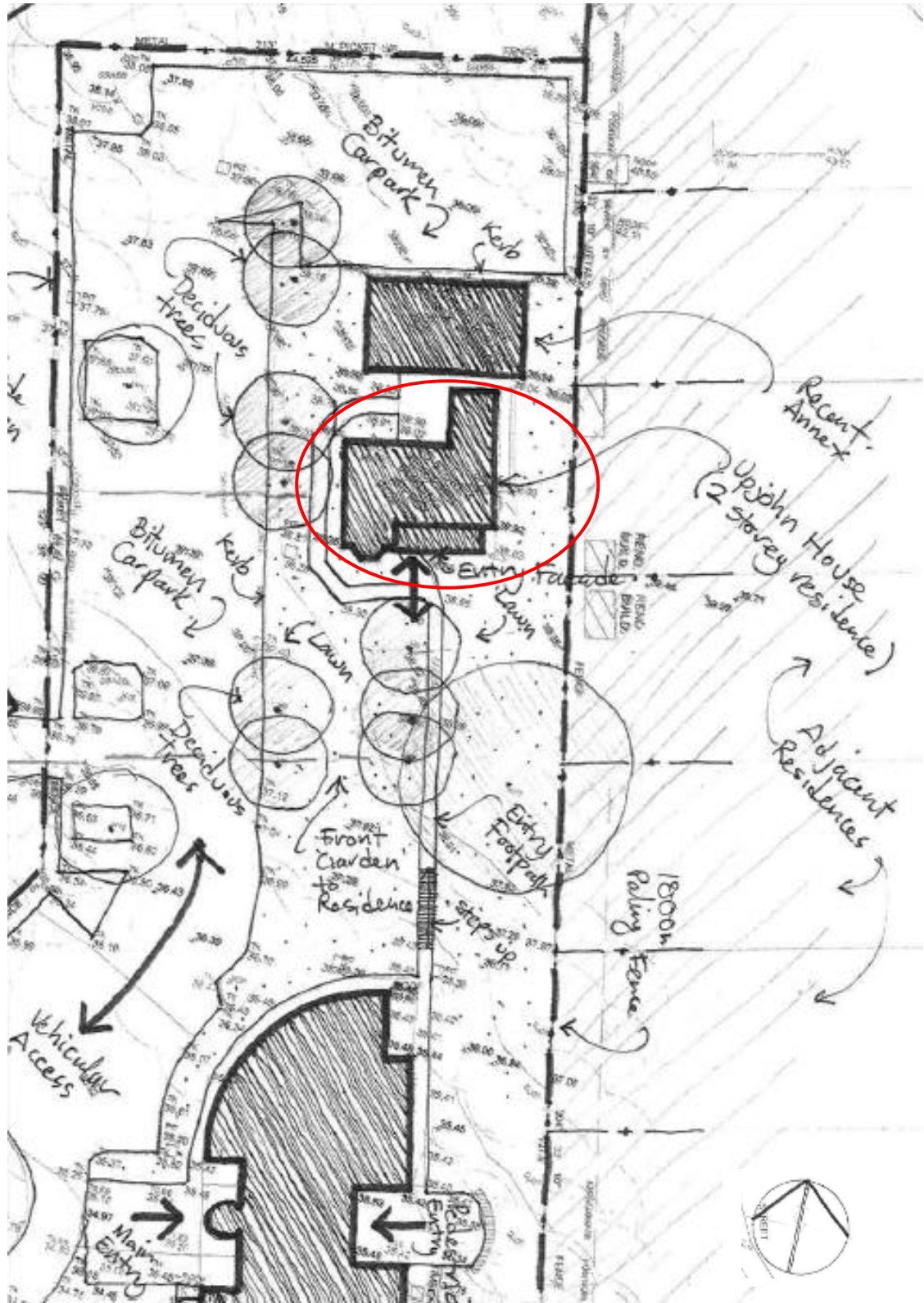


Figure 38a: Site Plan (Part)

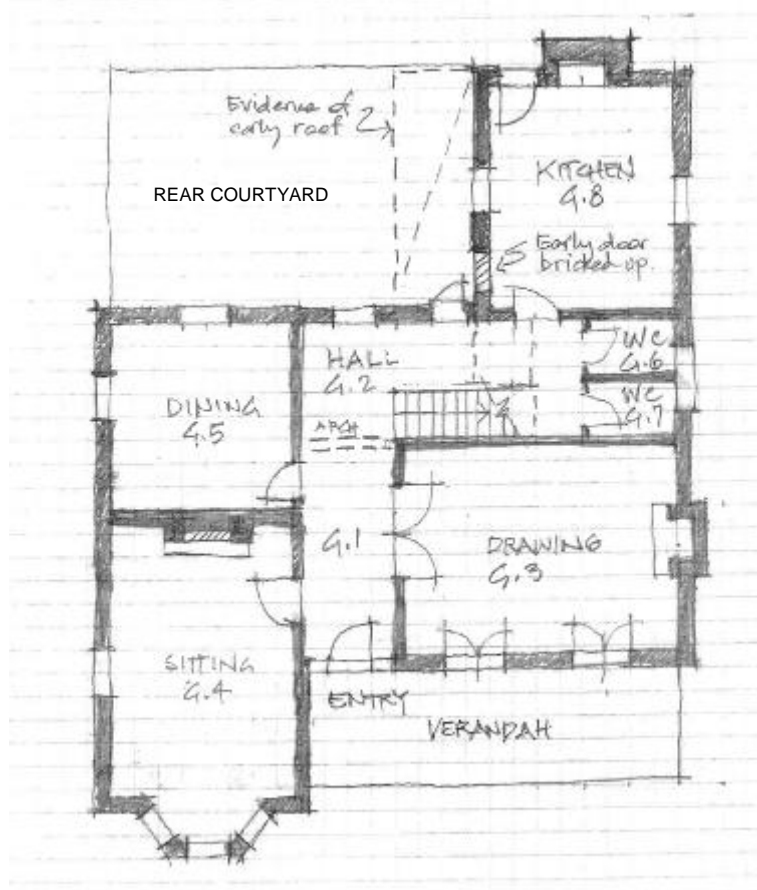


Figure 38b: Ground Floor Plan  
(Note: Internal rooms are identified as probable early residential uses).

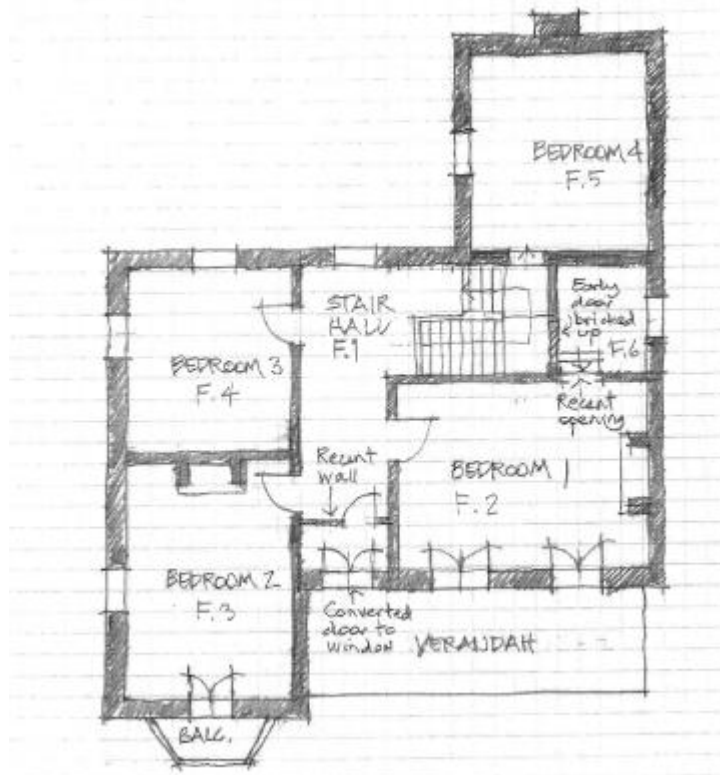


Figure 39: First Floor Plan  
(Note: Internal rooms are identified as probable early residential uses).

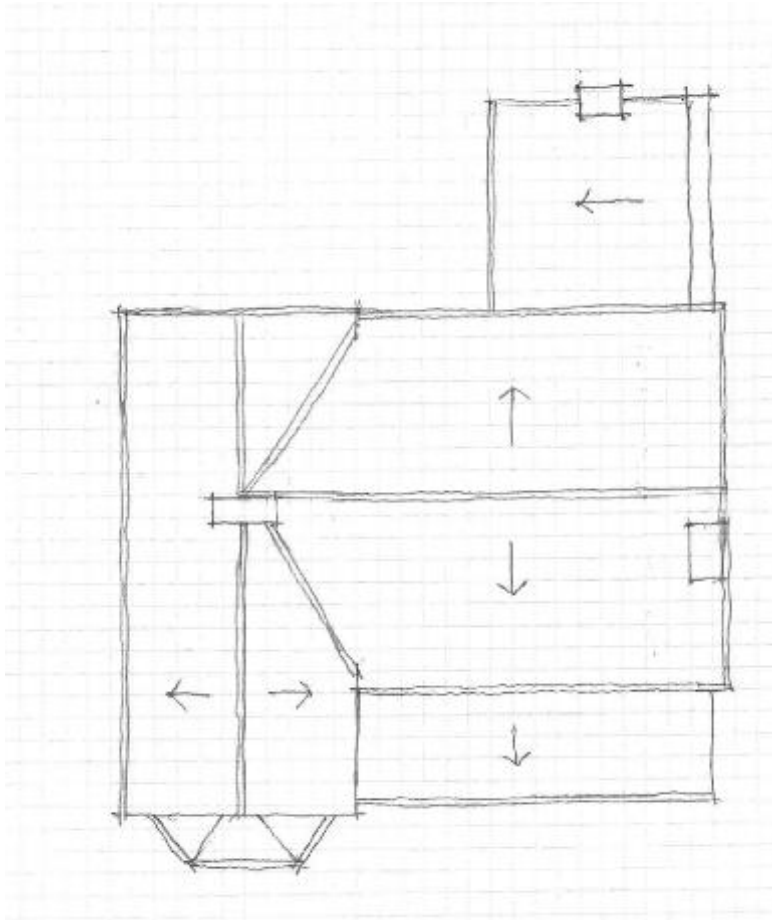


Figure 40: Roof Plan

### 3.5 Analysis of Heritage Fabric

NOTE: No physical intervention was undertaken to investigate fabric of the subject property.

#### 3.5.1 Upjohn House

a) Condition:

Generally the external fabric is in good to fair condition.  
The internal fabric is in fair to poor condition.

b) Intactness:

Generally the external intactness is high to medium due to changes for various commercial uses.  
The internal intactness is medium to low due to the substantial loss of early fabric. Some remaining early fabric includes; joinery (staircase, windows and doors), flooring, internal masonry walls and plasterwork and possibly ground floor ceilings.

c) Integrity:

Generally the building has high to medium external integrity, despite the various long term commercial uses. However the internal integrity is medium with much fabric lost, but the spaces are easily interpreted. Refer to Figures 19-37.

#### 3.5.2 Upjohn House, Gardens, Outbuildings and Archaeology

- a) The early pleasure garden and associated structures (gazebo) have been lost with no apparent evidence.
- b) The various outbuildings (*weatherboard stabling, 3 stalls, coach house, etc...*) have been lost with no apparent evidence.
- c) Further it may be possible that underground water cisterns (*U.G tanks*) may still exist and would probably be located near the rear courtyard adjacent early kitchen.

### 3.6 Existing Immediate Curtilage

The existing immediate curtilage for Upjohn House extends from the east boundary paling fence, running along the car park kerb behind the annex building, returning along the western car park kerb and row of deciduous trees— refer to Figure 41. The southern curtilage boundary terminates at the edge of the Homart Pharmaceuticals building.

