

ASSESSMENT OF HERITAGE SIGNIFICANCE

Glen Brae

28 Cook Road, Killara



Prepared for Ku-ring-gai Council

August 2015

Robyn Conroy - Heritage Planning

conroyheritageplanning@iinet.net.au

Issue		
1	Working draft	13 June 2015
1.2	Final draft for Council review.	8 August 2015
2	Final	25 August 2015

Copyright 2015 Robyn Conroy. Conroy Heritage Planning.

1.0 BACKGROUND

Conroy Heritage Planning has been commissioned by Ku-ring-gai Council to assess the heritage significance of the property at 28 Cook Road, Killara to determine whether it demonstrates heritage values that satisfy the NSW Heritage Council's criteria for heritage significance, and if so, whether this significance is at the local or state level.

Glen Brae, the property at 28 Cook Road, Killara is an early 20th Century house built in a traditional vernacular 'farmhouse' style with a sheltering verandah to three sides and detailing typical of the late Victorian/early Federation period. It is situated to the north of the intersection of Cook and Redbank Roads and addresses the corner strongly over a simple garden with perimeter planting and a slightly curved path from street to the front door. The rear garden is devoted to a later 20th Century concrete block garage and swimming pool.

The area is low-density residential in character, with housing styles ranging from the early 20th to early 21st Centuries.

1.1 METHOD

This assessment of heritage significance has been carried out in accordance with the requirements of the NSW Heritage Branch, Office of Environment and Heritage and in accordance with the principles of the Australia ICOMOS' Burra Charter 2013. Particular reference was made to the publication Assessing Heritage Significance (NSW Heritage Council 2001).

The assessment was informed by a detailed site inspection of the exterior and interior fabric of the property, the local urban context and streetscapes. It was also informed by the history of the property prepared by historian Nicholas Jackson.

The information contained in previous heritage studies of the Ku-ring-gai local government area was also used to assist in the comparative analysis of the property.

1.2 LIMITATIONS

The site inspection was limited to the viewing and photography of visible parts of the building only and did not include structural or sub-surface fabric analysis.

1.3 AUTHOR IDENTIFICATION

This report has been prepared by Robyn Conroy, Heritage Specialist in association with Paul Davies of Paul Davies Heritage Architects Pty Ltd. All photographs were taken by Robyn Conroy unless identified otherwise. The aerial images used are the copyright of the NSW Department of Lands. The history of the property was prepared by Nicholas Jackson, Historian.

1.4 ACKNOWLEDGEMENTS

The assistance of the owners of the property and of Andreana Kennedy, Strategic Heritage Planner at Ku-ring-gai Council, is gratefully acknowledged.

1.5 STATUTORY CONTEXT

The property is zoned R2 Low Density Residential under the Ku-ring-gai Local Environmental Plan 2015.

It is not currently listed as an individual heritage item nor is it within a heritage conservation area. It is understood that its heritage value and significance has not been assessed in any of the earlier heritage studies undertaken by Ku-ring-gai Council.

1.6 LOCATION OF THE PROPERTY

Glen Brae is located at 28 Cook Road, Killara which is on the western side of the Pacific Highway near the Killara Golf Course.

