

Heritage Data Form

ITEM DETAILS						
Name of Item	GLEN BRAE					
Other Name/s Former Name/s						
Item type (if known)						
Item group (if known)						
Item category (if known)						
Area, Group, or Collection Name						
Street number	28					
Street name	Cook Road					
Suburb/town	Killara				Postcode	2071
Local Government Area/s	Ku-ring-gai					
Property description						
Location - Lat/long	Latitude				Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing	
Owner						
Current use	Residence-vacant					
Former Use	Residence					
Statement of significance	The property Glen Brae at 28 Cook Road is of local heritage significance because it is a very rare surviving example of a property in the Ku-ring-gai LGA that provides evidence of the historically significant transition of the area from the semi-rural cultural landscape of the 19th Century to the emergent pattern of suburban development that came to dominate the 20th. The property Glen Brae provides rare and well-expressed evidence of the earliest phase of suburban development in Ku-ring-gai. It is associated with the Baker Family, being built by Robert Baker who was the son of pioneer orchardists who settled in the area in the 1830s and who owned several well-recognised orchards that grew oranges, peaches, grapes and strawberries for the local and international markets. Robert Baker remained an orchardist in the area until his retirement, when he purchased a lot in the newly subdivided land of the Grand View Estate adjacent to his brother's orchard and built the house. Its vernacular form that reads as characteristic of a traditional rural farm dwelling provides evidence of the soon to be overwritten rural cultural landscape of the Ku-ring-gai area. The siting of the property with its views across the valley to Chatswood ridge and the open character of the garden surrounding the house enhances the legibility of the property as one that demonstrates rural traditions within what has become a suburban cultural landscape. Glen Brae demonstrates aesthetic significance through its distinctive form, simple composition and the high level of attention given to internal and external details and finishes. Its traditional					

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	vernacular built form is consistent with the traditional Australian 'farmhouse', in particular its simple floor plan and wide verandahs all protected by a simple and prominent roof form that provides a strong sense of shelter to the street elevations. This roof form has been manipulated skilfully to accommodate the footprint of the building whilst retaining symmetry of façade in views over the property. The built form of Glen Brae is also historically significant because it is a late example of the style and incorporates the principal characteristics of the Federation Bungalow style of residential architecture to a high level of finish but very modest expression. The Federation Bungalow style is more commonly expressed in a much more decorative manner in the Ku-ring-gai LGA. The house and its relationship with the streetscape has survived in substantially intact form, with additions such as the enclosure of part of the northern return of the verandah and the addition of the rear verandah and deck each being true to its period, of modest scale and being potentially reversible; i.e. having been achieved with minimal impact on the integrity of the fabric. The configuration of the interior has undergone some change to the fabric to the rear, including the rear verandah and the utility rooms, but the property has retained a full suite of original detailing, much of which is of high quality. Examples include the original fireplaces with intact tiling and marble mantles (unique to each room), the joinery throughout and the range of pressed metal ceilings that have retained original details such as leaf-patterned covers over the joins in the cornice-sheets in the corners of each room. The house has retained most of its original fabric, both internal and external, in situ. No major additions have been carried out since construction. Minor additions include the enclosure of part of the northern return of the verandah in the Inter-War period and a new deck to the rear. The roof has been re-clad in traditional low-glazed dark red terracotta tiles in recent years. This work included the re-lining of the underside of the verandah. These changes have had limited impact on original fabric or the spatial integrity of the structure and/or are reversible. Significant fenestration patterns, including the shallow bay windows on the Cook Street elevation are intact in their scale, proportions, form and detailing. Exterior alterations are similarly modest and limited to the less-visible parts of the house, such as the painting of the brickwork to the northern elevation (behind the enclosed verandah). Although the original garden setting has been eroded somewhat by subdivision and construction of two new houses on the created adjacent lots, the survival of trees in front of 30 Cook Road and lack of dividing fences in particular allows the original setting of the house to continue to be interpreted from the public domain. The rear of the property, including the garage, games room and swimming pool are all consistent with the pattern of development in Ku-ring-gai in the latter part of the 20th Century but do not contribute to the identified heritage values of the property.	
Level of Significance	State ☐	Local x ☐

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DESCRIPTION	
Designer	Not known
Builder/ maker	Jacky Mairs (according to Suzanne Gray's research, TBC)
Physical Description	Glen Brae is a very clearly expressed example of a simple traditional farmhouse bungalow with early Federation detailing set within the remaining portion of its original garden setting. The built form is dominated by the prominent roof form including original chimneys and the deep shadow cast by the surrounding verandah. The street elevation is dominated by the hipped roof form which covers most of the house and breaks its line slightly to extend over the return verandahs, enclosing them in the main composition and establishing the strongly grounded built form. Although this roof reads as symmetrical from most publicly accessible viewing points, it includes a short ridge to the Redbank Road elevation and a modestly scaled hipped roof that extends over the rear rooms in the north-western corner. A pair of original chimneys dominate the roovescape and emphasise the symmetry of the elevation to Cook Road. The original kitchen chimney at the north-western corner of the house has been removed. The roof has been re-tiled in deep red-brown terracotta with matching ridge capping. This work was done recently (after 2009) and replaced a darker brown tiled roof (evidence of Google Streetview time series photographs). The wide return verandah is a traditional rural form that provides deep shade around the house and plays an important role in defining the aesthetic qualities of the house. The house sits low to the ground with brick infill of approximately two courses at the northern corner and approximately eight courses at the southern to the outer verandah edge. The northern wall that is not protected by the verandah has sandstone block footings. It is not possible to determine without access to the subfloor areas whether they extend under all the perimeter walls. On first inspection the house appears to be somewhat austere, lacking the decorative detailing usually associated with the Federation/Queen Anne style that is common in much of Ku-ring-gai, but closer inspection reveals evidence of considerable care and a high degree of attention having been given to the quality of craftsmanship and finishes even though the extent of decorative detail is notably modest. The verandah has retained original hardwood timber flooring although the vertical railing appears to have been replaced in parts. Remnants of what may be the original finish can be seen at the rear of the verandah and potentially in the weathered shingled finish to the now enclosed original back verandah. The underside of the verandah roof has been lined and battened in fibrous sheeting. Although the verandah reads as an encircling structure the return to the north-western elevation has been enclosed in line with the front wall to create a sunroom overlooking the original garden, most likely (from the evidence of the fabric) in the inter-War period. The return to the south-eastern elevation is intact. The rear verandah has also been enclosed to create a large second sunroom, with a deck being added beyond to provide an outdoor entertaining space. The interior is substantially intact both spatially and fabric. Alterations are minor in scale and impact on the fabric and spatial qualities of the house, are made to their period, sympathetic

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	in scale and form and are legible in the fabric. No evidence of significant deterioration or damage was found during inspection of visible fabric. Particularly contributory interior fabric includes: 1. The simple, traditional configuration of internal rooms 2. Intact features (eg fireplaces (including mantles, grates and tiles), pressed metal ceilings, doors, glazing, windows) 3. Intact detailing (eg plasterwork, pull cord light switches, door and window hardware etc) 4. Alterations done carefully and sympathetically but true to the period in which each was made.				
Physical condition and Archaeological potential	Appears to be very good throughout with only minor settlement cracking of limited extent. Substantially intact fabric. Alterations are generally well resolved. Modest archaeological potential associated with occupation of the house since early 20th Century. No known wider archaeological potential.				
Construction years	Start year		Finish year		Circa ☐
Modifications and dates	Pre 1945: enclosure of verandah return to north-west elevation in lightweight materials to form a sunroom. 1945-1970: 1. Enclosure of the rear verandah to form a sunroom/family living area. 2. Reconfiguration of utility rooms at the rear of the house to create a kitchen linked to the enclosed rear verandah. 3. Creation of arch opening to link rear room to the sunroom/family room. 4. Enclosure of the rear of the southern verandah to create two rooms (now re-opened) 1965: Subdivision of the northern and western portions of the original lot and erection of a single storey residence on each lot. 1970-1990: 1. Installation of swimming pool 2. Erection of garage and games room with access from Redbank Road. 3. Addition of covered deck and bathroom/laundry to rear of the house				
Further comments					