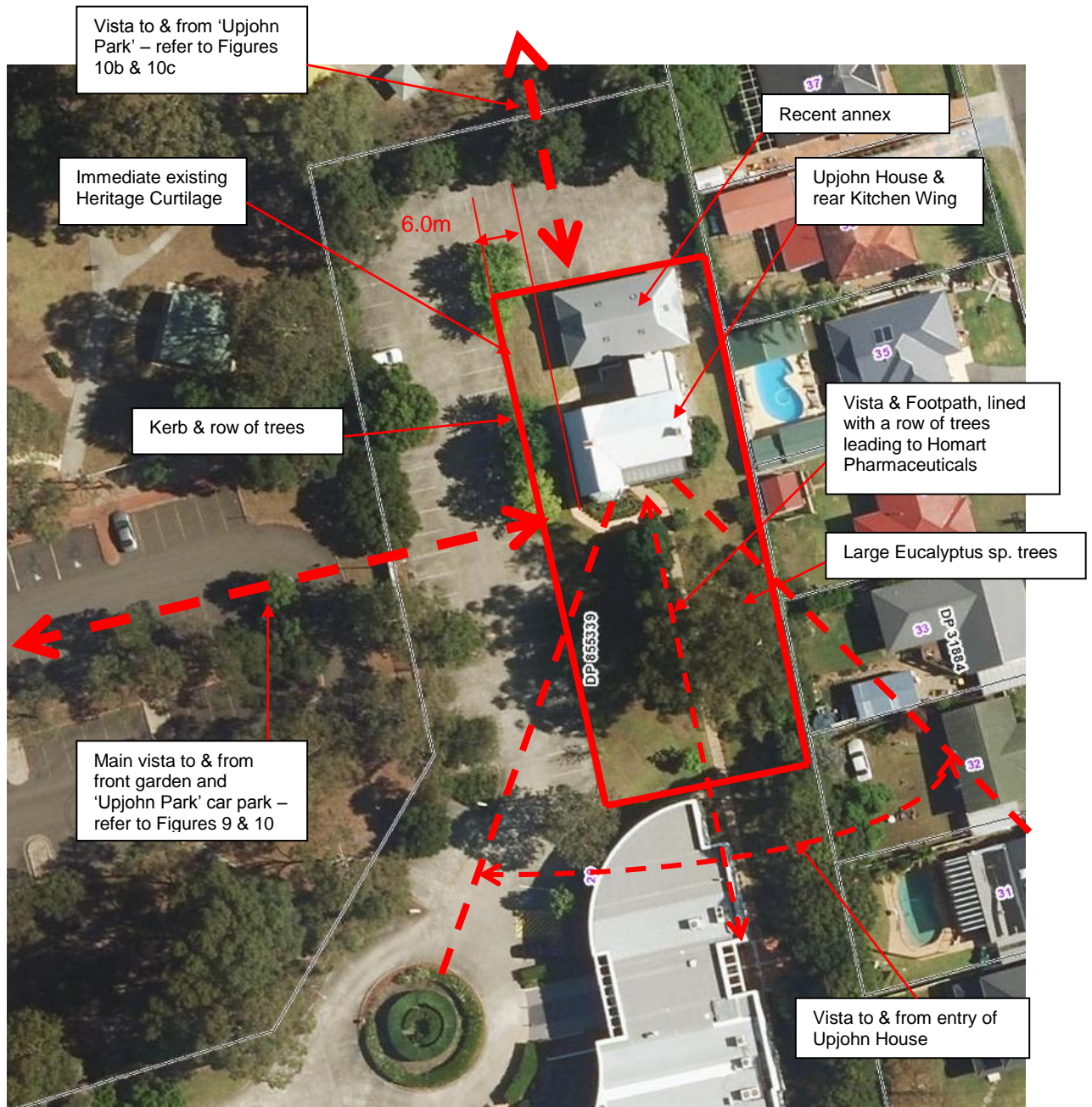


Figure 41: Existing Immediate Curtilage



## 4.0 ASSESSMENT OF SIGNIFICANCE

### 4.1 Assessment of Heritage Significance

This assessment of heritage significance for Upjohn House, 55-59 Kirby Street, Rydalmere has been based on the criteria and guidelines contained in the NSW Heritage Manual *Assessing Heritage Significance* produced by the NSW Heritage Office.

**State** significance means significance to the people of NSW. **Local** significance means significance within the local government area.

#### 4.1.1 Criterion (a)

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

	Guidelines for inclusion		Guidelines for exclusion
-	<ul style="list-style-type: none"> <li>shows evidence of a significant human activity</li> </ul>	-	<ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important activities or processes</li> </ul>
✓	<ul style="list-style-type: none"> <li>is associated with a significant activity or historical phase</li> </ul>	-	<ul style="list-style-type: none"> <li>provides evidence of activities or processes that are of dubious historical importance</li> </ul>
-	<ul style="list-style-type: none"> <li>maintains or shows the continuity of a historical process or activity</li> </ul>	-	<ul style="list-style-type: none"> <li>has been so altered that it can no longer provide evidence of a particular association</li> </ul>

#### Comment

The site demonstrates a moderate degree of historic significance as one of the substantial residential premises with an impressive garden that was associated with the early development of Rydalmere / Dundas area. It is a Victorian Period Italianate style villa, being one of three villas built by a Mr. Brown which were originally situated within view of each other. It's residential and various commercial uses are a typical pattern of historical uses.

#### 4.1.2 Criterion (b)

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

	Guidelines for inclusion		Guidelines for exclusion
✓	<ul style="list-style-type: none"> <li>shows evidence of a significant human occupation</li> </ul>	-	<ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important people or events</li> </ul>
✓	<ul style="list-style-type: none"> <li>is associated with a significant event, person, or group of persons</li> </ul>	-	<ul style="list-style-type: none"> <li>provides evidence of people or events that are of dubious historical importance</li> </ul>
		-	<ul style="list-style-type: none"> <li>has been so altered that it can no longer provide evidence of a particular association</li> </ul>

#### Comment

The property has had a strong association with the pharmaceutical company, Upjohn Pharmaceuticals which has owned and occupied the place between 1956 and 2010, and used Upjohn House for its offices. The property was originally part of a substantial estate, of which 36 and 3.53 acres respectively were donated to Parramatta City Council as Public Parks, namely 'Upjohn Park' and 'Eccles Park' by Upjohn Pharmaceuticals immediately after its purchase in 1956.

#### 4.1.3 Criterion (c)

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

	<b>Guidelines for inclusion</b>		<b>Guidelines for exclusion</b>
-	<ul style="list-style-type: none"> <li>shows or is associated with, creative or technical innovation or achievement</li> </ul>	-	<ul style="list-style-type: none"> <li>is not a major work by an important designer or artist</li> </ul>
-	<ul style="list-style-type: none"> <li>is the inspiration for a creative or technical innovation or achievement</li> </ul>	-	<ul style="list-style-type: none"> <li>has lost its design or technical integrity</li> </ul>
✓	<ul style="list-style-type: none"> <li>is aesthetically distinctive</li> </ul>	-	<ul style="list-style-type: none"> <li>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded</li> </ul>
-	<ul style="list-style-type: none"> <li>has landmark qualities</li> </ul>	-	<ul style="list-style-type: none"> <li>has only a loose association with a creative or technical achievement</li> </ul>
✓	<ul style="list-style-type: none"> <li>exemplifies a particular taste, style or technology</li> </ul>		

#### **Comment**

The Upjohn House building is a substantial Victorian Period Italianate style villa, being one of three villas built by a Mr. Brown which were previously described as being situated within view of each other. The garden to the house was noted as grand and impressive for the time and in 1892 included a citrus and stone fruit orchard of 12 acres. The property was also used for local long term commercial purposes including as a nursery and golf course. These attributes all contribute to an understanding of the developing rural landscapes of the Dundas / Rydalmere area.

#### 4.1.4 Criterion (d)

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

	<b>Guidelines for inclusion</b>		<b>Guidelines for exclusion</b>
✓	<ul style="list-style-type: none"> <li>is important for its associations with an identifiable group</li> </ul>	-	<ul style="list-style-type: none"> <li>is only important to the community for amenity reasons</li> </ul>
✓	<ul style="list-style-type: none"> <li>is important to a community's sense of place</li> </ul>	-	<ul style="list-style-type: none"> <li>is retained only in preference to a proposed alternative</li> </ul>

#### **Comment**

The property has had a strong association with the pharmaceutical company, Upjohn Pharmaceuticals and 'Upjohn Park'

#### 4.1.5 Criterion (e)

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

	<b>Guidelines for inclusion</b>		<b>Guidelines for exclusion</b>
✓	<ul style="list-style-type: none"> <li>has the potential to yield new or further substantial scientific and/or archaeological information</li> </ul>	-	<ul style="list-style-type: none"> <li>the knowledge gained would be irrelevant to research on science, human history or culture</li> </ul>
-	<ul style="list-style-type: none"> <li>is an important benchmark or reference site or type</li> </ul>	-	<ul style="list-style-type: none"> <li>has little archaeological or research potential</li> </ul>
-	<ul style="list-style-type: none"> <li>provides evidence of past human cultures that is unavailable elsewhere</li> </ul>	-	<ul style="list-style-type: none"> <li>only contains information that is readily available from other resources or archaeological sites</li> </ul>

**Comment:**

There may be remnants of the earlier underground cisterns (water tanks) and outbuildings associated with the property.

**4.1.6 Criterion (f)**

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

	<b>Guidelines for inclusion</b>		<b>Guidelines for exclusion</b>
-	<ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process</li> </ul>	-	<ul style="list-style-type: none"> <li>is not rare</li> </ul>
-	<ul style="list-style-type: none"> <li>demonstrates a process, custom or other human activity that is in danger of being lost</li> </ul>	-	<ul style="list-style-type: none"> <li>is numerous but under threat</li> </ul>
-	<ul style="list-style-type: none"> <li>shows unusually accurate evidence of a significant human activity</li> </ul>		
-	<ul style="list-style-type: none"> <li>is the only example of its type</li> </ul>		
-	<ul style="list-style-type: none"> <li>demonstrates designs or techniques of exceptional interest</li> </ul>		
-	<ul style="list-style-type: none"> <li>shows rare evidence of a significant human activity important to a community</li> </ul>		

**Comment**

None

**4.1.7 Criterion (g)**

**An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's):**

- **cultural or natural places; or**
- **cultural or natural environments.**

	<b>Guidelines for inclusion</b>		<b>Guidelines for exclusion</b>
✓	<ul style="list-style-type: none"> <li>is a fine example of its type</li> </ul>		<ul style="list-style-type: none"> <li>is a poor example of its type</li> </ul>
✓	<ul style="list-style-type: none"> <li>has the principal characteristics of an important class or group of items</li> </ul>		<ul style="list-style-type: none"> <li>does not include or has lost the range of characteristics of a type</li> </ul>
✓	<ul style="list-style-type: none"> <li>has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity</li> </ul>		<ul style="list-style-type: none"> <li>does not represent well the characteristics that make up a significant variation of a type</li> </ul>
-	<ul style="list-style-type: none"> <li>is a significant variation to a class of items</li> </ul>		
✓	<ul style="list-style-type: none"> <li>is part of a group which collectively illustrates a representative type</li> </ul>		
-	<ul style="list-style-type: none"> <li>is outstanding because of its setting, condition or size</li> </ul>		
-	<ul style="list-style-type: none"> <li>is outstanding because of its integrity or the esteem in which it is held</li> </ul>		

**Comment**

The Upjohn House building was a substantial Victorian Period Italianate style villa with a large land holding, that originally included impressive gardens, coach house, gazebo, tennis courts and a citrus orchard. Further, its use as a plant nursery and golf course all contribute to an understanding of the early development of rural landscapes of the Dundas / Rydalmere area and later light industrial uses as Upjohn Pharmaceuticals.

#### 4.1.8 Conclusions on Heritage Significance

Upjohn House meets four out of seven of the heritage assessment criteria. In conclusion the heritage significance of the subject building is one of Local Significance.

#### 4.2 Statement of Heritage Significance

The Upjohn House Building is of significance to Parramatta for local historical and aesthetic reasons. It is a rare and quality representative example of a substantial Victorian Period Italianate style villa that contributes to the early history and understanding of development within the Dundas / Rydalmere area. The garden to the house was noted as being grand and impressive for the time and included a citrus orchard of 12 acres.

The property was originally part of a substantial estate, of which 36 and 3.53 acres respectively were donated by Upjohn Pharmaceutical Company to Parramatta City Council, as Public Parks, namely 'Upjohn Park' and Eccles Park'. The property's most prevalent use for at least 70-90 years was for commercial purposes including as a nursery, golf course and Upjohn Pharmaceuticals.

The building has strong historical connections with the existing streetscape and setting of 'Upjohn Park' and the Upjohn Pharmaceutical Company.

#### 4.3 Significance of Internal Spaces

The significance of internal spaces is indicated in the plans below, Figures 42 & 43.

Level of Significance:

- E = Exceptional Significance
- H = High Significance
- M = Medium Significance
- L = Low Significance
- I = Intrusive