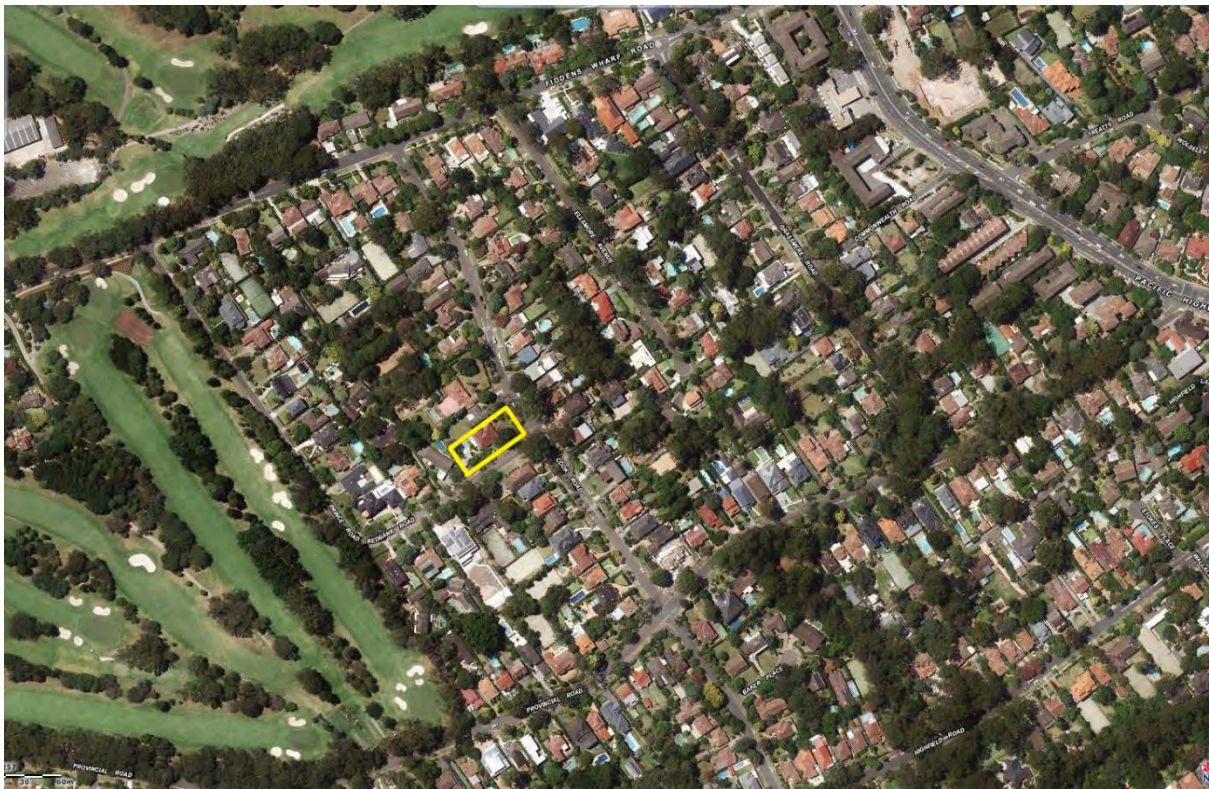


Figure 1. Location of 28 Cook Road. The property is situated between the Killara Golf Course and the Pacific Highway.



Figure 2: (detail) The house addresses both Cook and Redbank Roads



Figure 3. Aerial photograph of the property taken in 1943 prior to its subdivision.



Figure 4. Detail of the 1943 aerial photograph with the contemporary subdivision marked (note that the alignment of the boundaries shown on this image is not exact). The north-western side of the house overlooked a well-planted garden and the rear of the property included several substantial sheds. The property was occupied by a vet at this time and the sheds may have been associated with his practice. The curved alignment of the existing front path can be seen in this image. The boundary was marked by a disciplined row of young trees in the verge. These are not seen to the other properties nearby, suggesting that they were planted by the occupants of Glen Brae.

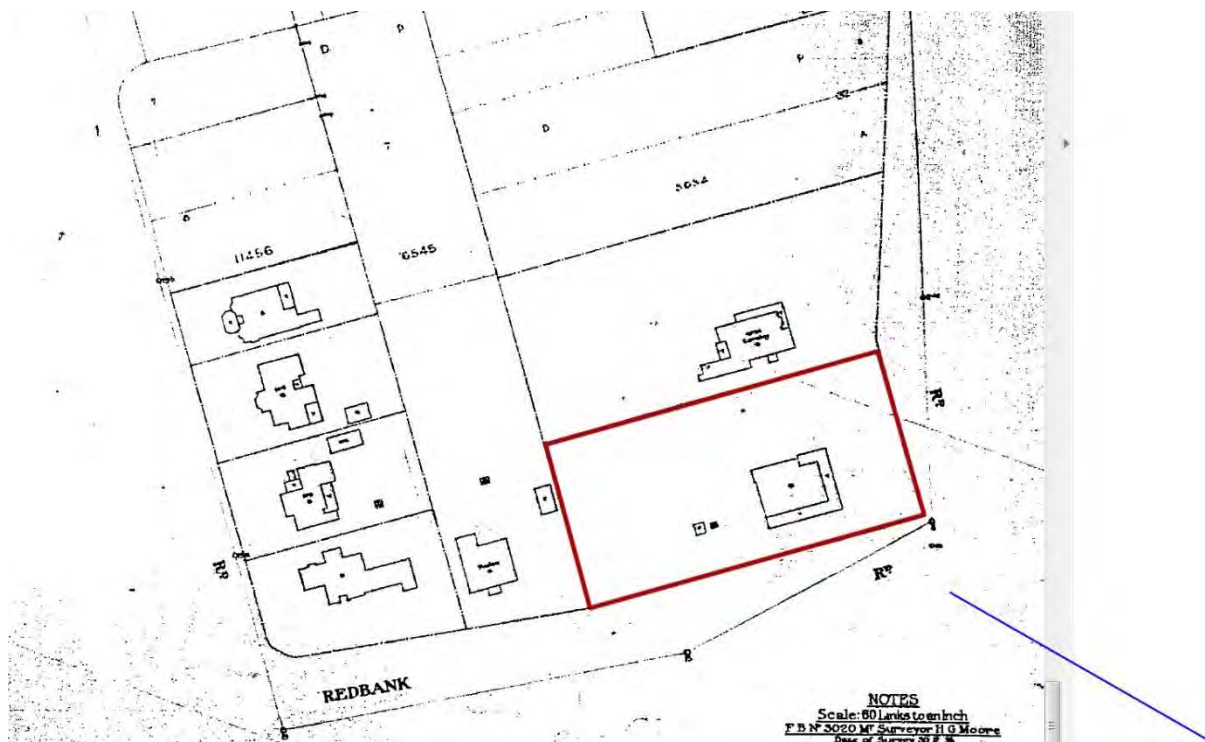


Figure 5. Extract from the 1936 Sydney Water Board plan for the area showing that at that time the only structures on the site were the house and external WC; and that the sheds visible in the 1943 aerial photographs had not been constructed. Ku-ring-gai Sheet 266.

2.0 ASSESSMENT OF HERITAGE VALUES: HISTORICAL RESEARCH

A detailed investigation of the early historical development and evolution of the property has been prepared by historian Nicholas Jackson and is attached to this Report at Annexure A. The following summary provides an overview of the historical findings.