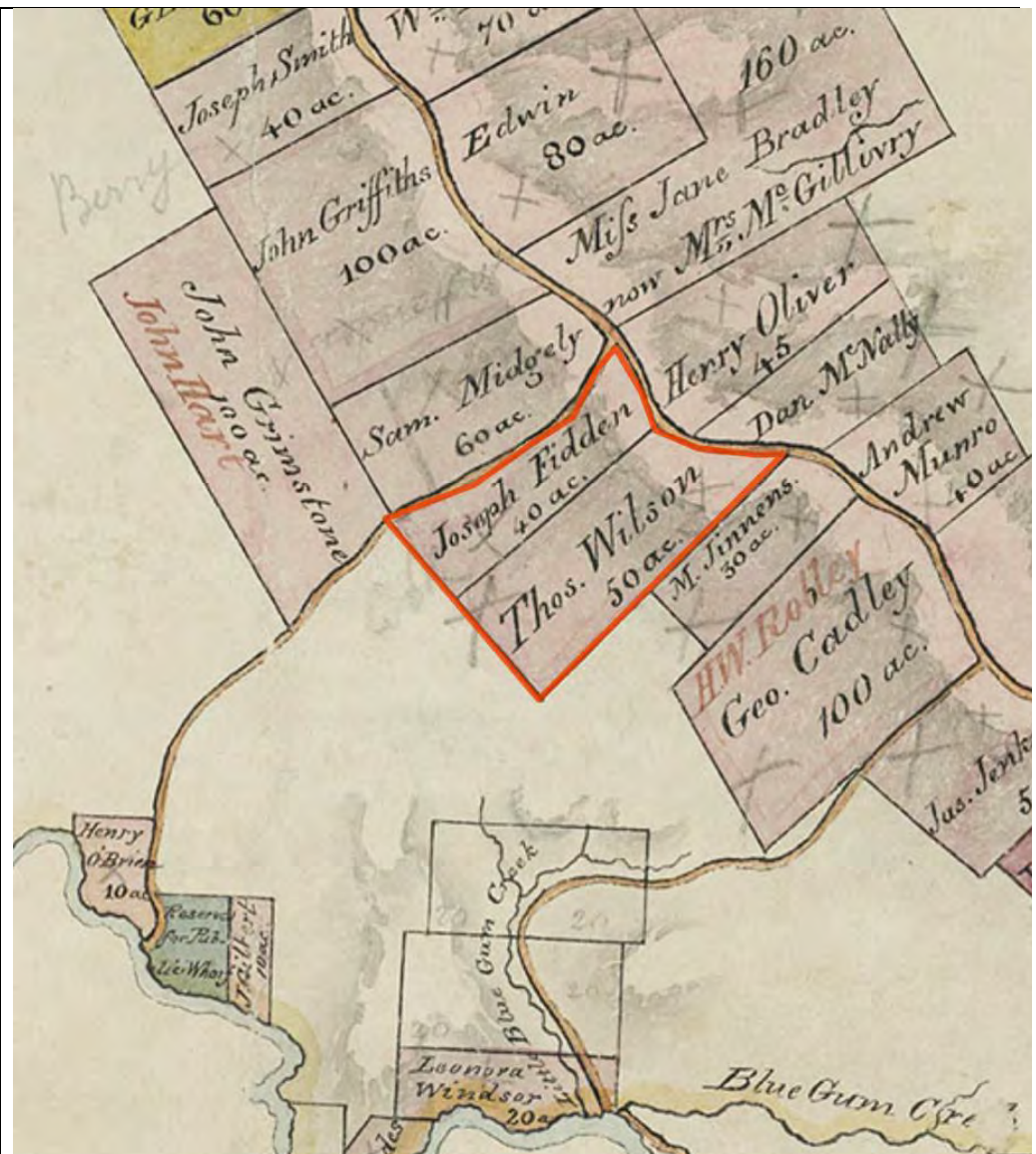
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HISTORY	
Historical notes	Glen Brae 28 Cook Road, Killara Historical Background Prepared by Nick Jackson June 2015 1. Settlement at Killara Non-indigenous settlement of the area around the Killara Golf Links began in the nineteenth century by the making of Crown grants. The grantees were William Moore (multiple land holdings comprising 62 acres, 38 acres, 25 acres and 41 acres), John Griffith (100 acres), Samuel Midgley (60 acres), Joseph Fitton (Fidden) (40 acres), Thomas Flood (24 acres) and Thomas Wilson (50 acres). The eastern boundary of the grants to Wilson, Fitton (Fidden), Midgley and Griffith was the Pacific Highway (formerly Lane Cove Road), and to the west of these grants was Moore's large land holding. The timber on these grants was felled from the 1810s through to the 1840s. Orchardng then predominated until the coming of the railway provided the incentive to sell and subdivide the farms for housing. Fiddens Wharf Road was a major road route connecting the farms along Lane Cove Road (Pacific Highway) with the wharf on Lane Cove River and thence by boat to Sydney. This road was in existence from about 1805. It was used by the timber getters and then the orchardists that followed; its role was supplanted by the railway. The north shore railway from Hornsby to St Leonards was opened for traffic in 1890, and was extended to the first station at Milsons Point in 1893. In 1927 the line was electrified. The railway station at Lindfield was opened in 1890, and Killara followed in 1899. 2. Cook family farm Of the above grantees, the property is historically associated with the grants made to Joseph Fitton (Fidden) and Thomas Wilson, both registered in April 1821. Fidden was an early timber getter in the district who resided at the wharf on Lane Cove River. He never occupied the grant and sold it to B Williams in 1821.¹ Wilson was probably the son of Thomas Wilson of Kissing Point.²

¹ Brown, John and Margaret Wyatt, 'Fiddens Wharf Historic Site', *The Historian*, December 2014, p.98

² State Records of New South Wales Index to Colonial Secretary Index 1788-1825

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Source: State Library of New South Wales (Z/M2 811.144/1843/1)

Figure 1. Detail from the map of the parish of Gordon published in 1843. Fidden and Wilson's grants are highlighted, which at that time were owned by Michael Cook. The advantage of Fidden's grant having frontage to the road connecting the main district road to the the cargo wharf on the river is evident.

Both grants (ie. the 90 acres) came into the possession of former convict Michael Cook in 1825.³ Cook (1798-1853) maintained a farm, which by the census of 1828 consisted of a modest eight acres of cleared land, with five acres under cultivation, and ten head of cattle.⁴ By a survey dated 1883 (see Figure 2) there was an orchard in the vicinity of Ellsmere Avenue, and farm houses on Lane Cove Road near the intersection with Commonwealth Road and with

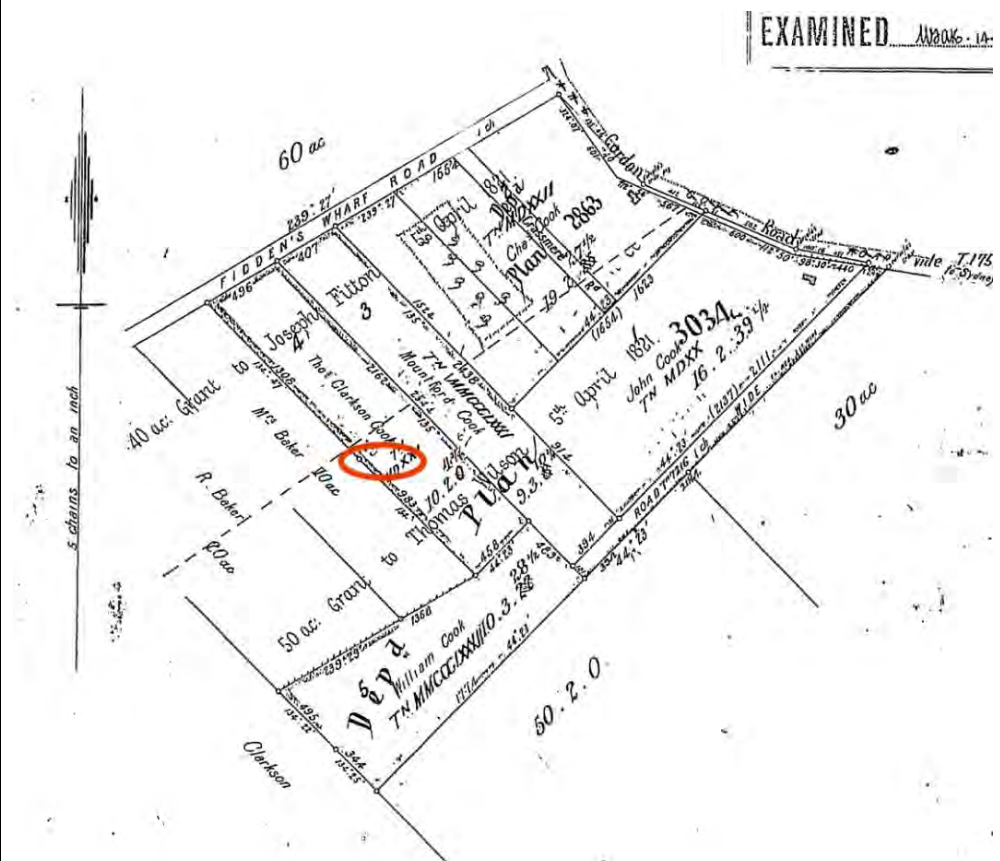
³ Stated in Primary Application 296

⁴ Sainty, MR, and KA Johnson, *Census of New South Wales, November 1828*, Library of Australian History, Sydney, 1985, entry C2243

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Provincial Road.⁵ Cook had married Sarah Clarkson (1804-1877) in 1824 and the children of this marriage were many (possibly about 15).⁶

Following the death of Michael Cook in 1853⁷ the farm passed to his widow, Sarah. Sarah died in 1877,⁸ and in 1883 the farm, then comprising 60 acres, was divided between the sons Charles (1847-1914), John (1844-1931), Mountford (1838-1891), Thomas Clarkson (1825-1888), and William (1845-1914).⁹ The subject property is located within the portion (Lot 4 in Deposited Plan 1173) acquired by Thomas Clarkson Cook, then working as a timber getter at Nambucca.¹⁰



Source: Land and Property Information (DP1173)

Figure 2. The plan prepared in 1883 for the partition of the Cook family farm between the five brothers. The approximate location of Robert Baker's Glen Brae is circled within a later re-subdivision. Also depicted was the Bakers' 30 acres of orchards. This land had been purchased from the Cook family in 1872.

