

Heritage Data Form

ITEM DETAILS							
Name of Item	Athol Heritage Conservation Area						
Other Name/s Former Name/s							
Item type (if known)	Area						
Item group (if known)	Urban Area						
Item category (if known)	Townscape						
Area, Group, or Collection Name							
Street number							
Street name							
Suburb/town	Pymble					Postcode	2073
Local Government Area/s	Ku-ring-gai						
Property description	Eastern side of Alma Street Pymble from 3-27.						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Various						
Current use	Residential						
Former Use	Residential						
Statement of significance	<p>The Athol Conservation Area is of local historic and aesthetic significance retaining streetscapes of quality and mostly intact, representative examples of single detached house from the 1890s through to the 1950s. Residential construction in this area followed the late 19th and early 20th century subdivisions and establishment of the North Shore Railway line in 1890. The street alignments and subdivisions significantly reflect the early boundary lines of land grants and estate subdivisions. The land is associated with the original land grant owner Robert Pymble and later owner, orchardist, Robert McIntosh. The heritage listed Athol (formerly known as Marlboon) was built in c.1899 for Benjamin Richards. The subdivision of the Athol residence and grounds in 1941 is reflected in much of the current pattern of subdivision. The built context is enhanced by the natural topography, street proportions, mature trees and individual garden settings which greatly contribute to the visual and aesthetic character of the area.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

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DESCRIPTION						
Designer						
Builder/ maker						
Physical Description	<p>The Athol Conservation Area is located in the suburb of Pymble and includes 3-27 Alma Street Pymble. Two heritage items: 3-5 Alma Street (Claverton) and 19 Alma Street (Athol). Alma Street is steeply sloping falling from 27 Alma Street down to 3 Alma Street. Alma Street is a relatively narrow one-way street with sealed walkway and parking on the eastern side of the street. The street rises from the intersection with Station Street and then falls with lowest point near Robert Pymble Park. The street skirts the eastern boundary of the Park. The southern section, near the intersection with Grandview Street is two-way. The eastern side of the street is characterised by a mix of mostly substantial dwellings ranging from a large, modified Federation period dwelling (No. 25) to a contemporary dwelling (No. 23). The built context is enhanced by various fence treatments and garden settings. Some modifications to the earlier building stock is evident, some garages have also been added and face the relatively narrow street.</p>					
Physical condition and Archaeological potential	In good condition. A sense of the original subdivision remains discernible.					
Construction years	Start year	1890s	Finish year	Present	Circa	X
Modifications and dates	<p>The 1943 aerial photograph of the area indicates that the street layout had been formed and the houses to the south of the street facing the Alma Street were present. Later subdivisions occurred behind these houses. The most significant change was the subdivision of Athol (1940), now 19 Athol Street, which in 1943 most of the subdivided sites had not been developed and the Athol house still had frontages to both Alma Street and Station Street.</p>					
Further comments						