The house known as Glen Brae was built in 1904 by Robert Baker, a retired orchardist. Baker was the son of some of the earliest European settlers in the area, William and Jane Baker. The Bakers lived in a cottage near the Lane Cove River from 1830, where Robert Baker was likely to have been born in 1856.

The Baker and Cook families were significant land owners in the area by the 1870s, with Robert owning 20 acres and his mother Jane Baker the adjoining 10 acres, both of which were planted as orchards. Robert grew oranges and his brother Henry (who inherited his mother's 10 acre lot in 1878) grew peaches, grapes and strawberries.

Robert Baker purchased what was known as lot 34 of the Grand View Estate in 1893. This estate was formed by the subdivision of the neighbouring farms owned by the Cook family, with lot 34 straddling the boundary between the two original land grants in the area made in 1821 to Joseph Holt and Thomas Wilson.

The site was originally three-quarters of an acre in area, and by 1904 Baker had sold his 20 acre orchard and had built Glen Brae to live in for his retirement. He is shown in the Sands Directory as one of the two residents of Cook Street, the other being at lot 25 (the original house on the site having been demolished).

Robert Baker's brother Henry continued operate his orchard on the land adjoining Glen Brae until the sale of the orchard and its subdivision for residential development in 1913.

Following Robert Baker's death in 1935 the land passed to his (and wife Catherine's) son John Bede Baker, who is understood to have operated a veterinary practice from the property for several years until his death in 1938. The property remained in the hands of executors for approximately 25 years, being used as a women's refuge for at least part of this time. In 1965 it was purchased by Walter Maurer, a wall tiler, who then subdivided the land into three. The remnant part of Lot 35 was then sold several times until its purchase by the current owners in 2014.

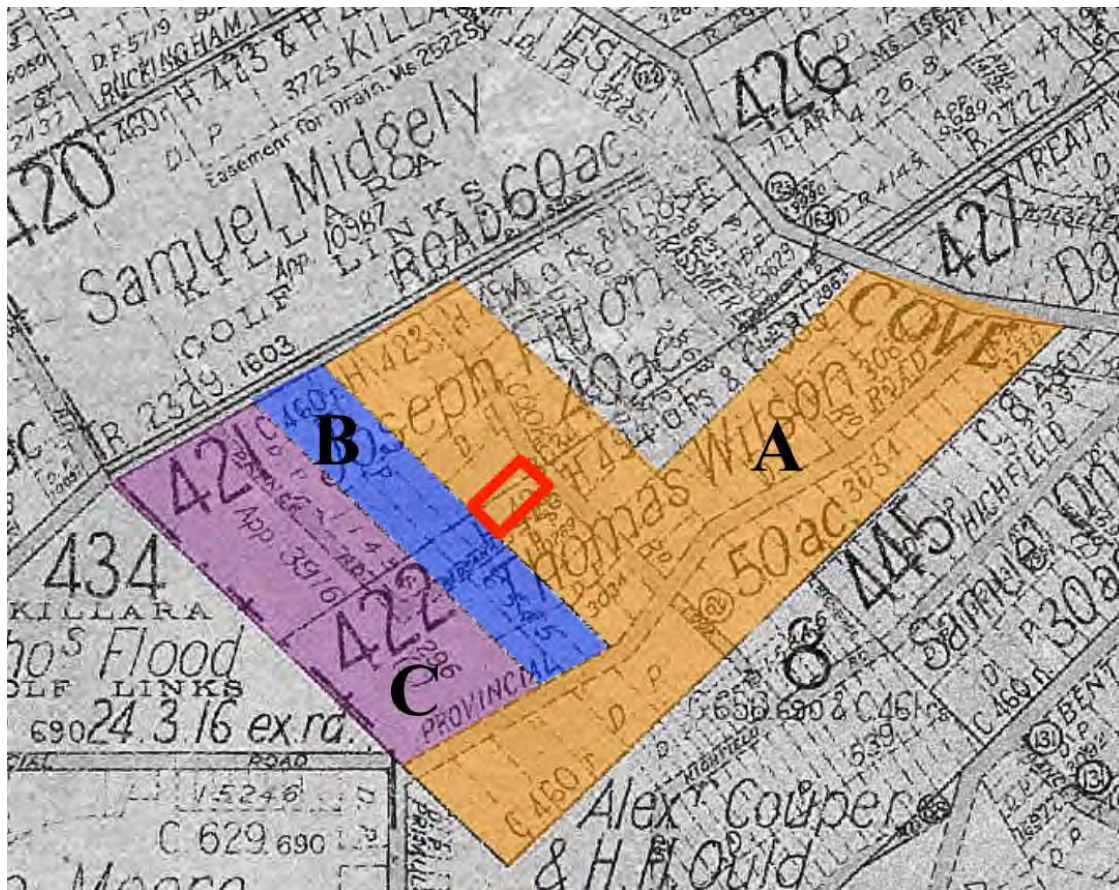


Figure 6. Subdivision of the land surrounding the property. Area A is the Grandview Estate (DP3034) which was subdivided in 1893 from the former Cook family farms. Glen Brae, 28 Cook Road, is former Lot 34 in this subdivision (highlighted). Area B is Henry Cook's 10 acres of orchard, which was subdivided in 1913 (DP6545). Area C is Robert Cook's 20 acres of orchard; this was first offered for sale in 1904 and in 1911 it was purchased by the Killara Golf Club. Also within Area C is the Niblick Estate subdivision of 1921. (Extracted from the History of the property by Nicholas Jackson (Annexure A).)