⁵ Torrens Title Deposited Plan 1173

⁶ New South Wales Birth, Death and Marriage Indexes

⁷ Funerals, *Sydney Morning Herald*, 6/7/1853, p.3

⁸ Funerals, *Evening News*, 17/8/1877, p.3

⁹ Torrens Title Vol. 690 Fol. 8

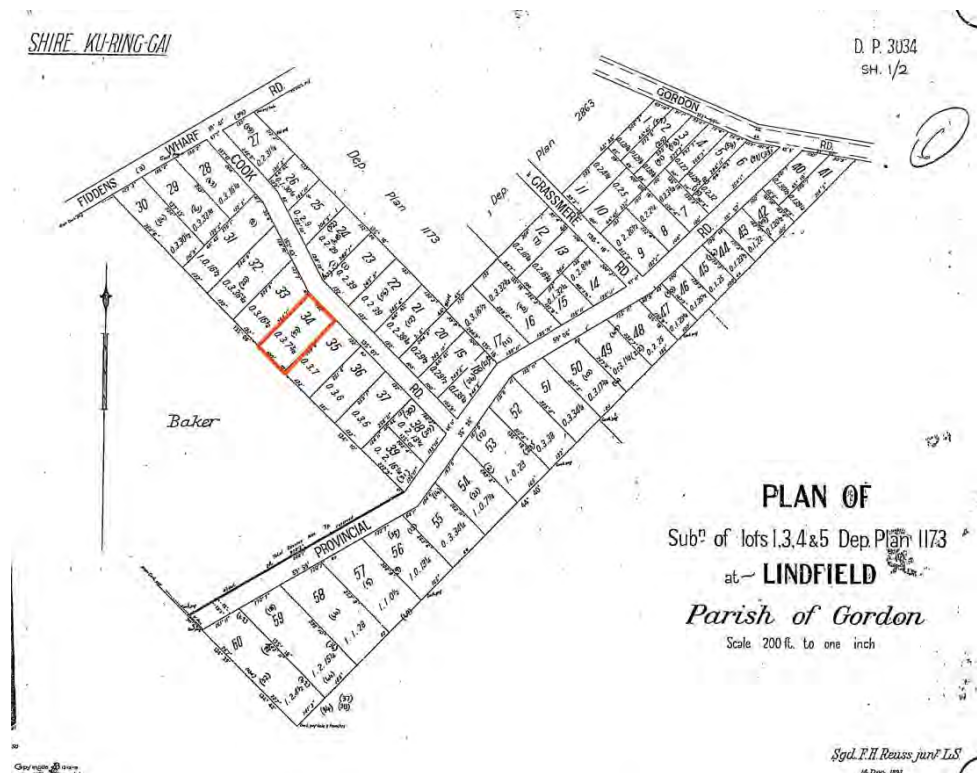
¹⁰ Torrens Title Vol. 702 Fol. 59

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3. Grandview Estate

In 1885 Thomas Clarkson Cook's portion of the family farm, about 10½ acres, was purchased by the Sydney and Provincial Land and Building Company Ltd.¹¹ By the early 1890s this company had also acquired neighbouring portions of the former Cook family farm (John's Lot 1, Mountford's Lot 3, and William's Lot 5). The company had been formed in 1882 to buy and subdivide land in the emerging suburbs of Sydney.¹²

The company subdivided the land at Killara in late 1893 into 60 large suburban blocks and formed Cook Road and Provincial Road, and extended the existing Grassmere Road south.¹³ The estate was named Grand View. By early 1893 the company was insolvent,¹⁴ but allotments were available for purchase from 1894.¹⁵ In 1897 the remaining unsold lots were put up for sale at bargain price by the liquidators.¹⁶



Source: Land and Property Information (DP3034)

Figure 3. The plan of the subdivision of part of the Cook family's former farm undertaken by the Sydney and Provincial Land and Building Company Ltd. in late 1893. Glen Brae is

¹¹ Torrens Title Dealing 104317

¹² Advertisement, *Sydney Mail*, 16/12/1882

¹³ Torrens Title Deposited Plan 3034

¹⁴ 'Sydney and Provincial Land and Building Company Ltd', *Sydney Morning Herald*, 17/1/1893, p.7

¹⁵ Advertisement, *Sydney Morning Herald*, 27/10/1894, p.15

¹⁶ Advertisement, *Sydney Morning Herald*, 12/5/1897, p.8

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	located within former Lot 34 (it was subdivided in 1965). Prior to 1913 Lot 34 had absolute frontage to Henry Bakers' 10 acres of orchard. 4. Robert Baker's Glen Brae The dwelling Glen Brae at No. 28 Cook Road was erected for Robert Baker about 1904.¹⁷ Baker had purchased the land in 1895, then being Lot 34 in the estate (DP 3034) and comprising an area of about three quarters of an acre.¹⁸ According to family tradition, the house cost 750 pounds to build and the builder was one 'Jacky Mair'.¹⁹ The house was one of the first erected in Cook Road following the land release.²⁰ The other early house was George James Latter's now demolished Winborn at present day No. 45 Cook Road (formerly Lot 25). Latter had purchased this allotment from the land developer in 1898.²¹ Robert Baker (1852-1935) had acquired 20 acres of Sarah Cook's farm in 1872,²² and at the same time Robert's mother, Jane, acquired another 10 acres neighbouring on the north.²³
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¹⁷ Suzanne Gray, 'Glen Brae, 28 Cook Road', prepared as a Historical Study for unit History of Urban Environment, University of New South Wales School of Town Planning, April 1995, Figure 16 (Gray 1995); first listed in the 1906 edition of *Sands Directory*.

¹⁸ Torrens Title Vol. 1164 Fol. 206

¹⁹ Gray 1995, Figure 16

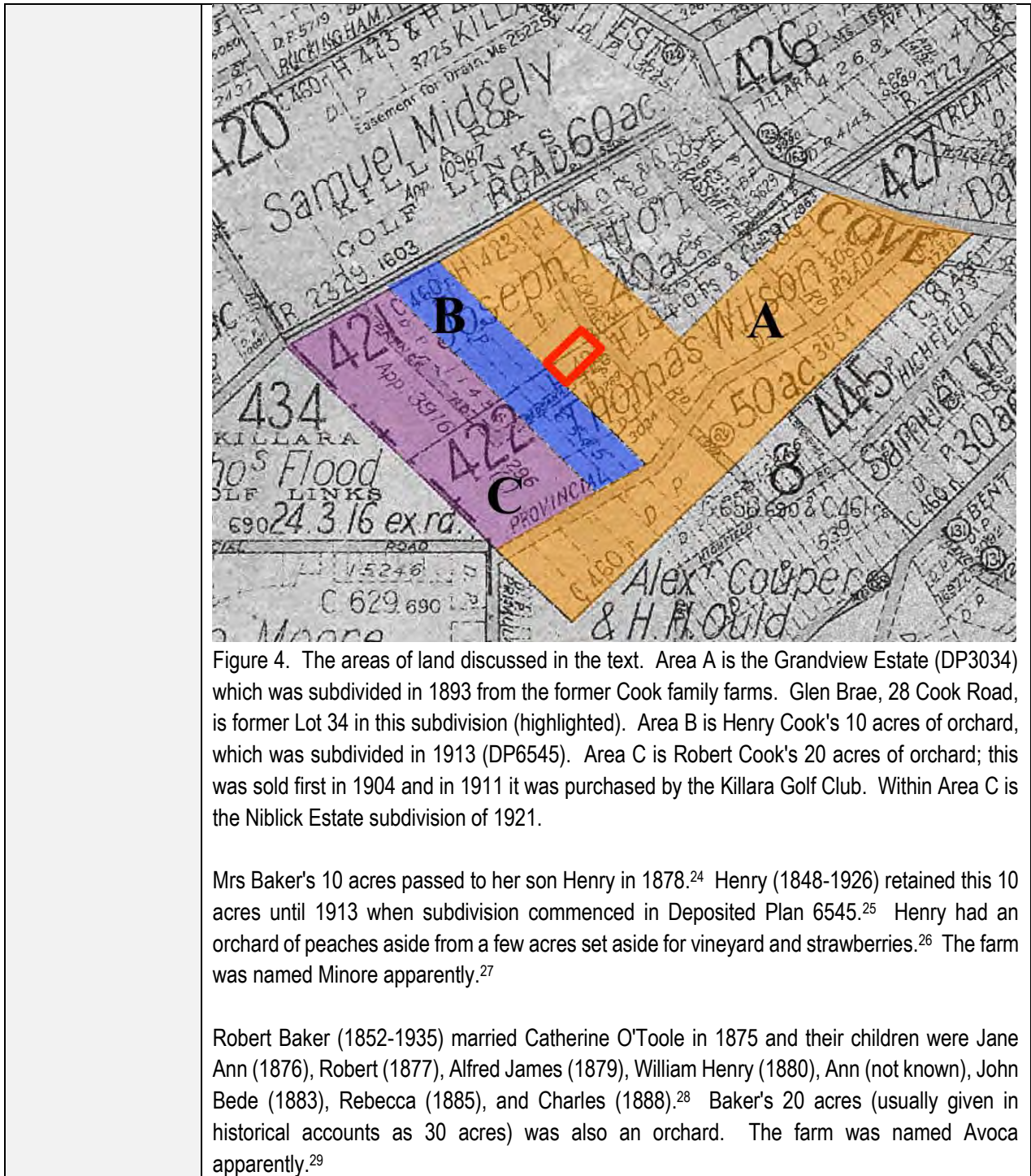
²⁰ *Sands Directory*, 1905

²¹ Ku-ring-gai Council Rate Valuation, Ward Riding C, 1916, entry 1161; Torrens Title Vol. 1264 Fol. 36, Auto Consolidated folio A/404594