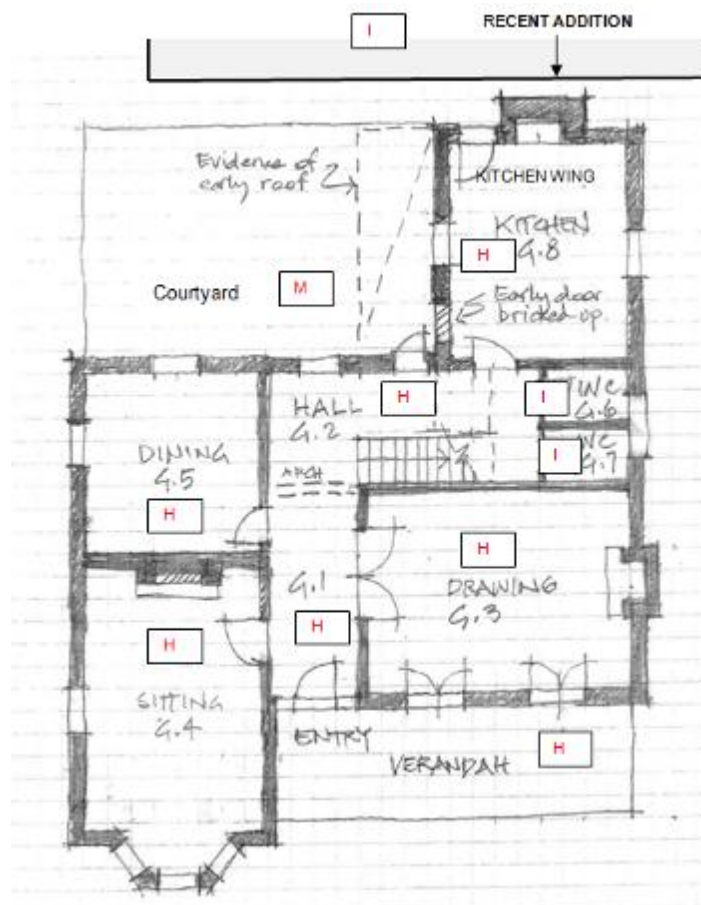


Figure 42: Ground Floor Plan

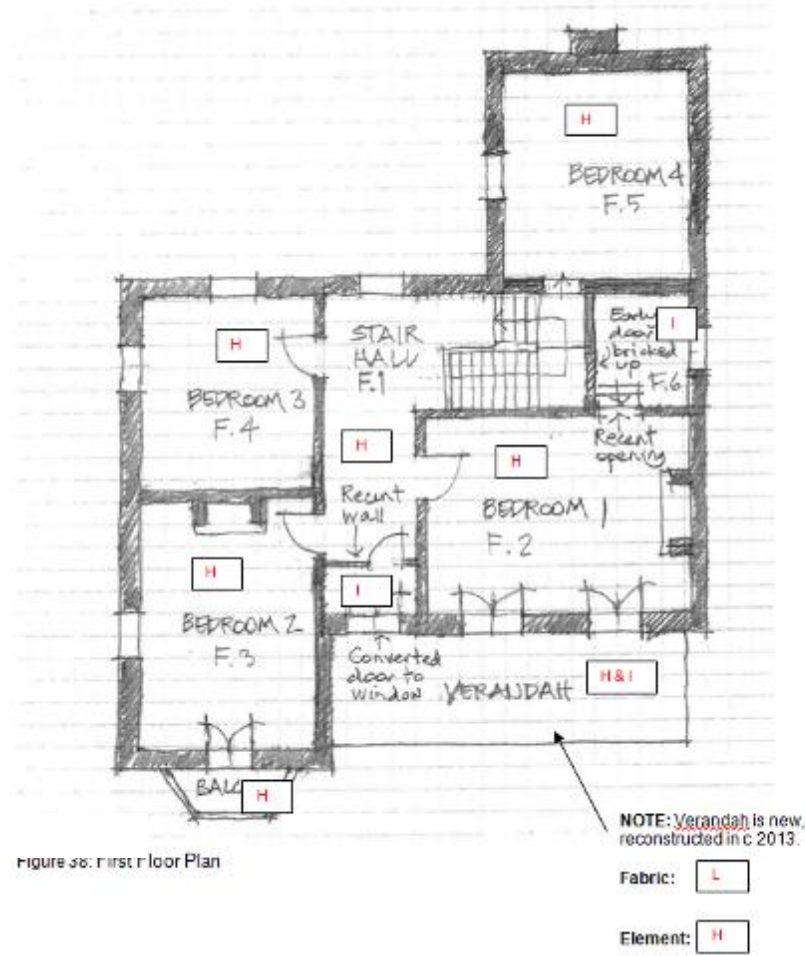


Figure 36: First Floor Plan

Figure 43: First Floor Plan

## **5.0 CONSERVATION MANAGEMENT STRATEGIES**

### **5.1 Constraints and Opportunities**

#### **Authorities**

5.1.1 Upjohn House is listed on the following statutory listings:

- NSW Office of Environment & Heritage Local Register;
- Parramatta Local Environment Plan 2011: Heritage Register.

5.1.2 The future density, scale and character of the surrounding streetscapes and buildings in the area is likely to change in the near future - Parramatta Local Environment Plan 2011;

5.1.3 Future use opportunities:

Community use  
Commercial use – Functions  
– Offices  
Residential use

5.1.4 Statutory Constraints – including but not limited to LEP, DCP, BCA compliance issues;

5.1.5 Access, mobility and amenities provision compliance issues;

#### **Setting & Landscape**

5.1.6 The existing visual connections with adjacent 'Upjohn Park' are maintained and improved where possible. It is preferable that a physical and visual connection to the primary entry of Upjohn House and front garden be reinstated and enhanced from 'Upjohn Park';

5.1.7 Setting and Immediate Heritage Curtilage. A future curtilage for Upjohn House should be increased to improve opportunities for an appropriate front pleasure garden design with improved formal entrance connections to Kirby Street and the community facilities at 'Upjohn Park'.

5.1.8 The existing mature tree (Eucalyptus spp.) to the front of Upjohn House along the east boundary of the subject site should be considered for retention as a forest remnant.

5.1.9 The recent planting, including the deciduous trees to the west curtilage adjacent the car park and running plantings to the front footpath, are not significant and could be replaced with appropriate new garden design.

### **Conservation Works**

- 5.1.10 Conservation work undertaken in accordance with the principles of the Australia ICOMOS Burra Charter;
- 5.1.11 Conserve Upjohn house as appropriate, and in particular the reinstatement of internal joinery, finishes and details.
- 5.1.12 Improve approach and access to front entry of Upjohn House;
- 5.1.13 Upgrade of existing electrical, hydraulic and ventilation services;
- 5.1.14 Future landscaping to curtilage of Upjohn House to all sides is important, particularly to the south pleasure garden and main entry.

### **New Building Works**

- 5.1.15 The opportunity exists to remove the recent rear Annex building. The design details of this annex mimic the former building, resulting in a confused interpretation of the former.
- 5.1.16 Development opportunities on current car park on the north and western boundary;
- 5.1.17 Topography: to be carefully considered allowing access to Upjohn House and Garden and Upjohn Park car park.
- 5.1.18 Vehicular access and car parking to Upjohn House and Garden to be carefully considered to avoid intrusion to curtilage.
- 5.1.19 Possible Archaeology to be considered with any development.

## **5.2 Recommendations**

### **Conservation**

- 5.2.1 A future curtilage for Upjohn House should be designed to improve opportunities for an appropriate front garden design with improved formal entrance connections to Kirby Street and the community facilities at 'Upjohn Park'.
- 5.2.3 Conserve and enhance the significant Upjohn House building and landscaping, in particular front and side gardens and rear courtyard space.
- 5.2.4 Retain and conserve all significant early building external and internal fabric.

- 5.2.5 Review recently constructed front two storey verandah to ensure it has appropriate architectural detailing. (Note: The current reinstated verandah detailing requires rectification work);
- 5.2.6 Reinstatement appropriate verandah structure to rear courtyard space adjacent to the kitchen wing, based on documentary and physical evidence;
- 5.2.7 Retain and conserve all early significant rooms and internal spaces including but not limited to joinery, plasterwork & flooring and special features such as fireplaces;
- 5.2.8 Any upgrades, including services should be designed and constructed so as to prevent and/ or minimise damage to significant fabric;
- 5.2.9 Undertake a coordinated design strategy to any new interior fitout, including lighting, throughout the building using fittings appropriate to the character & hierarchy of the spaces and their functions.
- 5.2.10 All significant building fabric should be regularly inspected and given prompt maintenance as per accepted conservation practices. Exposed surfaces intended to be painted should be repainted when needed in accordance with technical and heritage requirements. Only persons qualified and experienced in treating heritage fabric should be employed to carry out any maintenance or repair work;
- 5.2.11 Future uses of the building should be carefully considered to ensure ongoing use. Community, commercial and residential uses would be appropriate based on past occupancies. Community uses could also be considered to encourage public awareness of the heritage values of the building. Any use should ensure ongoing conservation of Upjohn House and Garden.
- 5.2.12 All restoration & repair work should be undertaken by tradesmen skilled in heritage conservation works;
- 5.2.13 Works should be documented and overseen by an experienced heritage architect;
- 5.2.14 Undertake an Interpretation Plan & Strategy for the heritage listed item. Ensure appropriate interpretation signage at entry to property and adjacent 'Upjohn Park';
- 5.2.15 Prepare & submit a documented Maintenance Plan to the property Building Manager;



- 5.2.16 Upgrade this Conservation Management Strategy to a Conservation Management Plan with any change of use to assist in guiding conservation and adaptive reuse.

#### **Further Research and Archaeology**

- 5.2.17 Further research should be undertaken to find evidence of early outbuildings, underground cisterns and the early landscape design.
- 5.2.18 Possible in ground archaeology should be carefully investigated prior to any development.

#### **New Adaptive Works**

- 5.2.19 Careful adaption may be considered to the rear of the house to ensure viability and long term conservation of Upjohn House.
- 5.2.20 New building works should be contemporary in design, appropriately scaled and detailed to enhance the heritage values of Upjohn House.
- 5.2.21 Any internal work which adjoins or conceals significant fabric should be constructed so as to be reversible. Junctions between significant fabric and new building fabric, the new work should be cut to the profile of the old.
- 5.2.21 Associated wet areas including large scale kitchen and amenities should be constructed in new an addition to rear of building to prevent inappropriate adaption.
- 5.2.22 Similarly, vertical transport to meet future accessibility requirements should be located in a new addition to rear of Upjohn House.
- 5.2.23 Removal of the 'recent annex' could be supported to facilitate a use that would ensure the viability and long term conservation of Upjohn House.

#### **New Landscape Works**

- 5.2.24 Prior to the landscape design, carefully review all documentary and physical evidence to ensure appropriate garden design.
- 5.2.25 Consider a late Victorian period garden design addressing the primary front building facade. Retain the existing rear courtyard adjacent to the kitchen wing;
- 5.2.26 Incorporate a new Gazebo in new garden design, possibly reconstructing the earlier gazebo based on evidence;

5.2.27 Contemporary landscape design and materials should be used where there is new building works to assist interpretation and distinguish significant building and landscaping from new works;

5.2.28 Landscape & streetscape details, including paving and road surfaces, should be incorporated to improve main visual connections to & from subject building and car park for 'Upjohn Park';

#### **Signage**

5.2.29 Coordinated interpretive signage should be designed for Upjohn House and Garden that enhances and respects the significant fabric and use, as approved by a Heritage Architect.

#### **Further Research**

5.2.30 Undertake further research to produce a Conservation Management Plan and determine Archaeology potential.

## **6.0 STRATEGIES FOR FUTURE DEVELOPMENT**

### **6.1 General Guidelines for Future Development**

- 6.1.1 Any substantial redevelopment of the property must respect and enhance the heritage values of the property, in particular Upjohn House and Garden and its association with Upjohn Park.
- 6.1.2 The chief opportunities for redevelopment of the property are to the south of Upjohn House and Garden. This should ensure there is an appropriate curtilage that maintains and enhances the heritage values of the property.
- 6.1.3 Further opportunities for redevelopment to the immediate north and west should be carefully considered with an appropriate curtilage to ensure Upjohn House and Garden are viewed as a strong, separate and easily identifiable precinct that portrays the heritage values.
- 6.1.4 Further, any redevelopment should not separate the historical connection between Upjohn House and Upjohn Park. This association should be respected and enhanced to allow clear interpretation.
- 6.1.5 Opportunities for the ongoing use of Upjohn House and Garden should consider past uses and develop appropriate suitable uses to provide an enhanced community awareness and understanding of the heritage values. Appropriate community and commercial uses that ensure good access to the building and garden by the community should be encouraged. It would be ideal if these uses could further enhance the relationship between Upjohn House and Garden and Upjohn Park.

## **6.2 Proposed Development**

- 6.2.1 The proposed redevelopment, indicated in Figures 44 – 50, has the potential to satisfy many of the Conservation Management Strategies recommendations. The chief design principals of the redevelopment adjacent to the Upjohn House and Garden and Upjohn Park are concerned with the providing a good quality curtilage to Upjohn House and Garden whilst ensuring an improved physical and visual connection with Upjohn Park.
- 6.2.2 The curtilage and setting of Upjohn House and garden would be enhanced with a much improved front garden expanse and design. This improved setting would allow Upjohn House to be clearly and prominently identifiable.
- 6.2.3 The relationship between Upjohn House and Upjohn Park would be enhanced with a dynamic physical and visual connection that strongly links Upjohn House and Garden with the Park.