HISTORIC THEMES ARISING FROM THE HISTORICAL RESEARCH

The NSW Heritage Branch, Office of Environment and Heritage, has identified a series of historic themes for use when assessing the heritage significance of heritage places. These themes are wide in scope and within these, the following sub-themes relevant to the development of Ku-ring-gai have been identified as being relevant to the historical evolution of the property at 28 Cook Road, Killara.

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.

The Australian Heritage Commission has also published National themes for use in heritage assessment and management. Those relevant to the settlement and development of Glen Brae include:

- 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

3.0 ASSESSMENT OF HERITAGE VALUES: THE FABRIC

The property was visited on 28 May 2015 and the site and the exterior and interior of the house was inspected. This inspection was limited to readily visible elements of the house and focused on evidence of original construction, the survival of original fabric and evidence of later modifications to the property.

CHARACTER OF THE STREETScape IN THE VICINITY OF GLEN BRAE

The character of Cook Road is suburban with a low density streetscape character. Its subdivision pattern reads as relatively consistent even though it was established by the re-subdivision of the original $\frac{3}{4}$ to 1 acre lots of the Grand View Estate to the smaller lots seen today.

Houses include both bungalows and two-storey built forms and range in style from the early Federation to contemporary, reflecting the pattern of development. Most properties have remained true to their period of original construction, with relatively little evidence of unsympathetic additions, gentrification, cultural layering or demolition and rebuilding.

Most homes are surrounded by established gardens, with garaging set to the rear of the lot, although examples are found of vehicular accommodation under the main roof or in the front garden of some properties. Glen Brae's garage is set in the rear garden area addresses the street through the

Street tree plantings are generally mature but their pattern and spacing is irregular. The topography slopes from the north to the south and then also up to a small ridge on Redbank Road to a high point near the back verandah of Glen Brae. Views to the Chatswood CBD are available from Cook Road and the front garden of the property – giving veracity to Alf Baker's memory of the birth of his brother in Willoughby being communicated to his grandfather Henry and great-uncle Robert Baker at Cook Road by a white sheet being hung on the clothes line of his home in Penshurst Street.



Figure 7 and 8. 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. (left: Cook Road elevation; right: Redbank Road elevation).



Figure 9. The lack of boundary fences to the front garden allows the property to address the local streetscape strongly (view from the intersection of Cook and Redbank Roads).



Figure 10. The topography of Cook Road falls away from the site and the garden, the footpath and the carriageway levels are separated by rockery terraces.



Figure 11. The boundary to the adjoining property at 30 Cook Road (originally part of the garden of Glen Brae) is also unfenced, allowing the original garden to be interpreted when looking over the site.



Figure 12. The house is largely obscured by the outbuildings and vegetation when viewed from the south-west (Redbank Road)



Figure 13. Looking to the south-west along Redbank Road from opposite Glen Brae. This area was originally within the Baker family's orchards.



Figure 14. The view over the property from the south (along Redbank Road) is dominated by the garage and fence to the rear part of the garden, the eye being directed to Cook Road by the planting on the verge.



Figure 15. Looking to the property from Cook Road. The mature pines of the original garden are now within 30 Cook Road and screen Glen Brae in casual views from this direction.



Figure 16. The Chatswood skyline remains clearly visible from the front path of Glen Brae. The grandson of Robert Baker who built and lived in the property recalled that the news of the birth of his brother at Penshurst Street Chatswood was communicated to the rest of the family at Glen Brae via the display of a sheet on the clothesline visible from Cook Road.



Figure 17 and 18. Development in the vicinity of Glen Brae includes a wide range of residential styles of the 20th Century, ranging from Federation (above) to contemporary. This superficially erratic pattern of development is largely a result of the successive re-subdivision of the large original blocks of the early residential subdivisions. These two Federation homes originally abutted Glen Brae, but later re-subdivision has now separated them in the streetscape. The property at 32 Cook Road (Figure 17) has been well-screened by a high perimeter hedge, forming a strong contrast to the open character of Glen Brae and its setting.



Figure 19. Redbank Road also includes a wide range of more contemporary homes including this recent infill development at 6 Redbank Road.



Figure 20. The prevailing built forms are from the middle decades of the 20th Century.



Figure 21. A modest bungalow located opposite Glen Brae in Cook Road.



Figure 22. Looking over the edge of the garden and verge to Cook Road.

3.1 THE SITE OF GLEN BRAE

The property at 28 Cook Road is located at the north-western corner of the intersection of Cook and Redbank Roads.

The lot is generally consistent in scale and alignment with those in the surrounding streetscapes.

The house is set well back from Cook Road and its wide verandah returns around the sides of the house (the northern return being enclosed by a later addition) and addresses the corner of its site and the intersection in a prominent manner that is emphasised by the lack of boundary fencing to the garden or even planting to define the edges of the space.

Early maps of the area show the whole area as densely timbered land (Figure 23), and the 1893 subdivision plan (Figure 6) shows that part of the land had been cleared for orchard planting. This is confirmed by the undated sketch attached to early resident Alf Baker's (nephew of Robert Baker) recollections of the early character of the area, which shows the area east of Cook Road as cleared paddock between the new houses, with Henry Baker's peach orchard to the west and dense scrub to the north and south.