²² Torrens Title Dealing 9104

²³ Torrens Title Dealing 9103

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²⁴ Torrens Title Dealing 29620

²⁵ Torrens Title Vol. 153 Fol. 217

²⁶ Hickman, Robert and Ron Swarzes, 'William Baker', *The Historian*, December 2014, p.111 (Hickman & Swarzes 2014); Gray 1995, Figure 16

²⁷ *Sands Directory*, 1905

²⁸ New South Wales Birth, Death and Marriage Indexes; Deaths, *Sydney Morning Herald*, 22/6/1935, p.14

²⁹ *Sands Directory*, 1905

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	Over the following three decades Robert maintained his commercial orchard before selling the land in 1904 to Mrs Smith, wife of the bookseller Arthur Kingdom Smith.³⁰ In 1911 Mrs Smith sold to 20 acres to the Killara Golf Club.³¹ The land became part of the extended links of the club, which was founded in 1899 with the first links being the area north of Fiddens Wharf Road.³² Part of the purchase of the 20 acres was subdivided in 1921 as the Niblick Estate that formed Princes Road, presumably this was done by the golf club.³³ Baker erected Glen Brae at No. 28 Cook Road as a place to live out his years of retirement from farming life.³⁴ At the time and until subdivision in 1913 the rear of Glen Brae was his brother's (Henry) orchard. (A section of Redbank Road was formed in this 1913 subdivision, and was extended to Princes Street in 1921 by the Niblick Estate subdivision.³⁵ The intersection with Cook Road was listed as being made from the 1917 edition of Sands Directory. However, the road was cut through Lot 35 of the Grand View subdivision, which was re-subdivided in the Niblick Estate subdivision of 1921). Robert Baker was a son of William (1792-1866) and Jane (nee Wood) (1811-1882). Both had been convicts. The couple married in 1851, but had been living together since 1830 when he was a labourer and residing near Lane Cove River.³⁶ The couple lived beside the river and Baker's Cottage in Lane Cove National Park formed part of their homestead. Today it is one of the very few surviving relicts of the early settlers in the district.³⁷
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³⁰ Torrens Title Vol. 153 Fol. 218

³¹ Torrens Dealing A76106

³² Dwyer, DH, *Killara Golf Club; a history*, 196-, page 20 - Plan 1

³³ Suburban Subdivision Plan K2/19

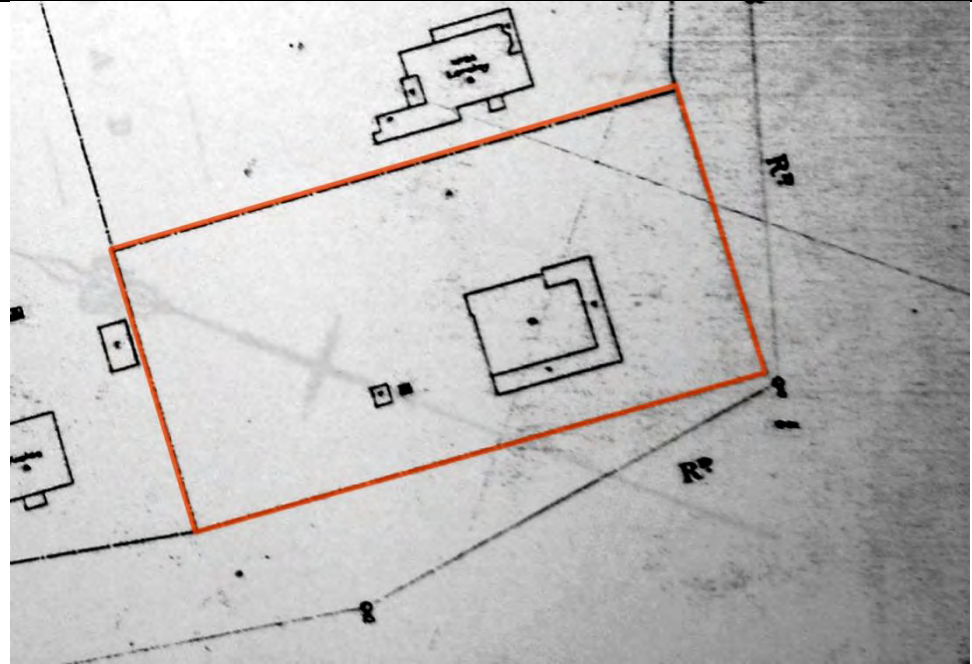
³⁴ Baker, Alf, 'Some Recollections of Old Lindfield', manuscript of recollections, p.1

³⁵ Suburban Subdivision Plan K2/19

³⁶ Hickman & Swarzes 2014

³⁷ Proudfoot, Helen, 'Implications of Pre-Railway Pattern of Development', *The Historian*, December 2014, p.77

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Source: Ku-ring-gai Library

Figure 5. Detail from Sydney Water's Ku-ring-gai Sheet 266, dated 1936. The early footprint of Glen Brae and the extent of the original land area of Lot 34 were depicted.



Source: Bastian, E, The Killara Golf Club 1899-1999, Killara Golf Club, 1999

Figure 6. Detail from an oblique aerial photograph (hand coloured) of the golf links at Killara dated 1935. Circled is Glen Brae, 28 Cook Road.

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Source: Land and Property Information

Figure 7. Detail from vertical aerial photograph of Sydney dated 1943. The footprint of Glen Brae, extent of the original land area of Lot 34, and garden landscaping were depicted. Note also the cluster of outbuildings at the rear of the property (present day Lot 1 in DP516966) that had been erected post 1936.

5. Glen Brae in later years

Robert Baker died in 1935, while his wife, Catherine, had died in 1932. In 1934 the property was conveyed to son John Bede Baker.³⁸ Baker, a veterinary surgeon, had been listed in Sands Directory as the occupier of Glen Brae since 1927 and for a few years before that, from 1924, it listed 'Robert Baker, vet. surgeon'. Presumably, John Bede was operating a veterinary surgery in the house from around 1924; this undertaking was mentioned also in the history put together in 1995 based on Baker family recollection.³⁹

John Bede Baker died in 1938 at Glen Brae⁴⁰ and the property passed to his executors. His widow, Margaret Eileen (nee Reynolds) and married in 1927)) seems to have died in 1940.⁴¹ Between 1940 and 1965 the property was owned by the executors of the estate.⁴² It has been reported that Glen Brae in this period was tenanted, and inclusive of a period in the 1940s when it was women's refuge of some form.⁴³ Aerial photograph of the property dated 1943 (see Figure 7) depicted a cluster of outbuildings at the rear of the property (present day Lot 1 in DP516966) that had been erected post 1936 (see Figure 5) possibly for this use.

In 1965 Walter Maurer, a wall tiler, purchased the property from the Baker family,⁴⁴ and subdivided the allotment into three portions in Deposited Plan 516966. The house, on Lot 3

³⁸ Torrens Title Dealing C23361

³⁹ Gray 1995, p.3

⁴⁰ Deaths, *Sydney Morning Herald*, 9/6/1938, p.10

⁴¹ New South Wales Birth, Death and Marriage Indexes

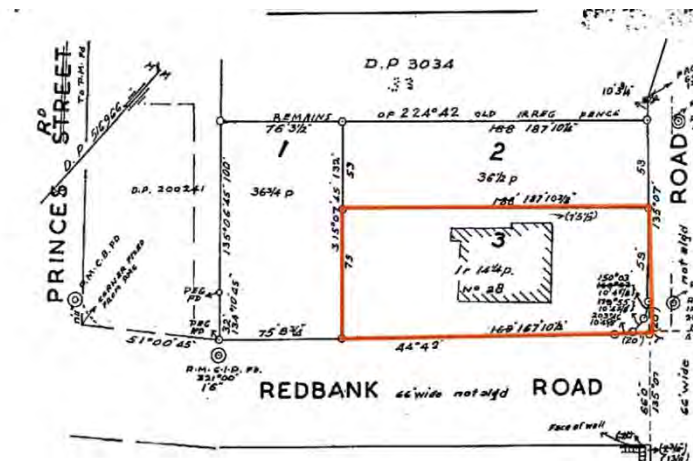
⁴² Ku-ring-gai Council Rate Valuation, Killara Ward, 1940 entry 523; and Killara Ward, 1954, entry 586

⁴³ Gray 1995, p. 3

⁴⁴ Torrens Title Dealing K73459

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with a reduced land area, was purchased in 1966 by Ivan Gregory Stien, a company representative.⁴⁵ Later owners have included builder Bruce Henry Barber (1970-1979),⁴⁶ and engineer Brian Richard Gray (from 1979).⁴⁷ Gray's daughter, Suzanne, wrote a history of the house as a student assignment in 1995, and produced a number of floor plans demonstrating how little it had changed.⁴⁸ These are reproduced in Appendix 1.