Figure 44: Kirby Street – Landscape Plan

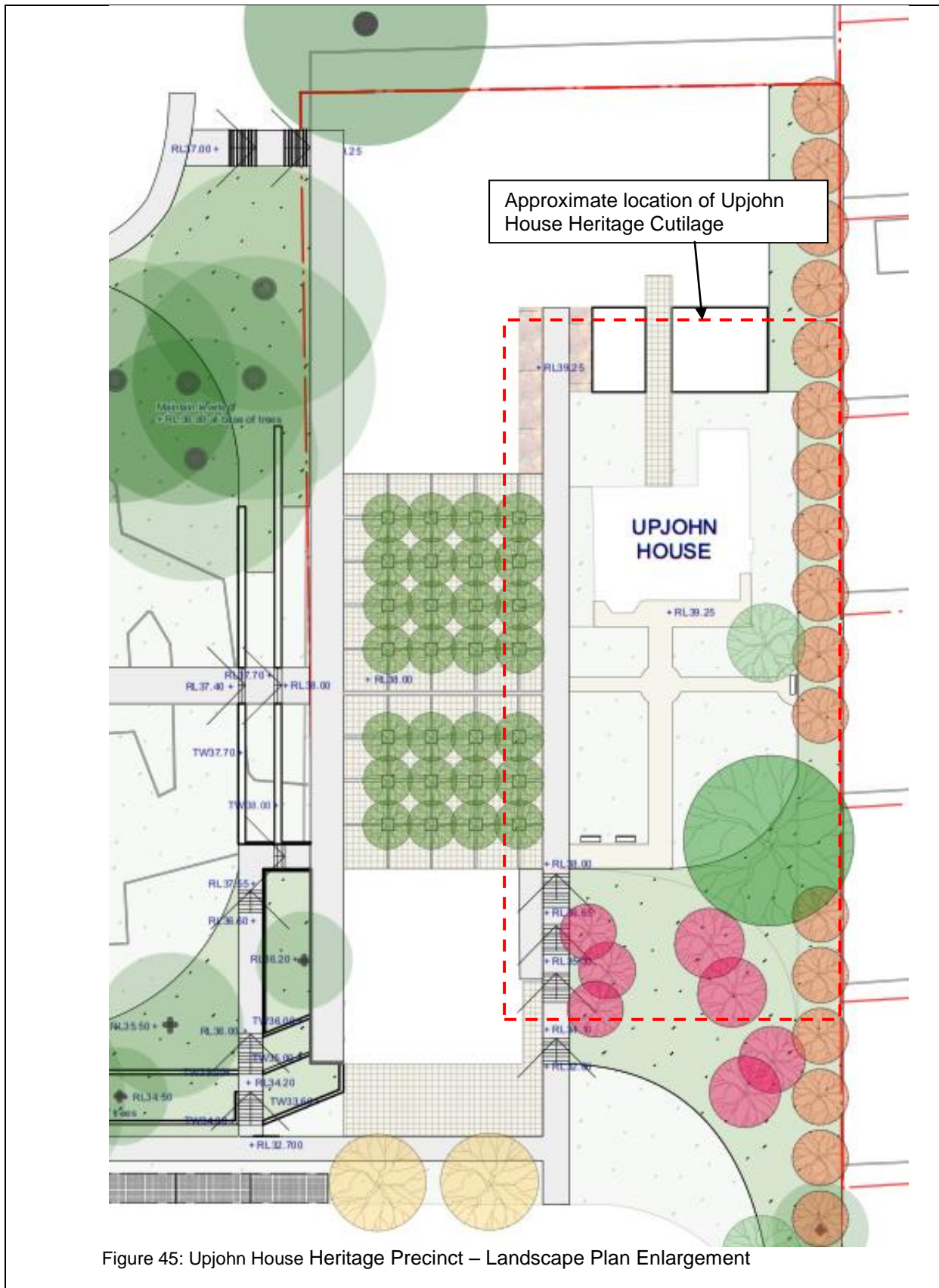


Figure 45: Upjohn House Heritage Precinct – Landscape Plan Enlargement

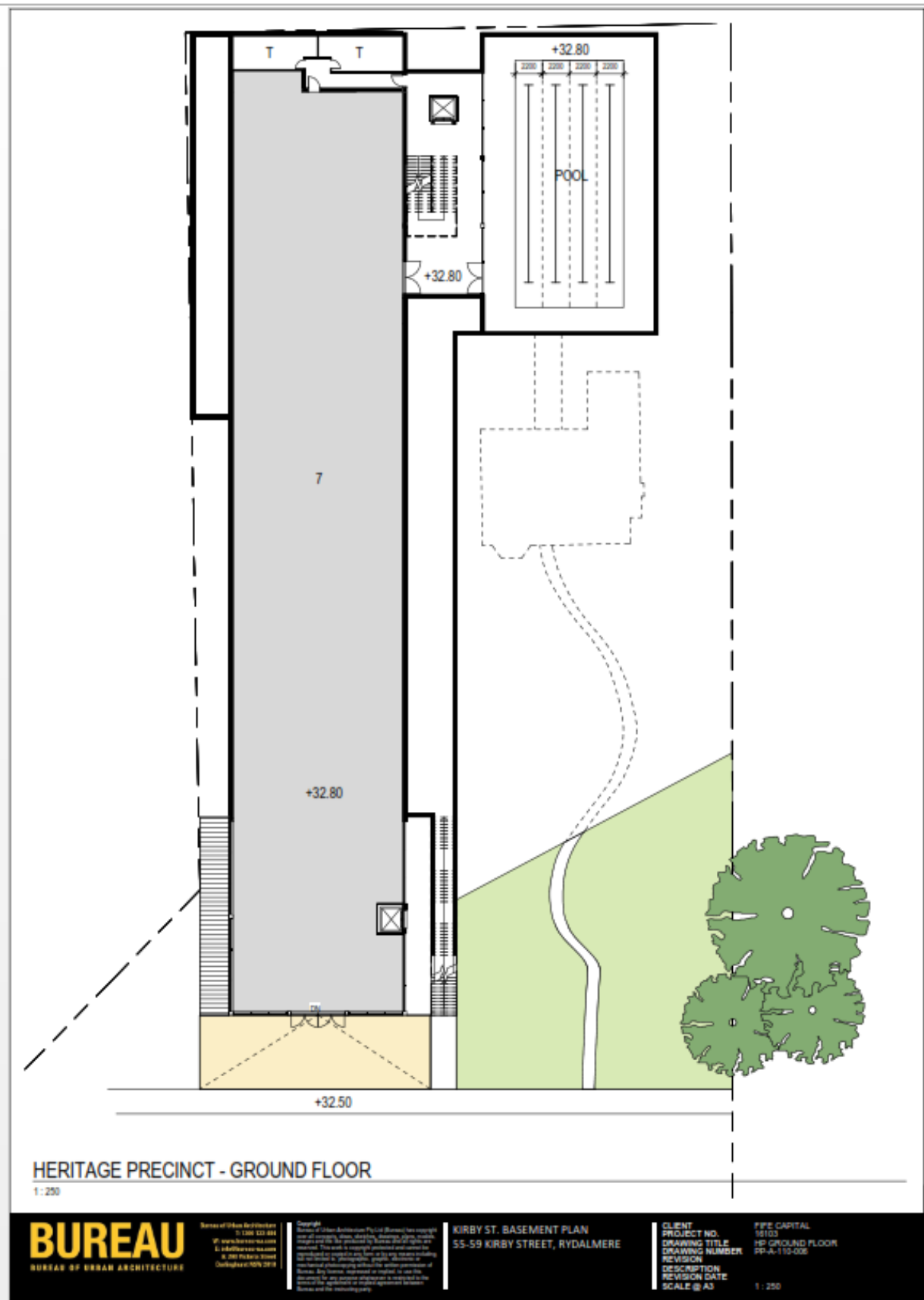


Figure 46: Upjohn House Heritage Precinct – Ground Floor Plan

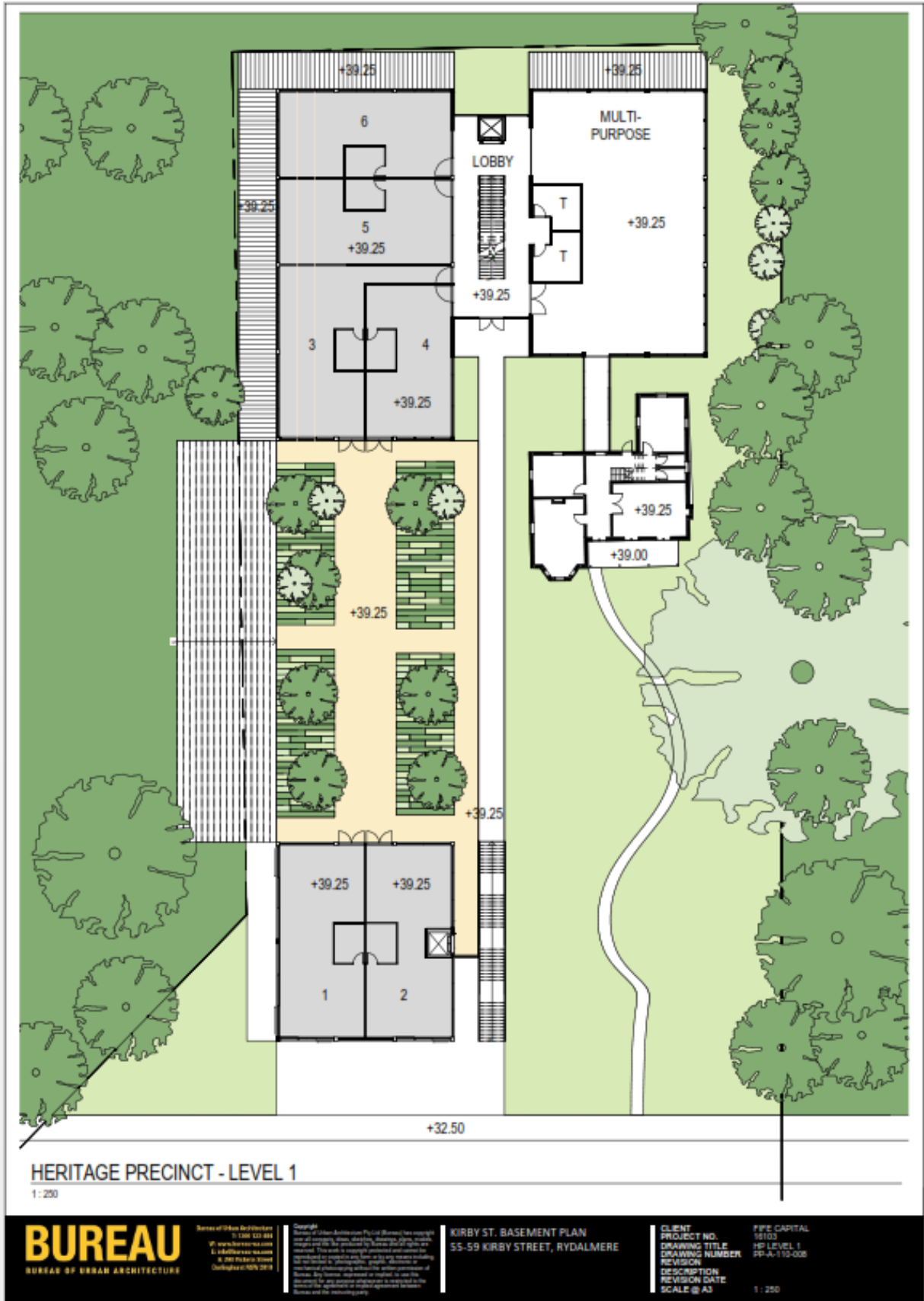


Figure 47: Upjohn House Heritage Precinct – Level 1 Floor Plan



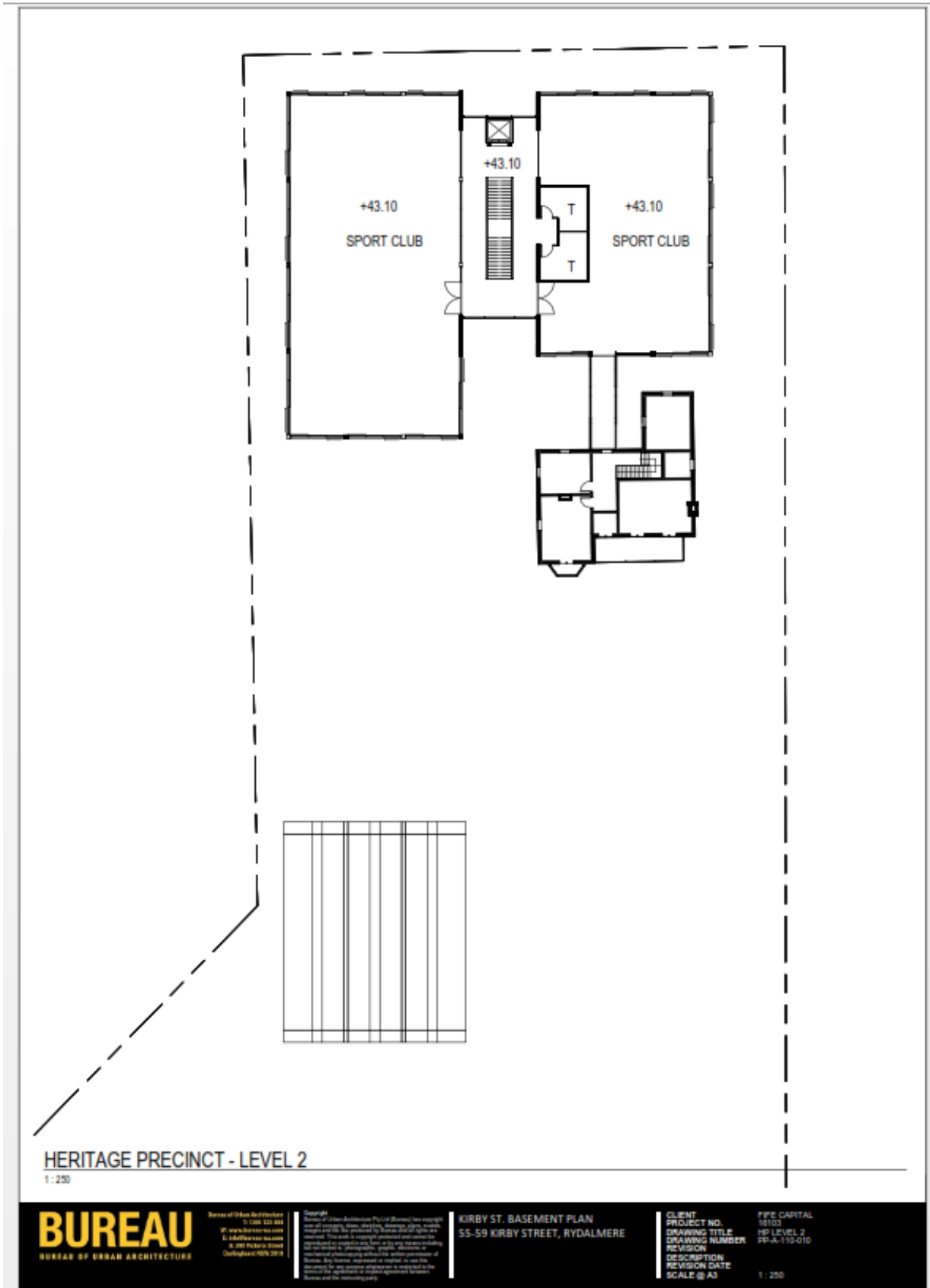


Figure 48: Upjohn House Heritage Precinct – Level 2 Floor Plan

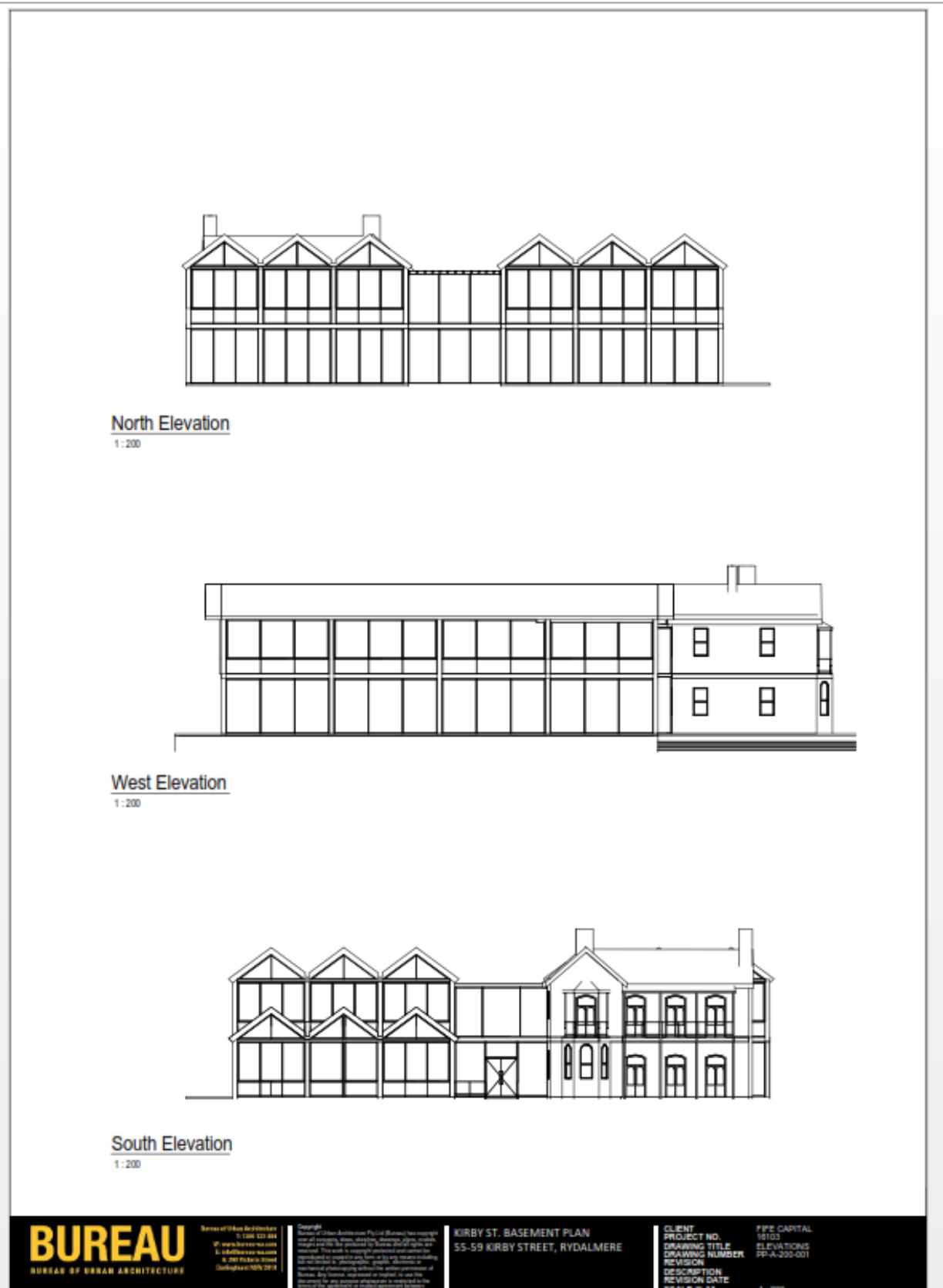


Figure 49: Upjohn House Heritage Precinct – Elevations

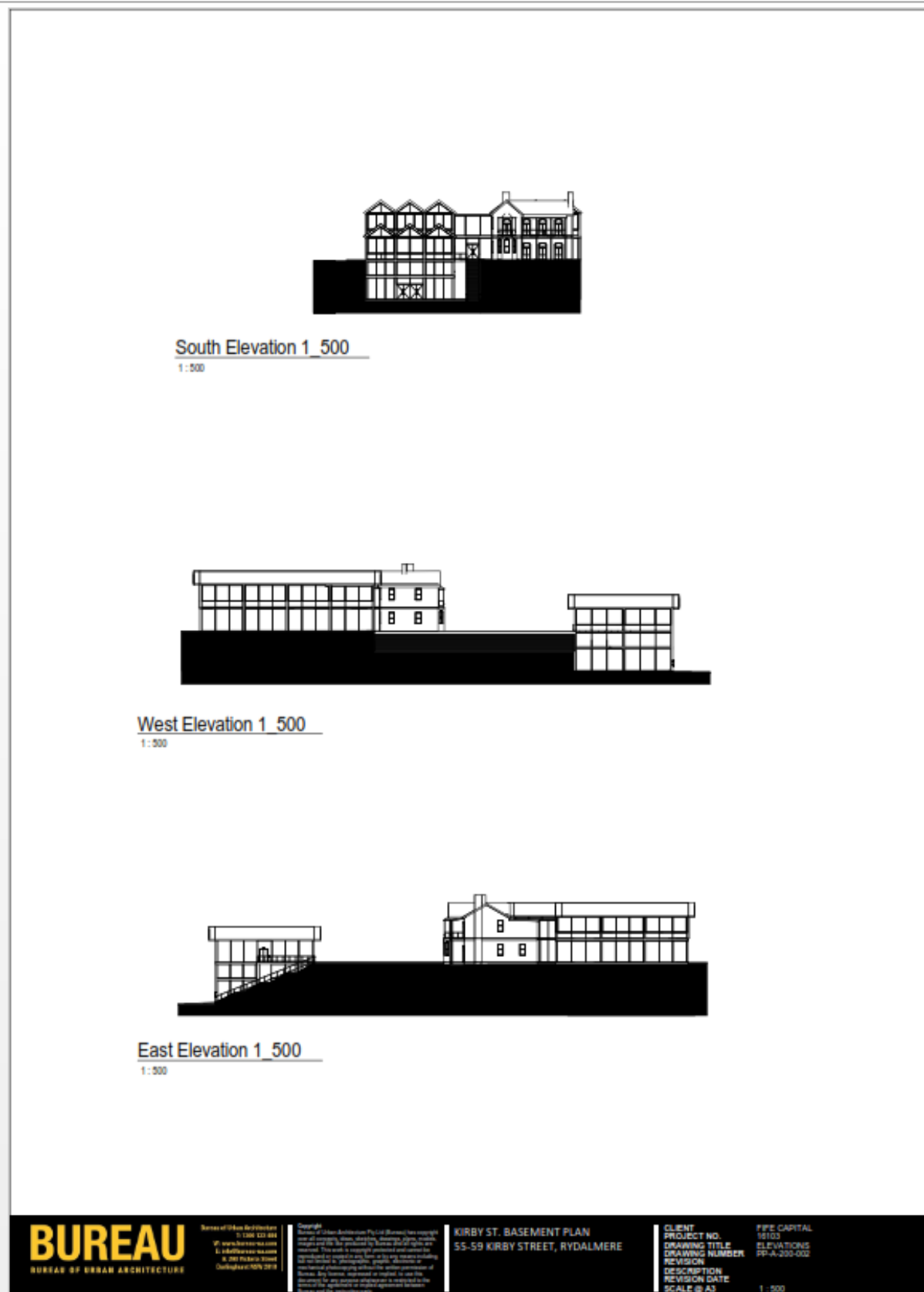


Figure 50: Upjohn House Heritage Precinct – Elevations

## **7.0 APPENDICIES**

**APPENDIX A: Heritage Inventory Sheets** (NSW Office of Environment & Heritage) of **Upjohn House (Item 585)**

**APPENDIX B: Heritage Inventory Sheets** (NSW Office of Environment & Heritage) of Adjacent Items: **66 Kirby St. (Item 586); 75 Kirby St (Item 588); Dam Wall (Item 587)**

**APPENDIX C: Upjohn Pharmaceuticals Company History**

**APPENDIX D: Homart Pharmaceuticals Company History**

**APPENDIX E: Eccles Park History**

**APPENDIX F: Survey & Site Analysis**

**APPENDIX G: Upjohn House Preliminary Fabric Survey**

**APPENDIX H: Netherlands, Rydalmere** (TROVE document search)

**APPENDIX I: Proposed Upjohn House Immediate Curtilage**

## 7.1 APPENDIX A: Heritage Inventory Sheets (NSW Office of Environment & Heritage) Upjohn House (Item 585);

Home > Topics > Heritage places and items > Search for heritage

# Upjohn House

## Item details

**Name of item:** Upjohn House  
**Other name/s:** Fmr. 55 Kirby Street  
**Type of item:** Built  
**Group/Collection:** Residential buildings (private)  
**Category:** House  
**Primary address:** 59 Kirby Street, Dundas, NSW 2117  
**Local govt. area:** Parramatta

## Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	20		DP	855339

## All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
59 Kirby Street	Dundas	Parramatta			Primary Address

## Statement of significance:

The house at 59 Kirby Street is of significance for Parramatta for historical, aesthetic and reasons of rarity and representativeness. The house is one of the earliest houses in the locality. It is representative of the quality residences of Victorian period in the area. It presents as relatively rare remnant of this type of housing, and strongly contributes to the streetscape as well as to the setting of the near-by Upjohn Park.

**Date significance updated:** 05 Mar 02

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

## Description

**Construction years:** 1885-

**Physical description:** 59 Kirby Street is a two storey Victorian brick-and-stucco residence with sash windows, sited on top of slope with marvellous views towards river and beyond. Its main features include stone foundations, iron roof, Italianate bay with elaborate lacework to second storey verandah, ashlar markings to facades. The design is similar to designs in pattern books, with projecting gable front and a single-storey bay with Juliet balcony above and hipped ribbed roof. The garden out-building (gazebo) with terra-cotta tiled roof, elaborate scalloping to barge board and timber fretwork screen contributes to the house setting. The garden immediately around the house survives, while much of the former house grounds now forms teh adjoining Upjohn Park. Other features include rendered brick chimneys with cornice decoration, two painted brick chimneys at rear. Verandah is of bullnose corrugated iron roof with hip corner over upper verandah, which is across front to projecting gable on both floors. Verandah floor is of quarry tiles on ground floor, timber on first floor. Verandah supports are timber posts to both floors, decorated with cast iron brackets and frieze to both floors. Windows have rendered brick-corniced sills with bracket decoration below and Victorian label

23/08/2016 10:02 AM

Upjohn House | NSW Environment & Heritage <http://www.environment.nsw.gov.au/heritageapp/viewHeritageItem...>