Figure 23. Extract from T.S. Parrott's 1881 map of the Sydney basin – the approximate location of the property is shown circled. The area is devoid of any significant structures, with only a scattering of cottages along the only road, Lane Cove Road (now the Pacific Highway).

Map: Parrott, T.S.. 1881. Map of the country around Sydney 1881. National Library of Australia. <http://nla.gov.au/nla.map-f260-a2>

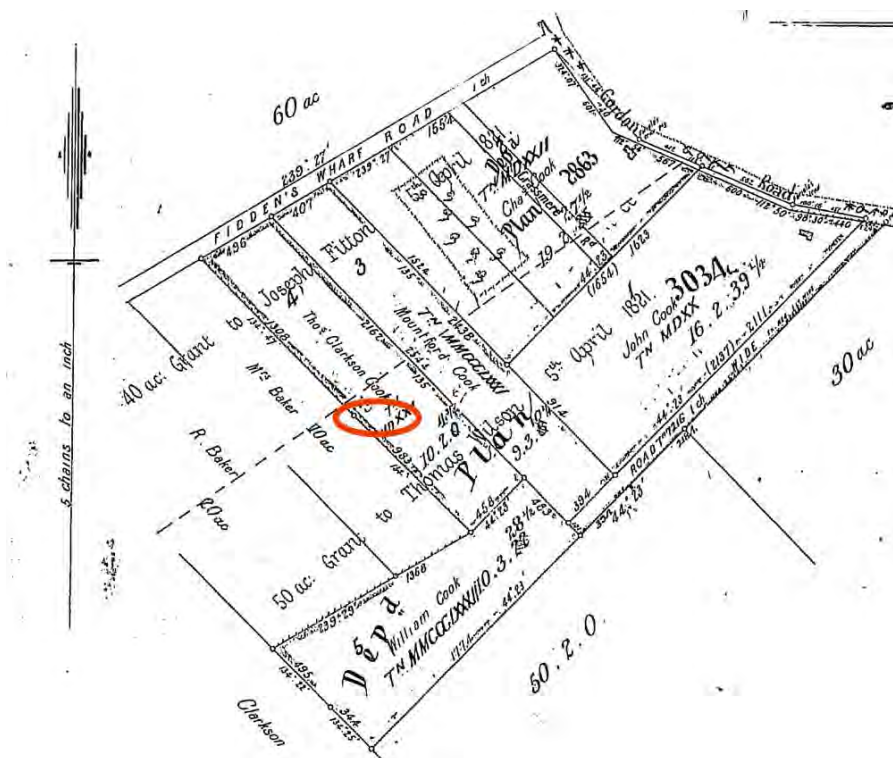


Figure 24. 1883 Plan for the subdivision of the Cook family's farm (DP1173). The location of Glen Brae abutted the Baker family's orchards (circled). Refer to Annexure A (History of the property) for a more detailed description of the subdivision and of the area.

The site is relatively level, with the house set on a slight ridge and garden falling gently to the street and rear boundaries, with the pool and garage being set below (c800mm) the level of the rear deck. The garden surrounding the house is simple but the layout and most plantings are consistent with the early 20th century development of the property visible in the 1943 aerial photographs of the site. The elevations to Cook and Redbank Roads consist of substantial grassed lawns with perimeter tree planting with rockery terrace retaining walls to part of the Cook Road boundary. It is understood that more substantial planting along the boundary to Redbank Road was removed recently. The rear

garden of the adjacent property at 30 Cook Road has been cleared of the densely planted garden adjacent to the vegetation and service areas visible on the 1943 aerial.



Figure 25 and 26. The 1943 aerial photographs reveal that the underlying landscape principle of the original development has survived substantially intact even though much of the original planting has been lost through removal or subdivision. The house continues to be set against a wide swathe of grass with curved path (the alignment of which was replicated by the edge of the planted area) and no evidence of feature planting of the specimen trees or garden beds that were common in the era.

The 1943 image suggests that the perimeter was planted with a hedge or wall of shrubbery and street trees had been planted in the verge, although these do not continue beyond the boundaries along Cook and Redbank Roads. The pair of conifers either side of the entrance path are consistent with the small plantings visible in the 1943 image, but the large tree at the eastern corner of the house visible in the recent (2014) aerial had been removed by the time of the site visit. This tree had been planted after 1943.

The austerity of the open setting was relieved by the dense vegetation along the north-western boundary. Although the Norfolk Island Pine and most of the other large trees now in the garden of 30 Cook Road had not been planted in 1943, they are substantial trees that continue to frame views of the house from Cook Road.

The more utilitarian areas including the kitchen garden, clothes line area and a collection of large sheds have all been demolished and incorporated in the infill development of the subdivided lots in the 1960s. A shed also abutted the boundary to Redbank Road which may have been used by a vehicle (some evidence of an informal driveway crossing can be seen). The current garage is not built on the footprint of this earlier shed.





Figure 27-29. The property is prominent within its setting. The house is low in form but the modest slope and prominent roof form in the local topography is sufficient for it to read as being set in a commanding position within the local streetscape.

The strong sense of connection with the surrounding landscape is facilitated by the traditional vernacular rural built form and in particular the wide return verandah addressing both street elevations.

The garden surrounding the house is very simple in its form, a characteristic consistent with the original landscaping of the property. The footprint of the house is set well back from both Cook and Redbank Roads and is surrounded by expansive lawn areas with no significant planting between the boundary planting and the house.