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HISTORY	
Historical notes	<p>History of subdivision and development</p> <p>The area was originally part of Robert Pymble's 600 acre land grant (1823). In 1866 Robert McIntosh (orchardist) purchased a triangular shaped parcel of land bounded by the northern end of Alma and Station Streets. It was transferred to his son Edwin Archibald McIntosh in 1881 and was divided into three parcels, two of which were sold in 1894 and 1899.</p> <p>The heritage listed Athol (19 Alma Street) (formerly known as Marlboon) was built in c.1899 for Benjamin Richards and designed by architectural firm Clamp and Smith, one of the Principals being known architect John Burcham Clamp. Part of this subdivision and land to its north including the lots now Nos. 11-21 Alma Street and Nos. 8A-16 Station Street were subdivided as part of the "Athol Estate" in 1940. A brick house, "Athol" is shown on the 1940 subdivision plan, occupying an "L" shaped parcel of land (No. 19 Alma Street). The same house is shown on a Sydney Water plan dated 1929. A larger house is also shown on the triangular shaped parcel of land to its north (it is assumed now No. 25 Alma Street) in addition to four smaller dwellings to the south of the "Athol" estate and what appear to be attached commercial buildings and three detached dwellings addressing Grandview Street. Aerial photographs show by 1951 considerable infill development had occurred around Athol including the houses at 15 and 21 Alma Street.</p> <p>The southern portion of the triangular shaped block bounded by Alma, Grandview and Station Street (part of McIntosh's holdings) was subdivided as the Dalcross Estate in 1907. By 1943 houses had been built at 3-5 (Claverton), 7 and 9 Alma Street.</p> <p>John Burcham Clamp (adapted from Australian Dictionary of Biography)</p> <p>John Burcham Clamp (1869-1931) was born on 30 November 1869 at 743 George Street, Sydney, son of John Clamp, a London-born hairdresser, and his wife Sophia, née Hunt, from Dublin. Known as Burcham, he was educated at Christ Church St Laurence School, and won the Mort scholarship in 1882. Next year he was articled to H. C. Kent, a leading Sydney architect, and attended evening classes at the University of Sydney and the Sydney Technical College.</p> <p>In 1889 he was awarded its gold medal in the student design competition of the Institute of Architects of New South Wales.</p> <p>Clamp continued working for Kent until he joined T. M. Smith in partnership in 1899.</p> <p>In 1901 he set up on his own architectural practice. He was known for his efficient planning, competent design and secure construction.</p> <p>By 1910 he had been responsible for the design of St James's Hall, Phillip Street; Victoria Hall, Manly; Lister Private Hospital and nurses' home, Darlinghurst; and such major projects as the enlargement of Winchcombe, Carson Ltd's Pyrmont wool store, and Wyoming and Castlereagh chambers in the city.</p> <p>His most controversial commission was to rebuild Farmer & Co. Ltd's Victoria House in Pitt Street—obliterating J. Horbury Hunt's 1874 building which had been acclaimed as 'our finest example of street architecture'. Clamp's meeting with Walter Burley Griffin in the United States of America led to a brief partnership with him in Sydney in 1914. Later he was joined by C. H. Mackellar and they designed several factories and other buildings in 1918-24.</p> <p>An active Anglican and prominent Freemason, Clamp was building surveyor for the diocese of Sydney, and exercised considerable influence in ecclesiastical architecture: among other projects he designed the Sydney Church of England Grammar School (Shore) chapel, North Sydney, St Matthew's Church, Manly (with Wright and Apperly) and converted a two-storey house at Rushcutters</p>

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	<p>Bay into St Luke's Hospital.</p> <p>He was also a founder and councillor of Cranbrook School, altering the house after its use as the residence of the State governor in 1901-15, designing new buildings and landscaping its grounds. Clamp and (C. H.) Finch were the architects between 1927 and 1930 of Tattersall's Club, Castlereagh Street, the Buckland Memorial Church of England Boys' Home, Carlingford, Canberra Grammar School and the Ainslie Hotel in Canberra. Early in 1930 Clamp's son John replaced Finch.</p> <p>An active and outspoken member of the local Institute of Architects, Clamp urged the federation of the separate State bodies and in 1907 had strongly backed the admission of Florence Parsons as an associate. He had a forthright but tactful manner, self-reliance and boundless energy. He was a member of the Town Planning Association of New South Wales, the Martin Place extension committee and of Tattersall's, the Millions and the National clubs. Fortunate to practise during two boom periods in 1901-14 and 1920-28, Clamp provided a bridge between the nineteenth-century romantic and twentieth-century functionalist styles, presenting an originality of design which combined character with sound commercial possibilities.</p>
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THEMES	
<i>National historical theme</i>	Building settlements, town and cities Developing Australia's cultural life Marking the phases of life
<i>State historical theme</i>	Accommodation Domestic life

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Athol Conservation Area is of historical significance as a late 19th century subdivision which retains largely intact development from the 1890s through to the 1950s.
Historical association significance SHR criteria (b)	Some houses within the area have historical associations, such as 19 Athol Street built c.1899 designed by architectural firm Clamp and Smith whose Principal was known architect John Burcham Clamp.
Aesthetic significance SHR criteria (c)	Of aesthetic significance as a streetscape of quality and mostly intact, representative examples of single detached houses from the 1890s through to the 1950s.
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	
Rarity SHR criteria (f)	
Representativeness SHR criteria (g)	The Athol Conservation Area is representative of residential development for wealthy families following the opening of Pymble Railway Station in 1890 to the 1950s.
Integrity	

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HERITAGE LISTINGS	
Heritage listing/s	Part of a National Trust Urban Conservation Area.