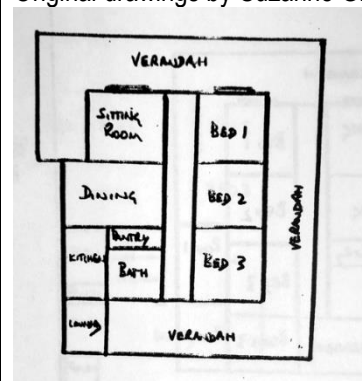
Source: Land and Property Information (DP516966)

Figure 6. The plan of the subdivision of Lot 34 undertaken in 1965. The survey was prepared for conveyancing and it is not known if the house on Lot 3 (Glen Brae) was the only standing structure at the time.

Appendix 1 - Evolution of floor plan

Extracted from Suzanne Gray's 'Glen Brae, 28 Cook Road', Report prepared for History of Urban Environment, University of New South Wales School of Town Planning, April 1995

Original drawings by Suzanne Gray



c.1904-c.1940

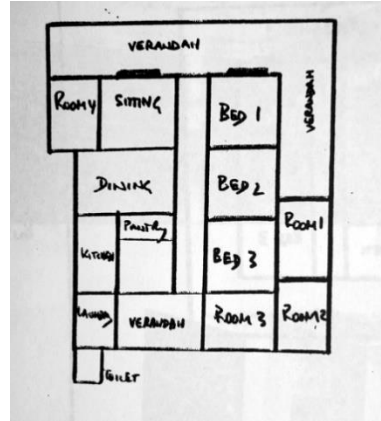
⁴⁵ Torrens Title Dealing K435567

⁴⁶ Torrens Title Dealing M83949

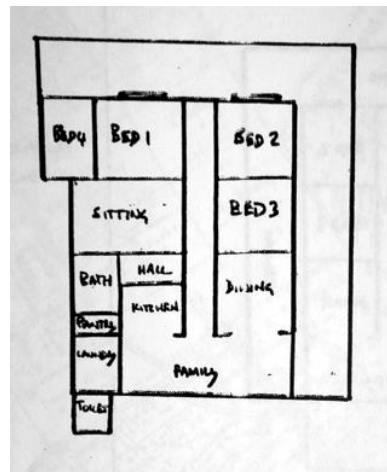
⁴⁷ Torrens Title Dealing R222172

⁴⁸ Gray 1995

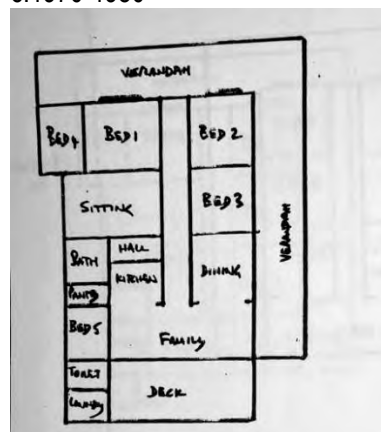
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c.1940-c.1970



c.1970-1980



c.1980-1990s

Appendix 2 - Owners 1825-1990s (Source: Land and Property Information)
Auto Folio 3/516966

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	Year	Owner	
	1821	5th April CROWN GRANTS 42 acres - Joseph Fitton (Fidden) (Parish Portion 421) 50 acres - Thomas Wilson (Parish Portion 422)	
	1825	Stated in Primary Application 296 Sale of above grants to Cook family	
	1863	4th November PRIMARY APPLICATION 296 90 acres Sarah Cook, Lane Cove, widow Value £180	
	1868	22nd May CERTIFICATE OF TITLE Vol. 67 Fol. 165 90 acres Sarah Cook, Lane Cove, widow	
	1872	27th August Dealing 9103 Transfer of part to Jane Baker	
	1872	27th August Dealing 9104 Transfer of part to Robert Baker	
	1874	9th May CERTIFICATE OF TITLE Vol. 181 Fol. 57 60 acres Sarah Cook, Lane Cove, widow	
	1884	18th March CERTIFICATE OF TITLE Vol. 690 Fol. 8 60 acres Sarah Cook, Lane Cove	
	1884	Subdivision in Deposited Plan 1173	
	1884	4th July CERTIFICATE OF TITLE Vol. 702 Fol. 59 Lot 4 in Deposited Plan 1173 10 acres 2 roods 4¾ perches Thomas Clarkson Cook, Nambucca, sawyer	
	1884	26th August Dealing 83810 Transfer Alfred James Hordern, Sydney, draper	
	1885	30th December Dealing 104317 Transfer Sydney and Provincial Land and Building Company Ltd.	
	1893	Subdivision in Deposited Plan 3034	

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	1895	22nd April Dealing 238928 Transfer of Lot 34 in DP 3034 Robert Baker	
	1895	18th June CERTIFICATE OF TITLE Vol. 1164 Fol. 206 Lot 34 in Deposited Plan 3034 3 roods 7¾ perches Robert Baker, Lindfield, fruitgrower	
	1934	23rd January Dealing C23361 Transfer John Bede Baker, Lindfield, veterinary surgeon	
	c.1955	Dealing G186059 Transfer	
	1955	23rd February CERTIFICATE OF TITLE Vol. 6934 Fols. 181-183 Lot 34 in Deposited Plan 3034 3 roods 7¾ perches John Robert Baker, Pymble, civil servant Nerida Maria Baker, Molong, spinster Coralie Margaret Smith, wife of Geoffrey Albert Smith, Molong	
	1965	29th June Dealing K73459 Transfer Walter Maurer, and wife Theresa	
	1965	14th September CERTIFICATE OF TITLE Vol. 10113 Fol. 92 Lot 34 in Deposited Plan 3034 3 roods 7¾ perches Walter Maurer, Hornsby, wall tiler, and wife Theresa	
	1965	Subdivision in Deposited Plan 516966	
	1965	13th December CERTIFICATE OF TITLE Vol.10188 Fol. 182 Lot 3 in Deposited Plan 516966 1 rood 14¼ perches Walter Maurer, Hornsby, wall tiler, and wife Theresa	
	1966	18th August Dealing K435567 Transfer Ivan Gregory Stien, Engadine, company representative, and wife Thelma	
	1970	3rd December Dealing M83949 Transfer Bruce Henry Barber, Crows Nest, builder, and wife Dion Ruth	
	1979	21st May Dealing R222172 Transfer Brian Richard Gray, Pymble, engineer, and wife Marguerite Helen	

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	Dealings in Auto Folio 3/516966 not searched	

THEMES	
National historical theme	3 Developing local, regional and national economies 3.5.3 Developing sources of fresh local produce 3.22 Lodging people (potential theme) 4. Building settlements, towns and cities 4.1.2 Making suburbs 8. Developing Australia's cultural life 8.12 Living in around Australian homes 8.13 Living in cities and suburbs 8.14 Living in the country and rural settlements
State historical theme	Land grants and early settlement 1789-1830 (Land Tenure): The property straddles the boundary between two of the earliest land grants in the Ku-ring-gai Council area, the 40 acres to Joseph Huon and 50 acres to Thomas Wilson, both made in 1826. The house was built and occupied by Robert Baker, who was the youngest son of William and Jane Baker, who were one of the pioneering families of the Lindfield area, settling nearby in the Lane Cove River Valley from 1830. The Baker family, including William and Jane (who built Glen Brae) and then sons Robert and his brother Henry were prominent local orchardists, and the family continued to own the property until 1965. Growth of settlement 1855-1900 (Orcharding): The property was created by the subdivision of an orchard for large residential lots and then re-subdivision to establish the pattern of suburban settlement seen today. This pattern of layering of use is characteristic of the development of Ku-ring-gai, where the land cleared by the original timber-getters was used for orcharding before subdivision for suburban housing. Suburban development 1900-1945 and 1946-1975 (Accommodation) The property was built as a place of retirement for the patriarch of the Baker family on a large and newly formed suburban block adjacent to the family orchards. Its garden was later re-subdivided to form additional suburban lots to its north and west in a pattern of re-subdivision characteristic of the second layer of infill development of the large Ku-ring-gai residential properties in the mid-20th century. Social welfare (provision of social services) (Potential theme) Glen Brae is understood to have been used as a women's refuge for several years in the mid-20th century. This is a minor theme in the overall historical development of the property, but if it is able to be established this theme is also relevant.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The property shows evidence of a historical phase of significance to the development of Ku-ring-gai: The property at 28 Cook Road provides physical and spatial evidence of the start of the transition between the 19th Century settlement of the area as a semi-rural landscape of orchards to the subdivision and residential development that characterises the contemporary cultural landscape of Ku-ring-gai.