The main structural element of the garden is the gently curved red gravel path with brick edging that leads from Cook Road to the front door. The alignment of this path provides an interesting counterpoint to the strict symmetry of this elevation. The 1943 aerial photographs reveal that the edge of the main planted area of the garden (now part of 30 Cook Road) followed the same alignment, revealing purpose to the site planning of these elements.



The adjacent property to the north (30 Cook Road) was formed through the excision of Glen Brae's original garden, and includes mature vegetation that continues to read as a densely planted part of Glen Brae's garden even though not all were planted whilst this area was part of the site of Glen Brae. The close connection is continues to be legible through the lack of a dividing fence forward of the building line which allows both properties to enjoy the spacious qualities of the combined garden.



Figure 30. The site slopes down to both Cook and Redbank Roads which increases the aesthetic prominence of the house in streetscape views, particularly from Redbank Road. The lack of boundary fencing or demarcation other than the row of young sweet pittostem trees further enhances the sense of connectivity of Glen Brae as an important element of the streetscape.



Figure 31. The grounds surrounding the house today are very simple in character and are marked by perimeter planting rather than fencing.



Figure 32. The footpath is set above the level of the carriageway of Cook Road and is reached by stone steps. A rockery wall separates the footpath and roadway levels.



Figure 33-35. The boundary to Cook Road is defined by a low rockery garden



The rockery fence also extends across the frontage of 30 Cook Road.



The iron post supporting the letterbox may be from the original front fence.



Figure 36-38. The boundary between 28 and 30 Cook Road is not marked by fencing, and allows the original extent of the front garden to still be interpreted. Consistent approaches to garden care and planting have further facilitated the impression of a generous garden setting shared and enjoyed by both properties. The maturing pines in this area were planted after 1943, but potentially prior to 30 Cook Road being excised.



The paired planting either side of the front gate are visible on the 1943 aerial photographs and continue to mark the formal entrance to the property. The gravel path has not been maintained recently and weeds are establishing.

REAR AND NORTHERN SIDE GARDEN AREAS

The outbuildings visible in the 1943 aerial photograph have been demolished. The surviving rear garden space is characteristic of a mid-late 20th Century suburban dwelling. It is overlooked by the large timber deck that extends across the rear of the house under a pergola with translucent sheeting and is dominated by the triple garage and swimming pool, both of which are of later 20th construction. The garage is a simple cement block structure with some detail introduced through the inclusion of curved profile blocks for details which adds a slightly streamlined character to the utilitarian structure. The roof is a flat metal deck. It currently provides space for two vehicles and a recreation room with a carport/work area under an attached skillion roof to the south. The swimming pool is an in-ground concrete pool of typical mid-late 1970s design with brick coping and is surrounded by an aluminium

safety fence. The space, which is screened from street view by a timber paling fence, also includes the area to the side of the house behind the rear building line.



Figure 39. The garage is built of pre-cast concrete blocks with a flat metal deck roof. The main distinguishing characteristic of this garage is the curved profile of the blocks to some of the attached pillars.



Figure 40. View of the rear of the house from the current south-western boundary.



Figure 41. The in-ground pool is typical of those built in many of the properties in Kuring-gai in the second half of the 20th Century.



Figures 42-44. The garden structure includes accommodation for two cars and a recreation room that opens to the swimming pool area via glazed doors.



A carport/storage area has been created by adding a skillion roof with green polycarbonate sheet roofing to the space between the garage and the western fence.



The northern side garden is now a simply planted separation between the house and the fence to 30 Cook Road.

ADJACENT INFILL DEVELOPMENT

The subdivision of the property in 1965 created two additional lots over the original side and rear gardens. The lot to the north-west, now known as 30 Cook Road, has been developed with a late 1960's era bungalow but has retained some of the original garden plantings forward of the house including several significant trees. The front gardens of 28 and 30 Cook Road are not separated by fencing and a low rockery garden bed extends across both front boundaries and allows the garden to read as a single open area.

The rearmost part of the original garden was also subdivided and is now occupied by a single storey ranch-style house set obliquely on its site with a prominently located double garage dominating the street elevation. This part of the original site now demonstrates no evidence of connection with the contemporary Glen Brae property, the two separated in street views by a tall side boundary fence, vegetation and by the bulk of the garage at the rear of Glen Brae. The minimal impact on the streetscape qualities of Glen Brae is also a result of the ground-hugging built form of the house at 1-3 Redbank Road.



Figure 45. House constructed on the former northern garden of Glen Brae, subdivided and developed in the 1960s.

Its scale and form are modest and the shared garden space allows this property to read as a sympathetic neighbour to Glen Brae.



Figure 46. Rear garden to 30 Cook Road. The garden and utility activities evident in this area in the 1943 aerial have been replaced by a simple grassed space.



Figure 47. The adjoining property at 1-3 Redbank Road was formed from land subdivided from the back garden of 28 Cook Road in 1965.

The house on this site is modest in its scale and street presentation. It is a ranch-style house that has been set obliquely on the lot to present its main elevation to the north-east and minor elevation to Redbank Road. This oblique alignment is generally consistent with that of the collection of sheds on this part of the site when it was part of Glen Brae's garden.

Although not an outstanding example of its type, the low scale and downhill siting of this infill house have minimised the impact on the setting of Glen Brae.