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Godden Mackay Logan Keys Young	Ku-ring-gai Heritage and Neighbourhood Character Study	2001	KMC
Written	Paul Davies Pty Ltd	Ku-ring-gai Potential Heritage Conservation Areas North review	2010	KMC
Written	Perumal Murphy Alessi	Pymble East – Heritage inventory Sheet	2015	KMC
Written	Ku-ring-gai Historical Society	Historian: Vol 39 No. 1	2010	KHS

RECOMMENDATIONS	
Recommendations	

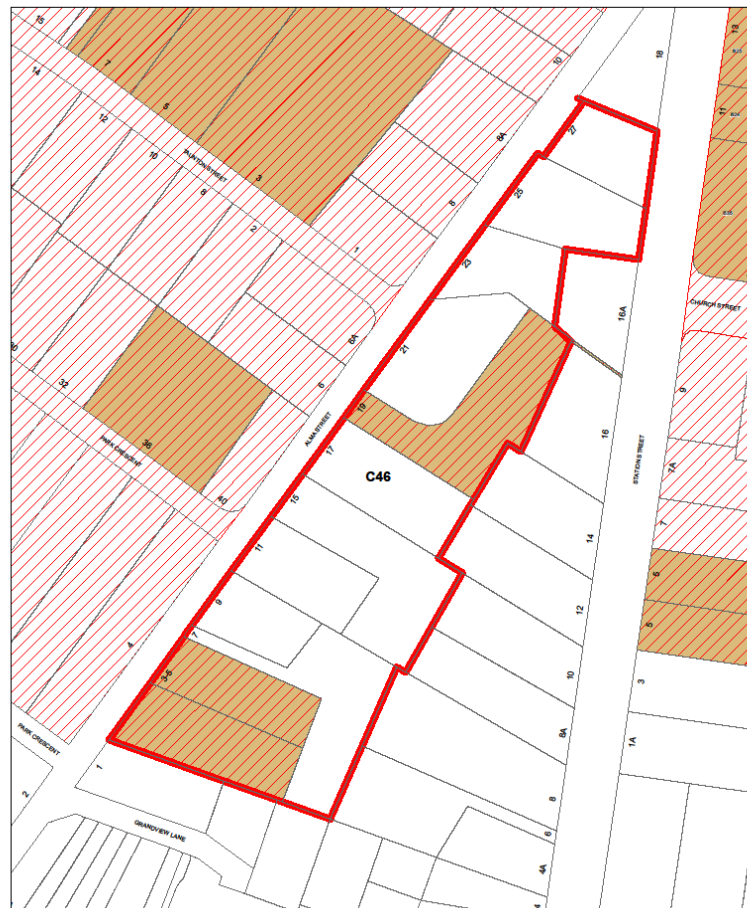
SOURCE OF THIS INFORMATION			
Name of study or report	Pymble East – Heritage inventory Sheet	Year of study or report	2015
Item number in study or report			
Author of study or report	Perumal Murphy Alessi		
Inspected by	Luisa Alessi		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	KMC	Date	2018

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Boundary map of the Athol Conservation Area				
Image year	2018	Image by	KMC	Image copyright holder	KMC



Legend
 [Orange hatched box] Gazetted Conservation Area - General
 [Orange solid box] Heritage Item - General
 [Red outline box] HCA Boundary

Cadastral
 [White box] Cadastre: 19/10/2018
 [Blue box] © Land and Property Information (LPI)
 Date: 19/10/2018