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	Glen Brae was one of the first properties created on the 1893 subdivision of the Grandview Estate and is significant for its substantially intact traditional vernacular form that includes deep and encircling verandahs included under a sheltering roof with prominent chimneys, establishing a built form that provides physical evidence of the transformation of Ku-ring-gai from rural backwater into a prestigious suburban cultural landscape. The strongly expressed rural-residential transition of the built form is enhanced by the open landscaping of the site and the siting at the most prominent part of the local streetscape, terminating views to the south along Cook Road and set above the intersection of Cook and Redbank Roads. The property shows evidence of a significant human activity: The conservative form of the house, the careful attention to detailing and the siting of the property adjacent to the family's farmlands provides evidence of the stylistic and architectural qualities desired by a mature and long-term resident associated with the rural phase of Ku-ring-gai's development area as a place suitable for retirement. Although substantially intact to its original period of construction, the property also provides evidence of the adaptation of fabric and spaces to accommodate the changing needs of its occupants throughout the 20th Century.
Historical association significance SHR criteria (b)	Association with significant figures: Strong association with prominent local pioneering families the Bakers and (to a lesser extent) the Cooks. Glen Brae was built by Robert Baker who was the son of pioneering settlers in the area, William and Jane Baker who were timber-getters and orchardists in the Lane Cove River valley from c.1830. Robert Baker had a life-long association with the valley. He was likely to have been born in the area, and established one of the family's orchards in the latter half of the 19th century which he operated until retiring to Glen Brae and living there until his death in 1935, after which the property remained in the ownership of the Baker family until it was sold in 1965. The Baker family owned at least three well-known orchards in west Lindfield/Killara, including the land adjacent to Glen Brae, which was held by Robert Baker's mother and then his brother, William Jnr. The site on which the property stands was part of the farm held by their neighbours, the Cook family and its purchase allowed Robert to continue the family's association with the area even after its subdivision and development for residential housing. The evidence of the historic association between the Baker family and the local area is also demonstrated by the survival of Robert Baker's cottage on the banks of the Lane Cove River to the south of their orchards. This cottage is reputed to be one of the earliest surviving structures associated with the first European occupation of the Ku-ring-gai area.
Aesthetic significance SHR criteria (c)	Glen Brae demonstrates strongly expressed aesthetic values. These values respond to the overlaying of the principal characteristics of the Federation Bungalow on the form of the traditional 19th Century Australian vernacular farmhouse, with a prominent roof sheltering a simple built form and deep, sheltering verandahs set within a large garden that addresses the surrounding streetscape strongly and detailing consistent with the fashions associated with the Federation stylistic era. This provides physical evidence of the transition of building form and purpose in the LGA in the early years of the 20th Century that is rare in the Ku-ring-gai area.

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	The fabric of the house is generally simple but is well built, with quality materials and evidence of a high level of attention to detail being given to building elements such as the brickwork (which is well-laid with tuckpointing to not only the face bricks of the entrance façade but also to the common brickwork of the 'side' elevations); the fenestration and also the later detailing of the enclosure of the northern return of the verandah. The interior spaces also demonstrate strongly expressed aesthetic values consistent with the period of construction and provide evidence of the historical influences that have shaped Glen Brae's built form. Detailing throughout is simple but demonstrates careful attention to the quality of workmanship and is notable for its degree of intactness, with most elements surviving from the original construction of the house. The main rooms present intact assemblages including pressed metal ceilings with roses and metal join-cappings; fireplaces, marble mantles and encaustic tiles (both the ceiling and tile patterns being unique to each room), doors with highlights opened by original hardware and details such as lights continuing to be operated by pull-cord switches rather than wall-mounted. The extent of building modifications is modest, with earlier layers revealing attention to detail and careful integration with the original fabric. Most of the later work is also reasonably well resolved, but the quality of materials and workmanship is generally more lightweight than the earlier layers. Glen Brae is sited in a commanding position, being set above street level on a wide corner lot that commands good local views and terminates local views south along Cook Road. The atypical built form is also distinctive, with the deep and shady verandah addressing the corner strongly. The relationship between the property and the streetscape is facilitated by the lack of boundary fences or planting and the simple landscaping of a wide lawn and perimeter planting allows the verandah to address the surrounding landscape in the manner of a traditional rural property and emphasises the aesthetic qualities of the streetscape in views from the public domain. The existing layout of the garden areas to Cook and Redbank Roads continues to demonstrate the aesthetic principles of the setting of the property that were established by the original owner of the property (as evidenced by the 1943 aerial photographs of the site which show the two street frontages bare of significant planting other than along the boundaries in the same pattern as seen today). The impact of the 1960s subdivision of the northern part of the original lot has been minimised in street views through the maturing tall trees in the front garden of the infill development (30 Cook Road) and the lack of a dividing fence or boundary plantings that allow the two gardens of the two properties to still read as a single space shared by both when viewed from both Cook and Redbank Roads. The built forms of the rear garden area including the added deck, garage, swimming pool and vegetation are characteristic of late 20th century garden development but do not demonstrate the aesthetic qualities of the remainder of the site in any notable manner.
Social significance SHR criteria (d)	The property is understood to be valued by the local community (the Friends of Glen Brae) as a very early house in the area that has local landmark value for its form, integrity and association with the pioneer Baker family. This value is evidenced by the community's

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	request to investigate the heritage significance of the property including the making of an Interim Heritage Order. The community's traditional recognition of the two families and their association with the local area is also demonstrated through the naming of local streets Cook Road and Baker Place (at Lindfield). The property is also understood to have been used as a women's refuge in the mid-20th Century, and it may have remnant value to those who used the services offered. Verification of this would require detailed and targeted research. This potential value is not considered to be of a level that would be sufficient to establish local heritage value in its own right.
Technical/Research significance SHR criteria (e)	The exterior fabric of the house has the potential to provide information about early Federation design and construction techniques by a skilled builder. The continuous occupancy of the site for residential and rural uses for over 110 years, together with the lack of excavation (other than the swimming pool) or addition means that there is the potential for modest archaeological finds associated with these uses. Note that this potential value is not considered to be of a level that would be sufficient to establish local heritage value for archaeological reasons.
Rarity SHR criteria (f)	The house at 28 Cook Road is a very rare surviving example of a dwelling in the Ku-ring-gai LGA that provides evidence of the historically significant point of transition from the semi-rural cultural landscape of the 19th Century to the emergent pattern of suburban development of the 20th. Only six vernacular rural-style Federation Bungalows demonstrating similar historic and aesthetic heritage values are known to have survived in the LGA in either a substantially intact or sympathetically and modestly altered form. Only one of these is known to have been associated with the active use of land in the adjacent area for agricultural purposes (29 Finlay Road, Warrawee). The interior of the property includes a full suite of domestic detailing and hardware including original fireplaces, mantles and tiling unique to each room, pressed metal ceilings with decorative acanthus leaf joint covers to each room, intact ceiling mounted light cord pulls and intact door hardware and joinery. The survival of this early 20th Century domestic technology to all main rooms of the house is potentially rare in the Ku-ring-gai area.
Representativeness SHR criteria (g)	The cottage demonstrates the principal characteristics of the vernacular Federation Bungalow style of architecture overlaid on the form of a traditional Australian farmhouse.
Integrity	The fabric of the property and core garden area is substantially intact and continues to read clearly as a late 19th/ early 20th Century farmhouse-style bungalow from the public domain, within the setting and within the building. The only part of the site not demonstrating this integrity is the existing rear garden area which is dominated by the garage and swimming pool.

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HERITAGE LISTINGS	
Heritage listing/s	Interim Heritage Order

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Heritage Assessment	Robyn Conroy Heritage Planning for Ku-ring-gai Council	Assessment of the heritage significance of Glen Brae, 28 Cook Road, Killara	2015	
Historical Analysis	Nicholas Jackson for Ku-ring-gai Council	Historical Analysis (included as annexure to the Assessment of Heritage Significance)	2015	
Summary Chronology	Suzanne Gray	History of Glen Brae. Prepared as a student research project for the Bachelor of Town Planning Degree (UNSW)	1995	Ku-ring-gai Library
Historical background	The Historian – Journal of the Ku-ring-gai Historical Association. Vol.43 No.1, pp109-113	William Baker	2014	Ku-ring-gai Local History Society Collection
Memoir	A.J. (Alf) Baker	"Glenbrae" 100 years.	nd	Ku-ring-gai Local History Society Collection

RECOMMENDATIONS	
Recommendations	It is recommended that the property be included as a heritage item in the Ku-ring-gai LEP 2015. Not all parts of the property contribute equally to its heritage significance however, and any decision about its future management, or of development in its vicinity, should focus on the conservation of those elements that provide evidence of the heritage values; in other words, demonstrate its heritage significance. In the case of the property at 28 Cook Road, the following elements particularly contribute to the significance of the property and should be preserved in any development: • The ability to read the building from the public domain as a substantially intact early Federation Bungalow with strong traditional vernacular farmhouse character. • The original footprint of the building. • The form of the building (traditional vernacular farmhouse references; being a single storey with central hallway and with simple detailing and surrounded by deep, shady verandahs under a prominent hipped roof). • The sensitive manner in which the fabric has been adapted to the changing needs of the occupants whilst retaining the essential qualities of the original built form,