4.0 THE FABRIC OF THE HOUSE

4.1 EXTERIOR

The house Glen Brae is a very clearly expressed example of a simple traditional farmhouse bungalow with late Victorian/early Federation detailing. It 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 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 roofscape 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 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, with an earlier lightweight enclosure having been reversed. 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.



Figure 48. The whole of the original roof form, including the two main chimneys, are intact.

The traditional pyramidal roof form is an important part of the composition of the building and, together with the deep encircling verandah, is evocative of the traditional vernacular dwellings of the rural landscape. This is not inconsistent with the purpose of the dwelling as a residence for the retirement years of the senior member of the Baker family, prominent local orchardists in the decades before broadacre subdivision.



Figure 49. Redbank Road elevation showing the exposed rafter ends characteristic of the Federation period



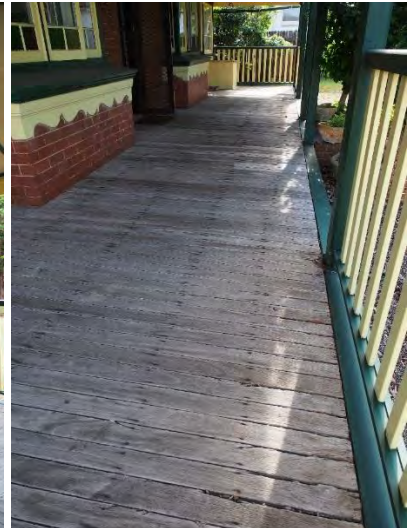
Figure 50. The roof cladding has been replaced with a traditional low-glazed terracotta tile in a red-toned simplified Marseilles pattern. The 2009 image on Google StreetView suggests that the previous roof was also tiled in a dark brown finish. It was not possible to access the roof space to inspect the roof carpentry and determine the original roof cladding material.



Figures 51-53. The verandahs are deep and sheltering. Floorboards are hardwood and most appear to be original except some replacement where weathered at the outer edges.



The verandah roof is steeply raked and lined in batted sheeting.



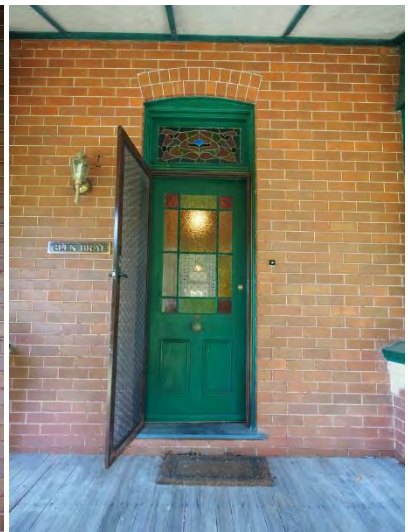
The verandah railing has been replaced in a traditional manner and reads as being sympathetic to the style of the property.



Figures 54-56. The main elevation to Cook Road is distinguished by a pair of simple-bay-light windows that protrude slightly from the façade and flank the front door. This window form allows extra light into the interior and better oblique views from the rooms within. Glazing patterns are characteristic of the Federation period, with multi-paned detailing and plain casement openings. The transom is clad in timber shingles.



Other windows are double-hung timber framed sash openings with the arched headers and cast cement sills characteristic of the early 20th Century.



The front door is simple with arched brick header, a leadlight highlight and simple geometric glazing to the main door. The hardware is original to the door.



Figures 57-59. The enclosed verandah spaces also have timber-framed windows consistent with their period of installation. The original sawn rafters have remained in situ.



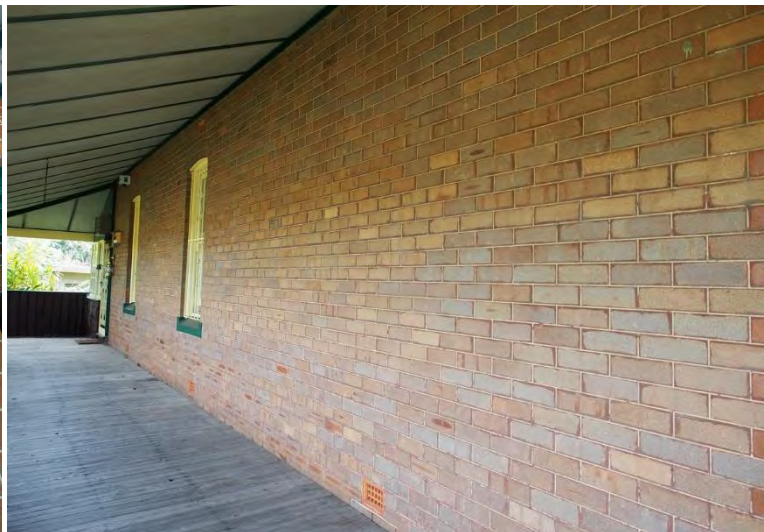
The rear verandah has also been enclosed to create a sunroom. The entrance to this space is modestly but carefully detailed in a manner similar to that of the northern enclosure, suggesting that they may have been made at a similar time.



The northern return of the verandah has been enclosed in the Inter-War period with lightweight glazing and panelled doors characteristic of the period. The original verandah floor of this enclosed space is intact, although the boards have been polished.



Figures 60-61. The Cook Road elevation is finished in tuck-pointed face brickwork.