Draft Heritage Conservation Area
 Area Review

Athol Conservation Area
 Pymble
 C46

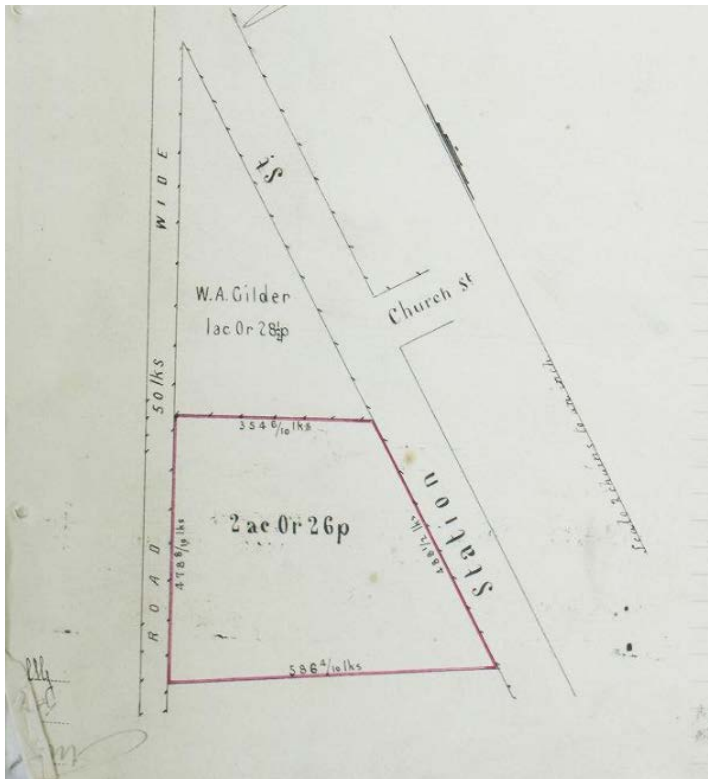


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Please supply images of each elevation, the interior and the setting.

Image caption	Early subdivision northern end of the Athol HCA. Land title: Vol 1288 Fol 239				
Image year	1899	Image by	LPI	Image copyright holder	LPI

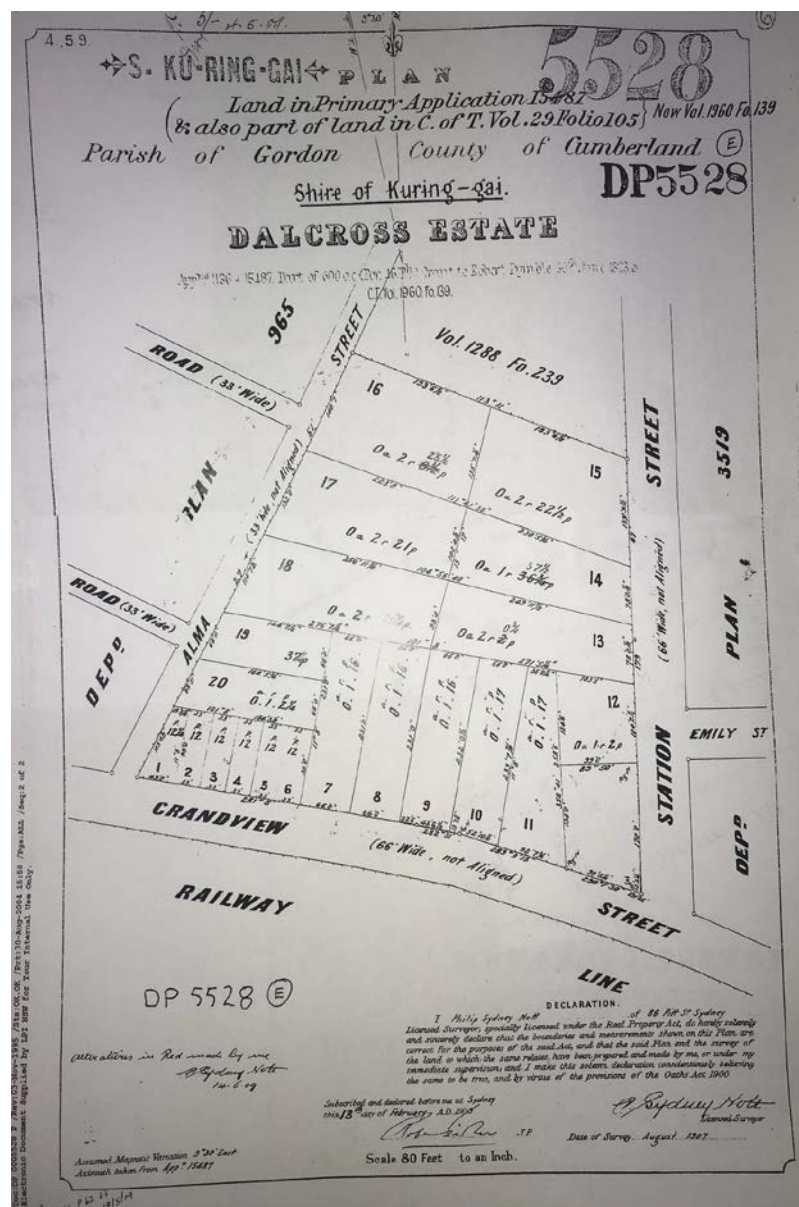


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Please supply images of each elevation, the interior and the setting.