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	including the two sunrooms created from the enclosure of the north-western and rear (south-western) verandahs. • All surviving fabric from the original period of construction (interior and exterior) including (but not limited to) the doors, windows, brickwork, tuck pointing, interior woodwork, fireplaces/mantles and tiles, plasterwork and fittings/hardware. • The simple and intact detailing throughout the property. • The fabric and form of the inter-War enclosure of the north-western verandah return. • The spatial qualities of the site and its setting, including the exterior form and fabric of the building and the visibility of the main elevations from the public domain across an open front garden. • The curved alignment of the front path that contrasts with the symmetry of the house and introduces tension into the composition of the street elevation. • The scale of the adjacent and nearby properties that allow the scale and form of the property at 28 Cook Road to read as the most prominent element in the immediate streetscape (ie in the vicinity of the intersection of Cook and Redbank Roads). • The visual and spatial relationship between the house and its setting including a vista to Chatswood's CBD. The elements that do not contribute to the heritage significance of the property and which could be altered or removed without likely adverse impact on the heritage significance of Glen Brae include: • The houses built on the land subdivided in the 1960s • The garage and games room to the rear of the property • The rear wing (laundry and bathroom) and timber deck • The late 20th Century swimming pool in the rear garden • Plantings in the rear garden area (although the presence of vegetation that extends above fence height should be continued) • The paint applied to the northern elevation of the property over the original brickwork. • Interior alterations post 1945. • The paint to the brickwork on the north-western elevation does not contribute to the heritage significance of the property and could be removed using a non-invasive process. Any damage to the underlying tuck pointing should be repaired using traditional techniques. It is recommended also that the owners of the property both present and in the future be encouraged to maintain the significant fabric and heritage values of the property. Any alteration or addition should be designed to conserve the historic values whilst providing high quality and visually and spatially appropriate new work. In this regard it is noted that any future addition would be most appropriately be sited to the rear of the original house and not impact on the integrity or ridge lines of the existing roof, particularly where visible from the street. Such an alteration may provide opportunity to link to an addition to the rear in the form known as "pavilion style". Given the limited space of the back garden the scale of any addition will need to be modest. Verandahs should not be further enclosed, although the earlier enclosures do not have to be required to be reversed unless the owner wishes it. If the fabric of an existing enclosure is replaced any new works should also read as light and transparent.
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	Major additions to the roof form, including a second storey or dormer windows will not be consistent with the heritage values of the property and should not be considered or supported. Other works that may affect the structural integrity or significant original fabric should be discussed with Council's Heritage Advisor at an early stage in the planning process.
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SOURCE OF THIS INFORMATION			
Name of study or report	Assessment of the heritage significance of Glen Brae: 28 Cook Road, Killara	Year of study or report	2015
Item number in study or report			
Author of study or report	Robyn Conroy – Conroy Heritage Planning		
Inspected by	Robyn Conroy and Andreana Kennedy		
NSW Heritage Manual guidelines used?		Yes x ☐	No ☐
This form completed by	Robyn Conroy	Date	23 August 2015

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IMAGES - 1 per page

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

Image caption	Glen Brae- viewed from Redbank Street near the intersection with Cook Road. The property has retained its encircling verandah – giving it a traditional rural character that is rare in the context of the development of Ku-ring-gai.				
Image year	2015	Image by	RC	Image copyright holder	



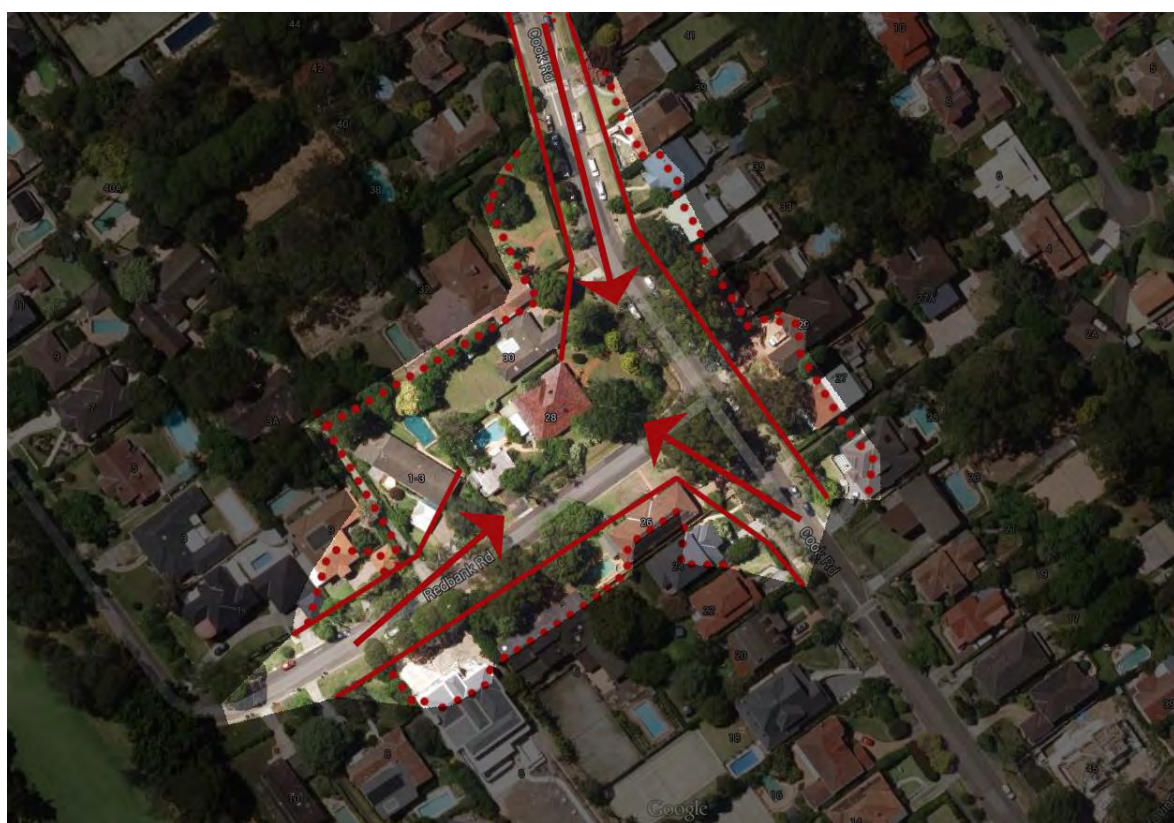
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Image caption	Comparison of original curtilage in 1943 (upper) and existing curtilage (lower) in 2015.				
Image year	2015	Image by	NSW Dept of Land and Property Information/RC	Image copyright holder	NSW Dept of Land and Property Information



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Image caption	The setting showing the visual catchment (dotted) and main viewing points to the property.				
Image year	2015	Image by	RC (base NSW Dept of Land and Property Information)	Image copyright holder	NSW Dept of Land and Property Information (base)



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Image caption	Glen Brae - Cook Road elevation. The gently curving crushed gravel path from Cook Road follows its original alignment and provides a counterpoint to the symmetrical façade to this elevation.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- viewed from Redbank Street. The planting to the boundary provides some definition of the edge of the garden but allows the side elevation to read as a prominent element in the streetscape.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	The north-western boundary of the current property is defined by maturing trees that are within the original garden of Glen Brae. The lack of fencing to this and each of the boundaries forward of the house has retained the historic spatial qualities of the setting of Glen Brae.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Although the northern part of the original site has been subdivided and developed, the scale of this development is modest and the impact on the setting and traditional aesthetic qualities of the garden of Glen Brae has been ameliorated by the lack of dividing fences and presence of tall trees with open grasses below, allowing the street frontage of the two to continue to read as a continuous space in casual street view.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- viewed from Redbank Road near the intersection with Cook Road. The house is sited above the level of the road and dominates its setting.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- Rear view to house over the swimming pool. Although characteristic of development in the back gardens of Ku-ring-gai in the 1970s the elements in this space do not contribute notably to the early 20 th Century heritage significance of the property.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Garage and games room. This utilitarian structure is located at the rear of the property and provides direct access to Redbank Road. It does not make a notable contribution to the heritage values of the property.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- detail of veranda to Cook Road elevation. Note the shallow box bay windows and steep rake to the verandah roof.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- Redbank Road verandah elevation with steps to the side garden. Note the simplicity of the façade beyond: each room originally had only one window, even when two external walls were available. The main room (originally the dining room) had a pair of windows to the same elevation.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- Detail of the front door. Note the simplicity of form and lack of sidelights etc, but also the quality of bricks and brickwork. The leadlight highlight window is one of the few external details of a decorative nature.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- both face and common brick elevations were tuckpointed, also demonstrating attention to detail in the original fabric even though form and materials are notably simple.				
Image year	2015	Image by	RC	Image copyright holder	