mould arces above. Exterior doors include French doors with segmented arch transom light above, and with round head glazed panels above timber bolection moulded panels to both floors. main house door has a segmented arch in transom lights and sidelights flanking a four panelled door with upper panels glazed.

**Physical condition and/or Archaeological potential:** National Trust (Parramatta Branch): Good.

**Modifications and dates:** National Trust (Parramatta Branch) supplied Year Started.

**Further information:** HS90

### History

**Historical notes:** Constructed c.1880's. Surrounding land now known as Upjohn Park. Land granted to James Warman. This is one of a series of notable late nineteenth century villas which follow the Dundas ridge towards Parramatta. National Trust (Parramatta Branch): Constructed c.1880s. Surrounding land now Upjohn Park. Land granted to James Warman. This is one of a series of notable late 19th century villas which follow the Dundas ridge towards Parramatta. | Gazebo: With terracotta roof, elaborate scalloping to barge boards and timber fretwork screen | Formerly NO. 55.


### Assessment of significance

**SHR Criteria a)** [Historical significance] This item historically significant.

**SHR Criteria c)** [Aesthetic significance] This item is aesthetically significant.

**SHR Criteria f)** [Rarity] This item is rare.

**SHR Criteria g)** [Representativeness] This item is representative.

**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.

### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		335	21 Feb 97	20	873

### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	335	Meredith Walker		Yes
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		No

## References, internet links & images

2 of 3

23/08/2016 10:02 AM

Upjohn House | NSW Environment & Heritage

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItem...>

None

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:** 2240335

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## 7.2 APPENDIX B: Heritage Inventory Sheets - Adjacent Heritage Items

### Items 66 Kirby St. (Item 586); 75 Kirby St (Item 588); Dam Wall (Item 587)

Single Storey Residence | NSW Environment & Heritage http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItem...



Home > Topics > Heritage places and items > Search for heritage

## Single Storey Residence

### Item details

**Name of item:** Single Storey Residence  
**Type of item:** Built  
**Group/Collection:** Residential buildings (private)  
**Category:** House  
**Primary address:** 66 Kirby Street, Dundas, NSW 2117  
**Local govt. area:** Parramatta

#### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	9		DP	29574

#### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
66 Kirby Street	Dundas	Parramatta			Primary Address

#### Statement of significance:

The house at 66 Kirby Street is of significance for the local area for historical, aesthetic and reasons of representativeness. The house, built c. 1890, is one of the oldest surviving houses in the locality, representative of the residences of Victorian period in the area and makes an important contribution to the streetscape.

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

#### Description

**Construction years:** 1890-

**Physical description:** Single storey symmetrical weatherboard and masonry cottage under hipped corrugated galvanised iron roof. It has rusticated boards to front, feather edge boards to side with rendered/ruled masonry rear, suggesting that the cottage may have been extended forwards, which would be discernible only through an archaeological investigation. 2/2 windows to front verandah, with four panel sunk moulded door and replacement shutters. Two chimneys survive: the one to front is rendered/ruled with roughcast shaft; rear chimney has integrated low section roughcast upper flue. Rubble foundation to front timber section. Timber verandah was rebuilt, including posts and roof. Double hung sashed windows to side. Modern timber fence. Displaying a complex plan form, this house appears to be the product of several stages of building. Note also the tin shed at rear.