Image caption	Dalcross Estate subdivision (DP5528)				
Image year	1907	Image by	LPI	Image copyright holder	LPI

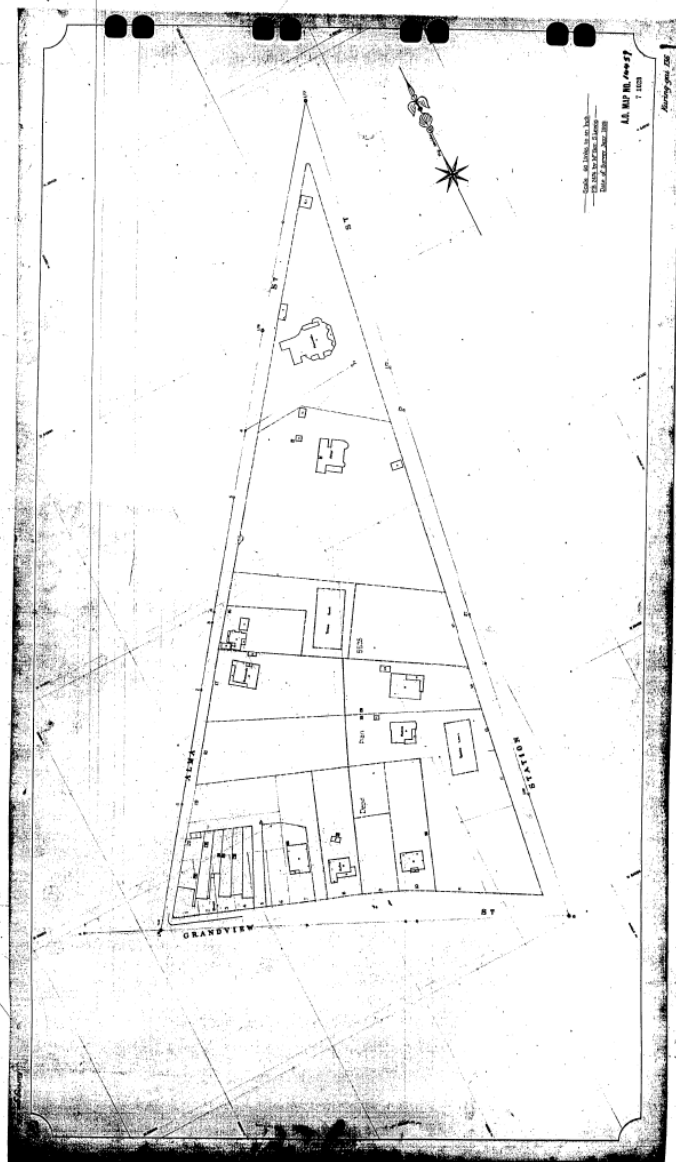


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Please supply images of each elevation, the interior and the setting.

Image caption	Water Board Plan Jan 1929 - DS Series Detail Sheets for Ku-ring-gai (136) illustrating the block bounded by Alma Street, Station Street and Grandview Street				
Image year	1929	Image by	MWSDB	Image copyright holder	Sydney Water