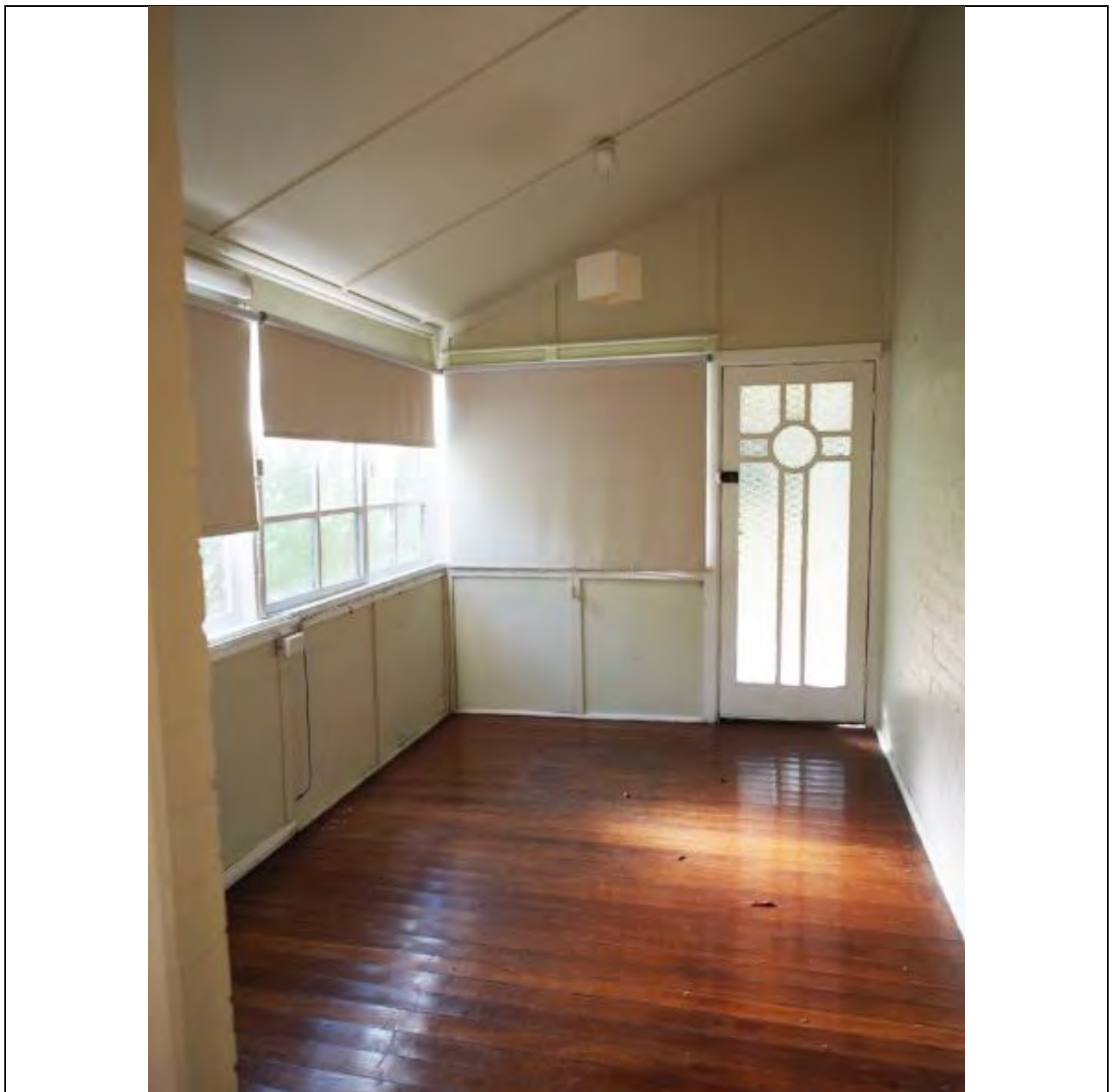
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Image caption	Glen Brae- Interior. Main hallway. The original rooms were symmetrically arranged around a central hall in the configuration more typical of 19 th century house design than early 20 th .				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- the verandah return on the north-western elevation was enclosed to create a sunroom in the Inter-War period. Although simple in form and materials, the layer is characteristic of the Inter-War period and is readily legible as such. The original verandah floorboards were polished and retained in situ. The lightweight character of the enclosure with timber-framed windows is characteristic of the typology. This layer adds to the story of Glen Brae and the heritage significance of the property.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- the original back verandah was also enclosed in a similar way but has undergone further alterations over the years, such as the partial removal of walls to create a family/sunroom area. The external form of this space has remained substantially intact. Note the light switches operated by pull-cords – an early 20 th century feature that often doesn't survive in working order without ancillary wall-mounted light switches.				
Image year	2015	Image by	RC	Image copyright holder	



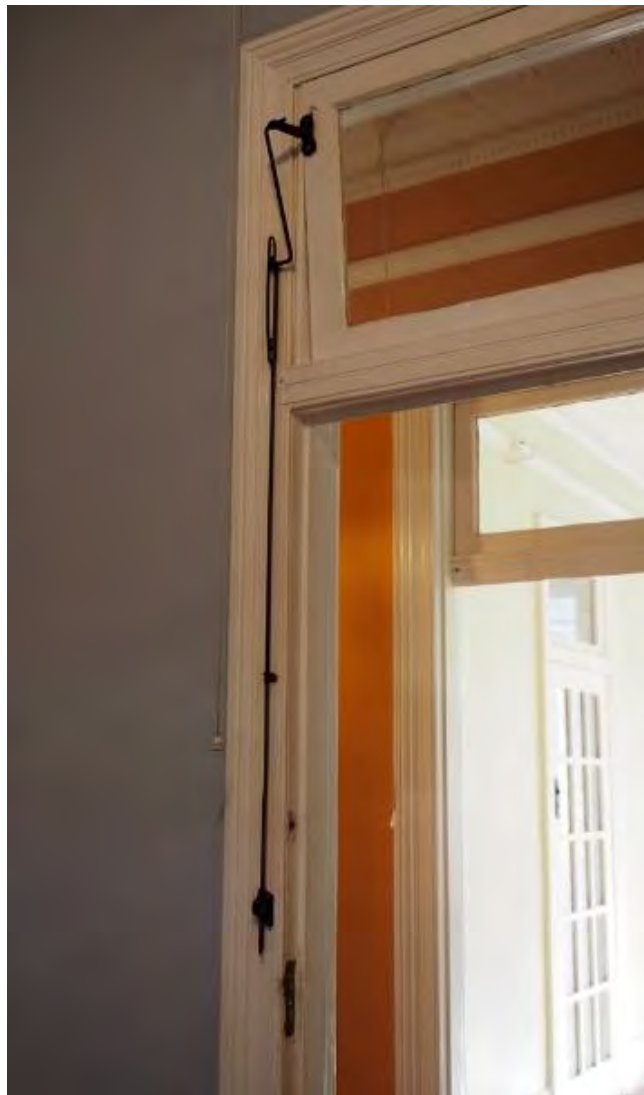
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Image caption	Glen Brae- detail of the fireplace to the main living room, including grate and original tiles surrounded by a marble mantle. The form and detailing of each of the three decorative fireplaces is different.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- internal hardware including openers to the highlight windows over each door is extant.				
Image year	2015	Image by	RC	Image copyright holder	



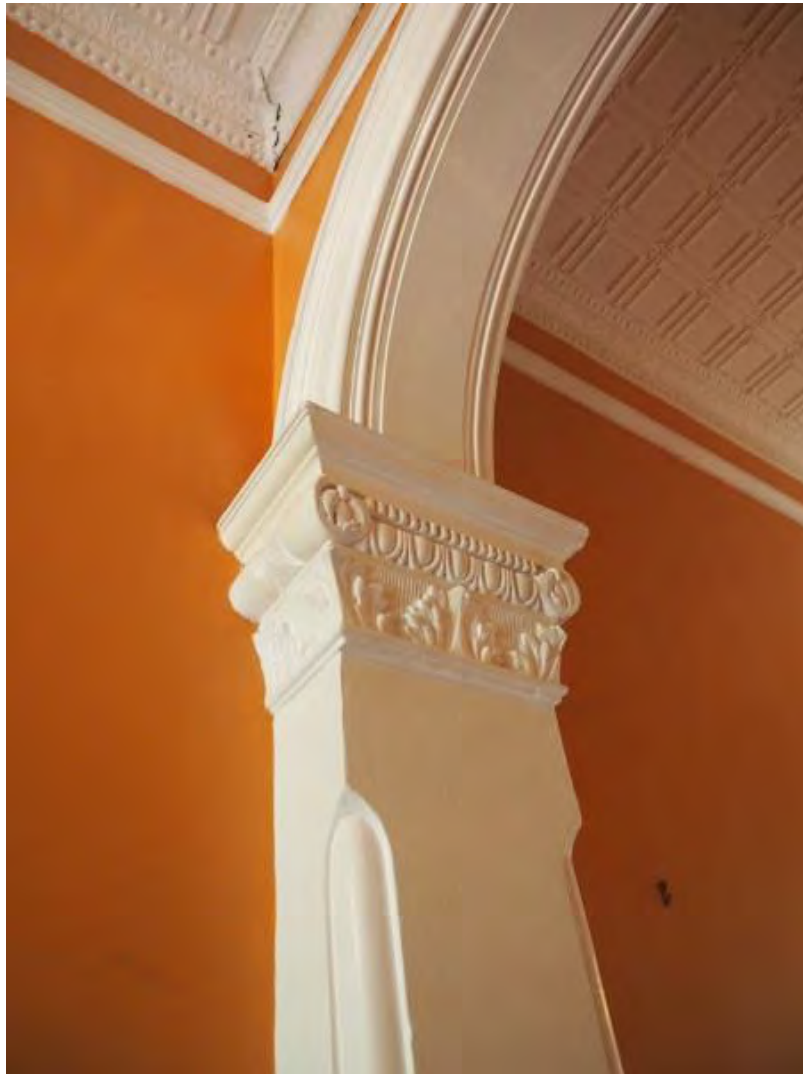
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Image caption	Glen Brae- detail of pressed metal ceiling and decorative join covers. The ceiling to each room is different and all appear to be in good condition.				
Image year	2015	Image by	RC	Image copyright holder	



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Image caption	Glen Brae- Detail to plaster capital to hall arch.				
Image year	2015	Image by	RC	Image copyright holder	



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