**Physical condition and/or Archaeological potential:** National Trust (Parramatta Branch): Good.

**Modifications and dates:** National Trust (Parramatta Branch) supplied Year Started.

1 of 3
6/09/2016 1:09 PM




## History

**Historical notes:** This allotment was purchased in January 1881 by John Shugg, stonemason of Glebe for £30/15/-. He mortgaged the land in 1885 for £150. He may have erected the stone part of the cottage about this time. This land was sold in June 1898 by the devisees of the deceased estate of Shugg to John Brown, a quarry man of Rooty Hill for £100. Brown was listed in Sands Directory at this location from 1901 onwards. In January 1903, he sold the cottage and land for £225 to Jesse Fielder, farmer of Rydalmere. This house is visible on an aerial photo of March 1930.

## Assessment of significance

- SHR Criteria a)** [Historical significance] This item is historically significant
- SHR Criteria b)** [Associative significance] This item has a significant level of association
- SHR Criteria c)** [Aesthetic significance] This item is aesthetically significant
- SHR Criteria g)** [Representativeness] This item is representative

**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.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Amendment No 2		20 Apr 01	71	1979

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		No

## References, internet links & images

None

Note: Internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Single Storey Residence | NSW Environment & Heritage

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItem...>

### Data source

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**Name:** Local Government


**Database number:** 2245060

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Single Storey Residence | NSW Environment & Heritage <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItem...>



Home > Topics > Heritage places and items > Search for heritage

## Single Storey Residence

### Item details

**Name of item:** Single Storey Residence  
**Type of item:** Built  
**Group/Collection:** Residential buildings (private)  
**Category:** House  
**Primary address:** 75 Kirby Street, Dundas, NSW 2117  
**Local govt. area:** Parramatta

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	101		DP	785639

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
75 Kirby Street	Dundas	Parramatta			Primary Address

### Statement of significance:

The house at 75 Kirby Street is of significance for the local area for historical, aesthetic and reasons of representativeness. The house, built c. 1880, is one of the earliest houses in the locality, representative of the residences of Victorian Georgian cottages in the area and makes an important contribution to the streetscape.

**Date significance updated:** 08 Mar 02

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

### Description

**Construction years:** 1880-

**Physical description:** Single storey stone cottage with symmetrical facade, hipped iron roof, stone sills, front verandah and a large stone chimney with step. The property fence features stone posts. Verandah with corrugated iron roof is extending from main roof, over and across front only, supported on pipe posts and with a concrete floor. Fence has sandstone piers with cyclone wire infill and pipe railing between piers. Garden retains some mature trees.

**Physical condition and/or Archaeological potential:** National Trust (Parramatta Branch): Good.

**Modifications and dates:** National Trust (Parramatta Branch) supplied Year Started.

**Further information:** Subd plans (ML) - Dundas

1 of 3 6/09/2016 1:14 PM

Single Storey Residence | NSW Environment & Heritage

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItem...>

## History


**Historical notes:** House shown in this location on subdivision plan of 1890, adjacent to "New Bridge". National Trust (Parramatta Branch): House shown on subdivision map of 1890, adjacent to "new bridge". Surrounding land now Upjohn Park. Land granted to James Warman. This is one of a series of notable late 19th century villas which follow the Dundas ridge towards Parramatta.

## Assessment of significance

**SHR Criteria a)** This item historically significant.  
 [Historical significance]

**SHR Criteria c)** This item is aesthetically significant  
 [Aesthetic significance]

**SHR Criteria g)** This item is representative.  
 [Representativeness]

**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.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		336	21 Feb 97	20	873

## Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	336	Meredith Walker		Yes
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		No

## References, internet links & images

None

Note: Internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

## Data source

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**Name:** Local Government

Single Storey Residence | NSW Environment & Heritage

<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItem...>

**Database number:** 2240336

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## Dam Wall

### Item details

**Name of item:** Dam Wall  
**Type of item:** Built  
**Group/Collection:** Utilities - Water  
**Category:** Water Supply Reservoir/ Dam  
**Primary address:** 7 (off) Ronald Avenue, Dundas, NSW 2117  
**Local govt. area:** Parramatta

### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	73		DP	236724

### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
7 (off) Ronald Avenue	Dundas	Parramatta			Primary Address
73 Kirby Street	Dundas	Parramatta			Alternate Address

### Statement of significance:

The Upjohn Park dam wall is of historical interest for the people of local area.

**Date significance updated:** 08 Mar 02

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

### Description

**Physical description:** Ronald Avenue Dam is a stone wall built to contain water in the creek, located at the northern end of Upjohn Park. Appears to have been originally of a greater height with some stones removed and now located down the creek.


**Further information:** Aerial Mosaic of Sydney, 1930, AO Map 32241; C. T. 4582 f. 171

### History

**Historical notes:** Land originally granted to James Warman. This area appears as recently cleared land on an aerial photograph of 1930. It may be associated with the use of the land as a golf course from the late 1930s onwards. National Trust (Parramatta Branch): Land originally granted to James Warman. This area appears as recently cleared land on an aerial photograph of 1930. It may be associated with the use of the land as a golf course from the late 1930s onwards. |

### Assessment of significance

**SHR Criteria a)** This item historically significant.  
[Historical significance]

**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.

### Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		470	21 Feb 97	20	873

### Study details

Title	Year	Number	Author	Inspected by	Guidelines used
City of Parramatta Heritage Study	1993	470	Meredith Walker		Yes
Parramatta Heritage Review	2004		National Trust (Parramatta Branch)		No

### References, internet links & images

None

Note: Internet links may be to web pages, documents or images.



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**Name:** Local Government  
**Database number:** 2240470

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### 7.3 APPENDIX C: Upjohn Pharmaceuticals Company History

#### The Upjohn Company

(Source: "The Upjohn Company." *International Directory of Company Histories*. 1994. *Encyclopedia.com*. 5 Sep. 2016 <<http://www.encyclopedia.com>>.

International Directory of Company Histories | 1994  
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7000 Portage Road  
Kalamazoo, Michigan 49001  
U.S.A.  
(616) 323-4000  
Fax: (616) 323-6654

*Public Company*

*Incorporated:* 1958

*Employees:* 18,960

*Sales:* \$3.64 billion

*Stock Exchanges:* New York

*SICs:* 2834 Pharmaceutical Preparations; 2833 Medicináis and Botanicals; 2830 Drugs; 0181 Ornamental Nursery Products; 2048 Prepared Feed, Nec

Upjohn is one of the largest ethical drug manufacturers in the United States. Recognized as a world leader in developing medicines for the treatment of central nervous system diseases, disorders, and injuries, the company also manufactures an extensive line of prescription drugs used in the treatment of conditions including heart disease, cancer, and arthritis. In the last decades of the twentieth century, the company expanded into animal Pharmaceuticals and vegetable and agronomic seeds. The company has research, manufacturing, sales, and distribution facilities in more than 200 locations worldwide.

Upjohn's Victorian beginnings coincided with the origin of modern Pharmaceuticals. In the nineteenth century, physicians who wanted to prescribe medication for their patients were limited to two unsatisfactory choices: fluid extracts of unstable and varying potency, or drugs in pill form. Although pills were of relatively standard potency, they were so hard that they could be hammered into a board without doing damage to their coating (as one of Upjohn's early advertising gimmicks showed); often such pills did not dissolve in the stomach and were passed by the patient. In 1885 Dr. William Upjohn solved these problems and revolutionized the drug industry when he patented a tedious process for the making of a "friable" pill capable of crumbling under the pressure of an individual's thumb.

The image of Dr. Upjohn's thumb crushing a pill eventually became a trademark of the Upjohn Pill and Granule Co., founded in Kalamazoo in 1886 by Upjohn and his brother Henry. A talent for Promoting its products ensured the company's steady growth through the turn of the century. By 1893 Upjohn could be seen at the Chicago World's Fair distributing souvenirs of its exhibit—an enormous bottle filled with colored pills. In 1903 the company shortened its name to The Upjohn Company. Quinine pills and "Phenolax Wafers" (the first candy laxative) were two of the early and successful products made by Upjohn. By 1924 the extremely popular wafers were bringing in \$795,000 a year, or 21 percent of Upjohn's sales revenue.

From the very beginning Upjohn emphasized research and development. In 1913 the company hired



its first research scientist, Dr. Frederick W. Heyl. Dr. Heyl proved to be a sound investment for Upjohn. One of his developments, Citro-carbonate, an effervescent antacid, reached sales of \$1 million in 1926. Heyl was also responsible for patenting a digitalis tablet called Digitora, which is used in the treatment of heart disease, and which is still sold by Upjohn today.

William Upjohn, who was largely responsible for the firm's early research orientation as well as its entrepreneurial spirit, was an extraordinary man whose interests extended well beyond the bottom line of his company's profit sheet. An avid gardener, he grew 1,000 varieties of peonies (and even wrote a book on them) in addition to the medicinal herbs and flowers he cultivated at his country home in Augusta, Michigan. His interest in horticulture led him to donate a 17-acre park to the city of Kalamazoo and to shorten the workday at Upjohn to seven hours during the summer in order to enable employees to go home and water their lawns.

Dr. Upjohn was also dedicated to improving working conditions for his employees. In 1911 he initiated a soup lunch program; in 1915 he instituted a group life insurance and benefit program. At the time of his death he was working on the development of his farm properties in an attempt to create a type of employment insurance for the people of Kalamazoo, most of whom worked for the Upjohn Company. He served as Kalamazoo's first mayor under a commission-city manager style of government, which he had played a critical role in establishing.

The Upjohn Company's attachment to Kalamazoo has been strengthened by the fact that the company has remained largely a family affair. When William Upjohn, eulogized as "Kalamazoo's First Citizen," died in 1932, the job of running the company fell to his nephew, Dr. Lawrence N. Upjohn. In 1944 Lawrence Upjohn retired and Donald S. Gilmore became president. Gilmore, whose family owned Gilmore Brothers', a huge midwestern department store, was both the step-son and the son-in-law of William Upjohn. Ray T. Parfet, who was president of the company from 1961 until the late 1980s, also married into the family. The company has been so tightly held that until 1968 no one who was not a family member or employee of Upjohn was permitted to sit on its board of directors.

During the 1930s and 1940s, under the guidance of Lawrence Upjohn and later under Gilmore, the company expanded its research and manufacturing facilities and added twelve more research scientists. This expansion paid off when Upjohn became the first to market an adreno-cortical hormone product in 1935. During World War II Upjohn, like many other drug companies, developed a broad line of antibiotics, including penicillin and streptomycin. Upjohn was fortunate enough to be selected by the armed forces to process human serum albumin and penicillin. By 1958 Upjohn was the sixth largest manufacturer of antibiotics, with antibiotic sales of \$22.6 million. Two important drugs in the antibiotic field that are produced by the company today are Lincocin, an antibiotic useful for patients who are allergic to certain other antibiotics, and Cleocin Phosphate, an injectable form of clindamycin used in the treatment of life-threatening anaerobic infections. The company also markets tetracycline, erythromycin, and erythromycin ethylsuccinate, under the names Panmycin, E-Mycin, and E-Mycin E. Another antibiotic produced by Upjohn, Trobicin, has proven useful as an alternative to penicillin in the treatment of gonorrhoea.

In addition to antibiotics, Upjohn also developed a product called Gelfoam during the period of World War II. A substance made from beef bone gelatin, Gelfoam is a porous, sponge-like material which, when used during surgery, absorbs many times its volume in fluid and is itself absorbed by body tissues. Besides being valuable in surgery, Gelfoam is also useful in the treatment of hemophilia. Manufactured in a powder form that can be swallowed, Gelfoam is used to stop hemorrhaging that occurs in the digestive tract.

In 1957 the Upjohn Company introduced the first oral anti-diabetes agent, called Orinase. Many physicians and patients considered Orinase to be the greatest advancement in the treatment of adult-

onset diabetes since insulin. Studies conducted in the 1970s, however, linked the drug with heart disease, and its use was subsequently discouraged by the National Institute of Health. Upjohn produced a line of oral anti-diabetes agents that included Tolinase and the more potent Micronase. In 1992 the company brought out a reformulated version of Micronase called Glynase PresTab. The oral treatment featured a patented design that patients could easily snap in two for a more precise dosage.

During the 1950s Upjohn expanded internationally, allowing it to compete with other large drug manufacturers in foreign markets and fostering further advances in research. In 1949 and 1950, Upjohn joined S. B. Penick & Co. on an expedition to Africa in search of a plant that could provide a less expensive source of cortisone than that used by Merck, who had introduced the drug. While this venture was unsuccessful, the company discovered by accident a type of mold that was capable of fermenting progesterone, the basic building block for cortisone, out of diosgenin. Upjohn was able to capitalize on its discovery by forming a partnership with a Mexican firm, Syntex, who isolated diosgenin from yams. A number of new hormones now available, including the injectable contraceptive Depo-Provera, were made possible by Upjohn's international initiatives.

Depo-Provera, which provides protection against pregnancy for about 90 days, has been marketed in over 80 foreign countries through subsidiaries around the world. Depo-Provera was also approved for the treatment of advanced uterine cancer, and a 1975 study revealed that doctors had prescribed the drug as a contraceptive for some 10,000 women in that year alone. Upjohn encountered difficulty in obtaining FDA approval for the sale of Depo-Provera as a contraceptive in the United States, largely because studies linked it to serious side effects, including cancer. Depo-Provera Contraceptive Injection was finally approved for contraceptive use by the USFDA in 1992.

During the 1980s Upjohn continued to expand internationally, forming a new Japanese subsidiary in 1985 while selling its worldwide polymer chemical business to Dow Chemical Co. for \$232 million. In 1985 foreign markets accounted for 30 percent of Upjohn's total sales. By the early 1990s, that figure had reached \$1.27 billion, or over 33 percent of sales.