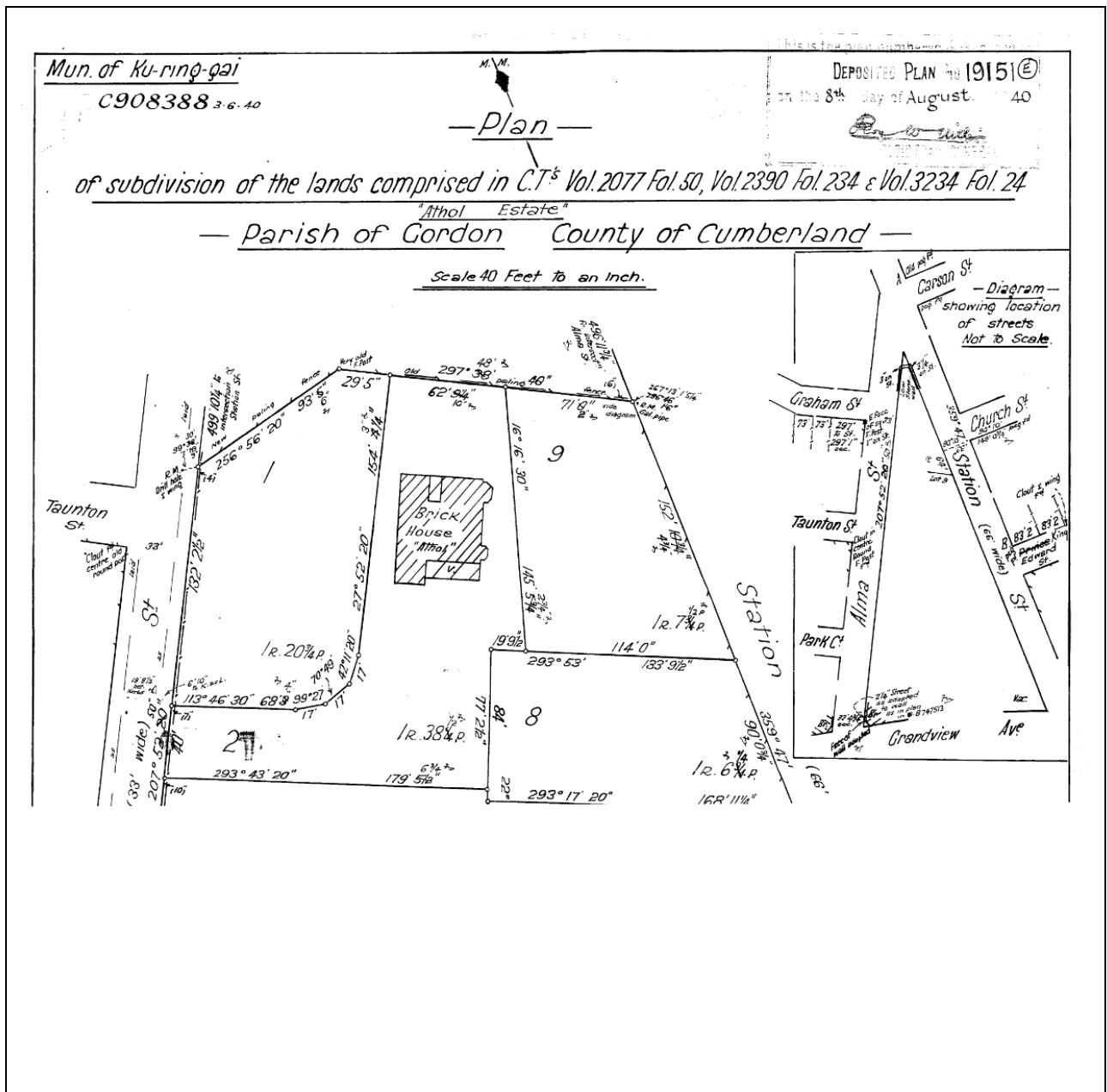


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Please supply images of each elevation, the interior and the setting.

Image caption	Subdivision of Athol Estate 1940				
Image year	1940	Image by	LPI	Image copyright holder	LPI



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Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph of houses in Alma Street Pymble - 2016				
Image year	2016	Image by	LPI	Image copyright holder	LPI



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Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph of houses in Alma Street Pymble - 1943				
Image year	1943	Image by	LPI	Image copyright holder	LPI



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Please supply images of each elevation, the interior and the setting.

Image caption	Aerial photograph 1951				
Image year	1951	Image by	KMC	Image copyright holder	KMC



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Please supply images of each elevation, the interior and the setting.

Image caption	3-5 Alma Street Pymble				
Image year	2017	Image by	KMC	Image copyright holder	KMC



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Please supply images of each elevation, the interior and the setting.

Image caption	9 Alma Street Pymble				
Image year	2017	Image by	KMC	Image copyright holder	KMC



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Please supply images of each elevation, the interior and the setting.

Image caption	21 Alma Street Pymble				
Image year	2017	Image by	KMC	Image copyright holder	KMC



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Please supply images of each elevation, the interior and the setting.

Image caption	15 Alma Street Pymble				
Image year	2017	Image by	KMC	Image copyright holder	KMC