The 1980s also witnessed a major challenge in the market for its most lucrative drug, Motrin, which as of 1984 accounted for 40 percent of its earnings. Motrin, an anti-inflammatory agent widely prescribed in the treatment of arthritis and menstrual cramps, was introduced into the United States in 1974 when Boots Pharmaceutical Co. of Britain licensed Upjohn to sell ibuprofen (Motrin's active ingredient). In 1977, however, Boots entered the U.S. market itself, even while continuing to license Upjohn, and in 1981 began a price war by selling the drug at 20 to 30 percent less than Upjohn. By 1984 the companies had extended their battle by producing over-the-counter ibuprofen pills Nuprin and Advil. As a result of this competition, Upjohn's dominant market position eroded: by mid-1984 Boots had gained 25 percent of the market share of prescriptions for ibuprofen.

Despite these setbacks, Upjohn's financial situation during the 1980s was good, with retained earnings and dividends increasing steadily between 1979 and 1985. An important factor in Upjohn's prosperity was the success of its anti-anxiety agent, Xanax, whose sales increased 85 percent in 1985 from \$82.2 million to \$152.4 million. The drug had brought in over \$400 million by the end of the decade, when its sales peaked. Sales revived somewhat in the early 1990s, when the FDA approved Xanax's use in the treatment of panic disorders.

Minoxidil, or Rogaine (as the drug was eventually branded) brought Upjohn much publicity in the late 1980s and early 1990s. Discovered in the mid-1960s and originally intended for the treatment of heart disease, Rogaine was found to produce unwanted hair growth in patients for whom it was prescribed.

Upjohn began clinical testing for the drug's effectiveness against baldness in 1977. Although huge demand for this treatment was demonstrated even before its approval, Rogaine did not register the high sales that company executives and industry analysts predicted. When the product was introduced

in 1986 patients discovered that Rogaine worked best for men whose hair was just beginning to thin. Even the successful cases, about 10 to 20 percent of the total, faced a life of two-a-day applications. In 1989, after three years of disappointing sales, Upjohn began to sidestep traditional pharmaceutical marketing strategies and go directly to the consumer with an information campaign. That year, the company became one of the world's top three pharmaceutical advertisers, primarily on the \$50 million Rogaine push.

The direct campaign brought success for Rogaine (sales increased by more than one-third from 1989 to 1990), but criticism from the FDA, which disapproved of Upjohn's promotional leapfrog over physicians. In 1990 Upjohn began to market a non-prescription-strength version through barbers and hairstylists, and raised ad spending by 17.5 percent. And in 1991 the company began to invite inquiries directly from prospective clients, who would then be referred to a dermatologist or other specialist.

Upjohn's problems with Rogaine were exacerbated by a spate of adverse publicity surrounding the sleep-inducing agent Halcion. The drug was linked in the media and over 100 lawsuits to memory lapses and addiction, and its registration was suspended in 13 countries. Upjohn defended the drug, which was reinstated in two countries by 1992, and the FDA concluded that the drug was safe and effective when used within the context of its labeling. Unfortunately, the drug was scheduled to lose its United States patent in October 1993.

The patent for Micronase also expired in 1992, and three other major Upjohn products were scheduled to lose patent protection in 1993 and 1994, including Xanax and Cleocin, a cholesterol-reducing drug. In order to maintain a measure of the sales that Upjohn expected to lose to generic competitors, the company signed agreements with Geneva Pharmaceuticals, Inc., for the smaller company to market generic versions of the drugs.

Upjohn also worked to speed up its research and development process in the 1990s in order to replace the products it would lose to the generic market. The company received FDA approval of eight New Drug Applications in 1992, and its promising new drug Freedox entered Phase III trials in the United States, Canada, Europe, Australia, and Israel. The drug was among a group of steroids called lazarooids indicated for the treatment of head and spinal cord injuries. Upjohn had an Acquired Immune Deficiency Syndrome (AIDS) treatment in the works at that time as well. The company also tried to increase its presence in over-the-counter medicines with the introduction of Maximum Strength Cortaid, on the heels of FDA approval of 1 percent strength hydrocortisones for non-prescription sale. The approval was expected to increase the hydrocortisone business by at least one-fourth.

In the face of an outcry by the public and the U.S. Congress against large increases in drug prices and record-setting profits for drug companies, Upjohn guaranteed in 1992 to freeze the price of its blood pressure drug, Altace, until the turn of the twenty-first century. The company also voluntarily offered a flat rebate to Medicaid programs.

Consolidation in the ethical pharmaceutical industry in the 1990s brought speculation that Upjohn was too small to compete with its larger rivals. But Upjohn responded to the challenges of the changing global market with sizeable investments in facilities, the divestment of peripheral interests and unprofitable assets, and a small-scale restructuring.

### **Principal Subsidiaries**

Upjohn Inter-American Corp.; Asgrow International Corp.; Asgrow Seed Company; California Health Care Services Inc.; Homemakers Licensing Corp.; Cobb, Incorporated; Centennial Collection Corp.; Asgrow Florida Co.; O's Gold Seed Co. Upjohn also has subsidiaries in the following countries: Argentina, Australia, Brazil, Belgium, Canada, Chile, Columbia, England, France, Greece, Guatemala,

Indonesia, Italy, Japan, Korea, Mexico, Netherlands Antilles, Panama, Philippines, Portugal, South Africa, Spain, Sweden, Taiwan, Thailand, Venezuela, and West Germany.

**Further Reading**

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"Pharmacy—A Sharp Decline in Ad Pages," *Medical Marketing & Media*, v. 24, September 20, 1989.

Quickel, Stephen W., "Bald Spot: Upjohn's Hair-Raising Experience with Minoxidil," *Business Month*, v. 134, November 1989, 36-43.

Rosendahl, Iris, "First Aid Is a First-Rate Category in Drugstores," *Drug Topics*, v. 134, August 20, 1990, 77-78.

—, "Topical Hydrocortisones Get 1% Lift from FDA; Promoting First Aid: Cash in on Health-Care Image," *Drug Topics*, v. 136, February 17, 1992, 68-69.

Woodruff, David, "For Rogaine, No Miracle Cure—Yet," *Business Week*, June 4, 1990, 100.

—updated by April S. Dougal

"The Upjohn Company." International Directory of Company Histories. 1994. *Encyclopedia.com*. 5 Sep. 2016 <<http://www.encyclopedia.com>>.

## 7.4 APPENDIX D: Homart Pharmaceuticals Company History

The following extracts & image have been taken from Homart website and provide a brief story regarding the current owners of the subject site.

### *Homart Pharmaceuticals*

*On 30th of Oct 2012, Homart Pharmaceuticals celebrated its 20th Anniversary and the inauguration of its new factory (Source: [homart.com.au/en/news.php?NowPage=20](http://homart.com.au/en/news.php?NowPage=20)).*

*Homart Pharmaceuticals 20th Anniversary, Serial Report 1: Opening Ceremony and Cocktail Party.*



*Homart Managing Director Ms. Lynn YEH (Middle) and General Manager Mr. Jeffrey at cake-cutting ceremony.*

*Homart's new factory is located at 59 Kirby Street in Rydalmere. When the guests arrived at Homart, they were all impressed by the imposing appearance of the building and the modern equipment used by the company. The famous heritage house in Sydney, the Upjohn House, is also located inside the factory's vicinity, recording the history of the Upjohn family who famously migrated from the US to Australia a century ago to do good works and establish the well-known pharmaceutical company. The highly-acclaimed classic guitarist Tom Ward, who received many awards and interviews from TV broadcasters in and outside of Australia, was specially invited to give a live show at Homart's opening ceremony. It was a fascinating scene constituting captivating music, a pleasant environment with shady trees together with the vintage royal carriages drawn by four white horses. The horse drawn carriages took guests through a tour of Homart's new site and all the guests were amazed by the natural environment and the sophisticated modern technology used in Homart's new cGMP production facilities.*

*The guests who presented on the day included Dr. Geoff Lee (Member of Parliament), Ian Harrison (CEO of "Made in Australia"), Ian Murray (Executive Director of the Australian Institute of Export), Professor Alan Bensoussan (Executive Director of the Australian National Institute of Complementary Medicine), Jinfa Ma (President of Taipei Economic and Cultural Office in Australia), Linda Law*

*(Deputy Director of Hong Kong Economic and Trade Office in Australia), Camil M Gereis.*

*Representative of Austrade), Patrick Muraguri (representative of NSW Business Chamber), David Borger (Director of the Sydney Business Chamber), Mingguang Zhou (Taiwan Consul in Sydney), Henry Ngai (Chief Executive of ABC Tissue Products), Sandy Tseng (Manager of The Star), Senior managers of NAB, Westpac, ANZ, TBB and HNB, Patrick Wong (Executive Director of TVBA), Emily Huang (Director of Daily Chinese Herald), George Shi (Director of Australian New Express Daily, Australian Chinese Daily and A China Media Group), journalists and reporters from Taiwan Era TV, Taiwan Macroview Television, Oriental BQ Weekly, Xinhua News Sydney Office, SBS, ABC and other media companies. The Managing Director of Homart Pharmaceuticals, Ms. Lynn YEH, addressed the start of the inauguration ceremony by expressing genuine gratitude for the presentation of distinguished guests and indicated that the products of Homart are all produced in Australia. Due to its high quality, Homart has gained massive support from customers during its 20 years of business and has received many Australian and international awards every year. Homart was also the exclusive representative of Australian health food in the 2010 Shanghai World Expo. These days, Homart is vigorously expanding its overseas market and contributing to the communication and development of trade between Australia and other countries. Homart is also committed to contributing to communities and taking on its corporate social responsibilities. Ms. YEH said that the guests that attended today included many business friends from many well-known companies in Taiwan, Hong Kong, Macau, and other countries, as well as the distributors of Homart all over the world. We appreciated their presence at our grand opening ceremony. Ms. Lynn YEH emphasised that today was just another starting point for a new phase of Homart. We invite all the guests today to witness the continuous development of Homart in the future. This place is not only an advanced pharmaceutical factory in Australia, but also a place to build our dreams. After that, Ms. YEH and other guests stepped on the red carpet and started the official inauguration of the new building, which was followed by the cake-cutting ceremony for Homart's 20th anniversary. The cake was a gift specially designed by the CEO of the world-famous bakery 85 °C, Mr. Zhenxue Wu.*


*News - Homart Pharmaceuticals Pty Ltd.*  
*homart.com.au/en/news\_details.php?NewsID=20*

*At this stage, the administration and sales department have relocated to the new factory and there will be an opening ceremony and cocktail party held on the 30th of October. On that day, politicians, elites, overseas Chinese leaders and major media representatives will be present at the party, and even some overseas media have sent their famous hosts to broadcast this big event. It is very apparent that the 20 years development of Homart has caught the eye and attention of those all around the world.*

*The outward appearance of this three-story building is spectacular while the inside is innovatively designed. The whole building is divided into three parts: administration department, production department and logistics department. There is an over one hundred year old building - Upjohn House - located in our plant area, a famous historical building in Rydalmere now purchased and under the management of Homart. In fact, Upjohn Park, which is next to our plant area, was donated by the previous owner of this plant to the public in order to benefit the Australian residents. Homart will continue this ideal held by the previous owners to service the general public and wider community.*

## 7.5 APPENDIX E: Eccles Park History


Eccles Park | City of Parramatta Council [http://www.parracity.nsw.gov.au/play/sports\\_and\\_recreation/parks\\_...](http://www.parracity.nsw.gov.au/play/sports_and_recreation/parks_...)



# Welcome to City of Parramatta

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## Eccles Park



([http://www.parracity.nsw.gov.au/\\_data/assets/image/0003/4908/Eccles\\_playground.jpg](http://www.parracity.nsw.gov.au/_data/assets/image/0003/4908/Eccles_playground.jpg))

**DESCRIPTION**

### 68a Spurway St, ERMINGTON

Harold (Harry) Eccles MBE (c.1892 - 1975) was a World War I veteran who was awarded a Distinguished Conduct Medal for 'conspicuous gallantry and devotion to duty' while serving with the Australian Imperial Forces in 1917. He served as an alderman for the Municipality of Ermington/Rydalmere from 1939 - 1948 (including a term as mayor in 1943) and also served as an alderman for the City of Parramatta between 1956 and 1971. Mr Eccles was also awarded an MBE for Services to local government and the community in 1968.

Eccles Park is 1.8 hectares in size and has the following facilities:

- Children's playground
- Seating
- Exercise equipment
- Picnic facilities
- Off-street parking

For bookings or further information regarding Council's parks and reserves please contact our customer service line on 9806 5050

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7.6 APPENDIX F: Survey

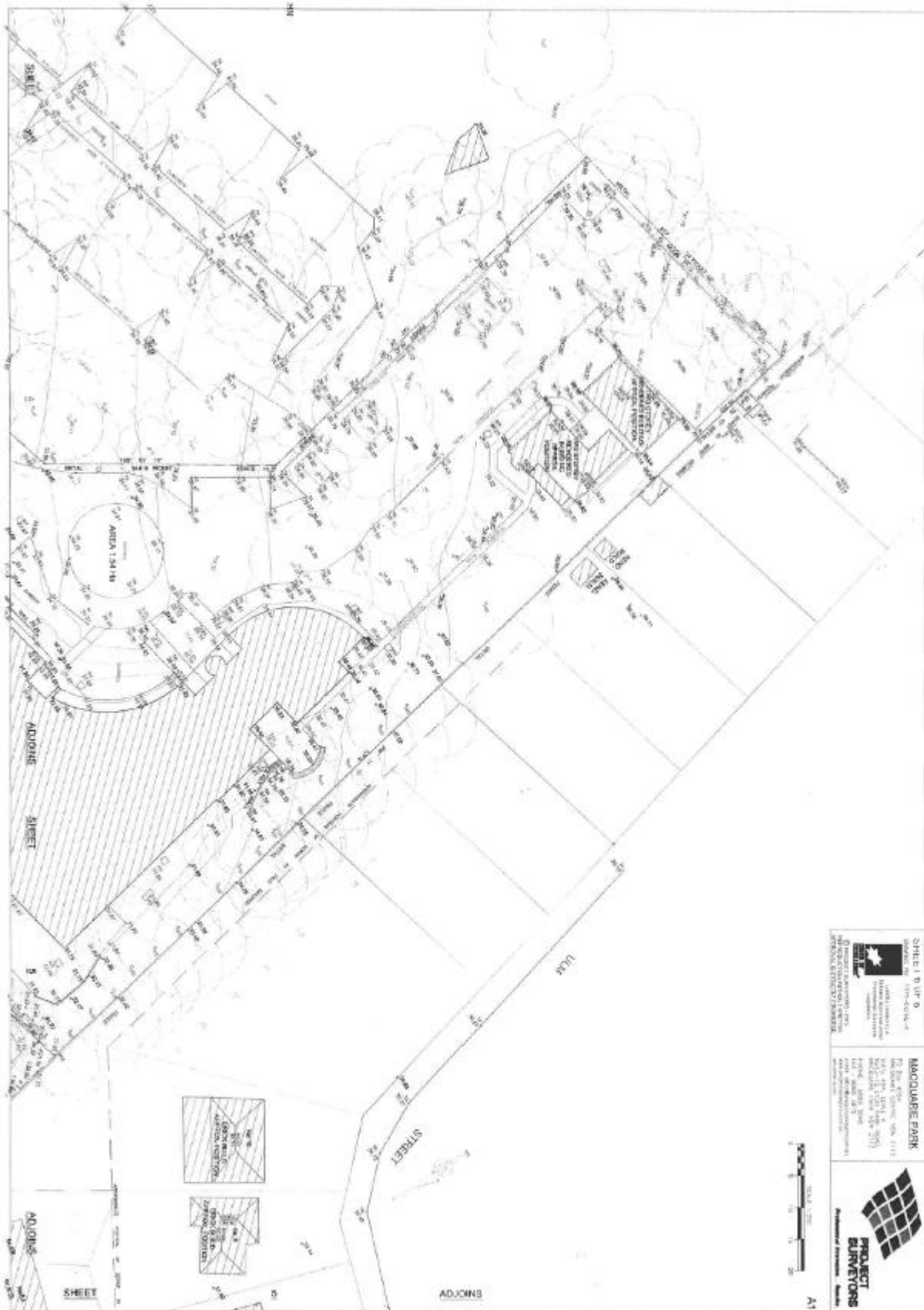






Figure A1. SITE ANALYSIS

## 7.7 APPENDIX G: UPJOHN HOUSE PRELIMINARY FABRIC SURVEY

NOTE: No physical intervention was undertaken to investigate fabric.

### GROUND FLOOR

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
<b>1.0</b>	<b>ENTRY HALL G.1</b>			
1.1	Floor	Early T&G pine flooring (160mmx20mm)	Fair	S
1.2	Skirting	Profiled timber 240mm high	Good	S?
1.3	Walls	Early plastered brick walls Recent timber dado and picture rails	Good Good	S NS
1.4	Cornice	Early decorative plaster	Good	S
1.5	Ceiling	Later pressed metal Early plaster under ?	Fair+Good ?	S S
1.6	Special Archway	Decorative plaster archway with corbels	Good	S
1.7	Windows	Early timber double hung	Good	S
1.8	Doors	Timber framed and panelled with highlight and sidelights	Good to poor	S

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
<b>2.0</b>	<b>STAIR HALL G.2</b>			
2.1	Floor	Early T&G pine flooring (160mmx20mm) Recent particle board	Poor/Fair Fair	S NS
2.2	Skirting	Profiled timber 240mm high	Fair/Good	S?
2.3	Walls	Early plastered brick walls Recent timber dado and picture rails	Good Good	S NS
2.4	Cornice	Early plaster	Fair	S
2.5	Ceiling	Later pressed metal Early plasterboard	Fair Good	S NS
2.6	Special Staircase	Early closed timber stairs with decorative newel and balusters. Recent modifications.	Good/Fair	S
2.7	Windows	Early timber double hung	Good/Fair	S
2.8	Doors	Timber framed and panelled (4)	Good	S

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
<b>3.0</b>	<b>DRAWING G.3</b>			
3.1	Floor	Early T&G pine flooring (160mmx20mm) Recent particle board	Poor Fair	S NS
3.2	Skirting	Profiled timber 240mm high Recent MDF (termite damage)	Good Poor	S? NS
3.3	Walls	Early plastered brick walls Recent timber dado and picture rails	Good Good	S NS
3.4	Cornice	Early decorative plaster	Good/Fair	S
3.5	Ceiling	Recent pressed metal	Good	NS

		Early plaster under?	?	S
3.6	Special Fireplace	Early fireplace with recent modifications	Fair	S/NS
3.7	Windows	None	-	-
3.8	Doors	Early timber French doors with highlight (Arch profile to top rail)	Good	S

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
<b>4.0</b>	<b>SITTING G.4</b>			
4.1	Floor	Early T&G pine boards, possibly Kauri*	Good to Fair	S
4.2	Skirting	Profiled timber 240mm high	Good	S?
4.3	Walls	Early plastered brick walls Recent timber dado and picture rails	Good Good	S NS
4.4	Cornice	Later pressed metal	Good	S
4.5	Ceiling	Later pressed metal	Good	S
4.6	Special Fireplace	Early fireplace bricked in	Poor	S/NS
4.7	Windows	Early timber double hung	Good/Fair	S
4.8	Doors	Early timber framed and panelled	Good	S

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
<b>5.0</b>	<b>DINING G.5</b>			
5.1	Floor	Early T&G pine boards, possibly Kauri*	Good to Fair	S
5.2	Skirting	Profiled timber 240mm high	Good	S?
5.3	Walls	Early plastered brick walls Recent timber dado and picture rails	Good Good	S NS
5.4	Cornice	Later pressed metal	Good	S
5.5	Ceiling	Later pressed metal	Good	S
5.6	Special	None		
5.7	Windows	Early timber double hung	Good/Fair	S
5.8	Doors	Early timber framed and panelled	Good	S

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
6.0	WC G.6			
6.1	Floor	Recent ceramic tiles	Good	NS
6.2	Skirting	Recent ceramic tiles	Good	NS
6.3	Walls	Recent ceramic tiles Recent cement render to brick walls	Good Good	NS NS
6.4	Cornice	Recent plaster	Good	NS
6.5	Ceiling	Recent plaster	Good	NS
6.6	Special	None Fittings removed		
6.7	Windows	Early timber window with modifications	Fair	S

6.8	Doors	Timber framed and panelled	Good	NS
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ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
<b>7.0</b>	<b>WC G.7</b>			
7.1	Floor	Recent ceramic tiles	Good	NS
7.2	Skirting	Recent ceramic tiles	Good	NS
7.3	Walls	Recent ceramic tiles	Good	NS
		Recent cement render to brick walls	Good	NS
7.4	Cornice	Recent plaster	Good	NS
7.5	Ceiling	Recent plaster	Good	NS
7.6	Special	None Fittings removed		
7.7	Windows	Early timber window with modifications	Fair	S
7.8	Doors	Timber framed and panelled	Good	NS

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
<b>8.0</b>	<b>KITCHEN G.8</b>			
8.1	Floor	Recent particleboard	Fair	NS
8.2	Skirting	Recent timber	Fair	NS
8.3	Walls	Painted brick walls	Fair	S
8.4	Cornice	Recent plaster (scotia) 100mm	Good	NS
8.5	Ceiling	Recent plaster board	Good	NS
8.6	Special Fireplace	Early kitchen open brick fireplace	Good	S
8.7	Windows	Early timber double hung	Good/Fair	S
8.8	Doors	Early timber framed and panelled	Good	S

**FIRST FLOOR**

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
<b>9.0</b>	<b>STAIR HALL F.1</b>			
9.1	Floor	Early	Fair	S
9.2	Skirting	Profiled timber 240mm high	Good	S?
9.3	Walls	Early plastered brick walls	Good	S
		Recent dado and picture rails	Good	NS
9.4	Cornice	None		
9.5	Ceiling	None		
9.6 9.6.1 9.6.2	Special Stair	Early closed timber stair	Good	S
	Bathroom	Recent enclosed space at tend of hall to Verandah. Fittings removed.	Poor	NS
9.7	Windows	Early timber double hung	Good	S
9.8	Doors	Recent framed and panelled (4)	Good	NS

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
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10.0	BEDROOM 1 F.2			
10.1	Floor	Early	Fair	S
10.2	Skirting	Profiled timber 240mm high	Good	S?
10.3	Walls	Early plastered brick walls	Good	S
		Recent dado and picture rails	Good	NS
10.4	Cornice	None		
10.5	Ceiling	None		
10.6 10.6.1	Special Fireplace	Early fireplace with timber surround and mantle	Good	S
10.7	Windows	None		
10.8	Doors	Early timber French doors with highlights. Arched top rails	Good	S

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
11.0	BEDROOM 2 F.3			
11.1	Floor	Early	Fair	S
11.2	Skirting	Profiled timber 240mm high	Good	S?
11.3	Walls	Early plastered brick walls	Good	S
		Recent dado and picture rails	Good	NS
11.4	Cornice	None		
11.5	Ceiling	None		
11.6 11.6.1	Special Fireplace	Early fireplace with timber surround and mantle	Good	S
11.7	Windows	Early timber double hung	Good	S
11.8	Doors	Early timber framed and panelled (4). Early timber french door with highlight Arched top rails	Good	S

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
12.0	BEDROOM 3 F.4			
12.1	Floor	Early	Fair	S
12.2	Skirting	Profiled timber 240mm high	Good	S?
12.3	Walls	Early plastered brick walls	Good	S
		Recent dado and picture rails	Good	NS
12.4	Cornice	None		
12.5	Ceiling	None		
12.6	Special	None		
12.7	Windows	Early timber double hung	Good	S
12.8	Doors	Early timber framed and panelled (4)	Good	S

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
13.0	REAR BEDROOM 4 F.5			
13.1	Floor	Recent sheet flooring (FC?)	Fair	NS

13.2	Skirting	Profiled timber 240mm high	Good	S?
13.3	Walls	Early plastered brick walls	Good	S
		Recent dado and picture rails	Good	NS
13.4	Cornice	Recent plaster (100mm scotia)	Good	NS
13.5	Ceiling	Recent plasterboard	Good	NS
13.6	Special	None		
13.7	Windows	Early timber double hung	Good	S
13.8	Doors	Early timber framed and panelled (4). Early timber french door with highlight Arched top rails	Good	S

ITEM	ELEMENT	DESCRIPTION	CONDITION	SIGNIFICANCE
<b>14.0</b>	<b>BATHROOM F.6</b>			
14.1	Floor	Recent ceramic tiles	Poor	NS
14.2	Skirting	Recent ceramic tiles	Poor	NS
14.3	Walls	Recent cement render	Good/Poor	NS
		Recent plaster to brick walls	Good/Fair	S
14.4	Cornice	Early plaster	Fair	S
14.5	Ceiling	Later pressed metal ceiling	Fair	S
14.6 14.6.1	Special Bathroom	Recent fixtures and fittings removed		NS
14.7	Windows	Early timber double hung	Fair/Poor	S
14.8	Doors	Recent	Good	NS

## 7.8 APPENDIX H: NETHERLANDS, RYDALMERE (TROVE DOCUMENT SEARCH)

Source: TROVE:  
'The Cumberland Argus and  
Fruitgrowers Advocate'  
(Parramatta NSW),  
dated 8<sup>th</sup> October 1892

NETHERLANDS, RYDALMERE,  
about three miles from Parramatta.  
FORTY (40) AORES,  
with a good RESIDENCE, occupying a beauti  
ful situation.  
LAND has frontage to DUNDAS ROAD and  
WATER- STREET, and there is ample  
water supply from creek.  
THE HOUSE is of brick on stone, contains  
verandah and balcony, G rooms, bathroom,  
kitchen, 2 pantrys, weatherboard stabling,  
3 stalls, coachhouse, U.G. tanks. The  
Orohard is about 12 acres in extont,  
planted with orango, mandarin, lemon,  
and summer fruit trees in full-bearing  
condition, growth from five to G years.  
An area of six acres land is ready tor  
planting; the balance well-grassed land.  
Seeing the great improvements and expan  
sion of this neighbourhood within the last two  
years, and the very fair access to and from  
the railway station, this property of 40 acres  
all told Bhoud commend itself to tho notice of  
any gentleman seeking a suburban home, with  
a valuable return from high-clasa orchard  
cultivation.  
BY ORDER OF THE MORTGAGEES.  
T-I0HARDSONand WRENCH, Limited,  
LV have received instructions to sell by  
auction, at the Rooms, Pitt-street, on Fliday,  
14th October,  
THE ABOVE RECOMMENDED TO  
NOTICE.  
Messrs, JOHNSON, MINTER, SIMPSON,  
and CO., of Norwich-chambers, Hunter-street,  
are Solicitors for Mortgagees.  
IN-THE-SWREME-C'OUW-61-NEW  
SOUTH WALES. IN EQUITY.

### 7.9 APPENDIX I: PROPOSED UPJOHN HOUSE IMMEDIATE CURTILAGE