The side elevations provide evidence of both the modesty of design and the high level of attention to detail and finishes.

Each room has only one window, with the front rooms (originally the parlour and main bedroom) opening only to the Cook Road elevation, and presenting a blank wall to Redbank Road and the original verandah overlooking the garden to the north. Brickwork to the side and original rear elevations is commons laid in stretcher bond, but in an atypical detail, are tuck-pointed, a detail rare on common brick walls to secondary elevations.



Figures 62-64. The rear half of the north-western elevation has a more utilitarian character, with most windows, other than this pair to the original dining (now main living) room serving utility rooms.



The North-western elevation has been painted, possibly to hide the evidence of the addition and alteration to the bathroom and kitchen at the rear.



The most recent addition was that of the rear bathroom and laundry wing at the rear of the house. This addition is noticeably cruder in design and detailing than the remainder of the property but is set unobtrusively at the rear corner of the footprint and is not visible from the street.



Figures 65-67. Evidence of disturbance to the space now occupied by the bathroom: stonework has been removed to provide access to the subfloor space.



Northern elevation now painted over, but tuck-pointing extant beneath the paint. Not known if originally common or face bricks to this elevation



Evidence suggestive of the windows being removed and re-inserted in the space (brickwork jointing), but impact on integrity of fabric minimal. Likely as part of the rearrangement of uses to utility rooms



Figure 68. Rear elevation from the garden area. The timber deck has been added to the original rear elevation and the area at the base paved in bricks.



Figure 69. The original rear wall of the verandah has retained what may be original timber shingle cladding to partially enclose the space. The shingles were individually cut and affixed to the wall and are well-weathered.



Figure 70. A timber deck has been added to the rear of the original verandah/sunroom to provide an outdoor entertaining area on the same level as the house. A translucent polycarbonate roof has been added.



Figure 71. Enclosed verandah and deck.



Figure 72. The new deck includes a bench suitable for potting plants etc adjacent to the laundry.

4.2 INTERIOR

The interior is substantially intact both spatially and fabric. A more detailed survey of each room is at Appendix B.

Alterations are minor in scale and impact on the fabric and spatial qualities of the house, are made to their period, sympathetic in scale and form and are legible in the fabric. No evidence of significant deterioration or damage was found.

Particularly contributory interior fabric includes:

1. The simple, traditional configuration of internal rooms
2. Intact features (eg fireplaces, pressed metal ceilings, doors)
3. Intact detailing (eg plasterwork, switches, window hardware etc)
4. Alterations done carefully and sympathetically but true to their period

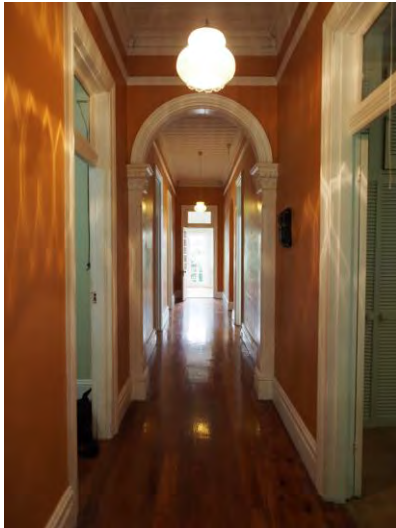


Figure 73. The house has retained its original and traditional floorplan, with rooms accessed via the central hallway.



Figure 74. Detail of the leadlight highlight above the front door. This appears to be in very good condition, although some of the glass pieces are slightly cracked, all are original and in position.



Figures 75-78. Fireplaces – all fireplaces are intact throughout the house and are in excellent condition, with iron grates, marble mantles and encaustic tiles unique to each room. The living room fireplace has been converted to gas operation but all others appear to be unaltered.





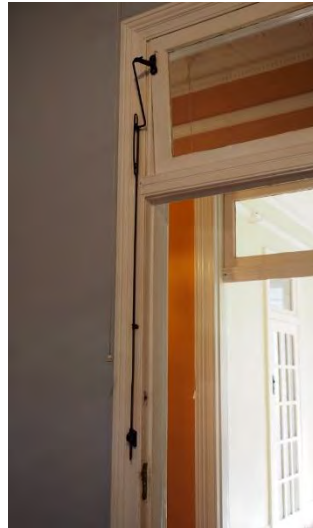
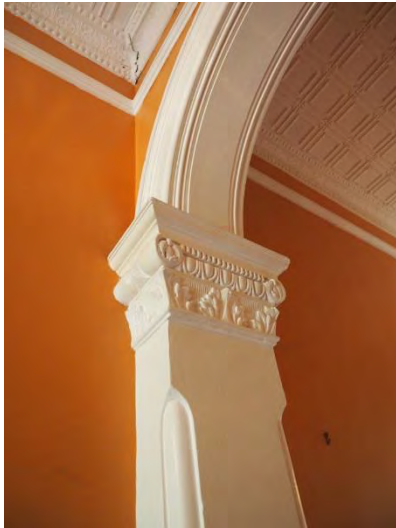
Figures 79-81. Original pressed metal ceilings have survived to all rooms under the main roof with the exception of the utility rooms (kitchen and bathroom) which have timber lining board ceilings; and the rooms created through the enclosure of the verandah which have retained the steeply raked underside of the verandah roof.

The patterns to the pressed metal ceilings are unique to each room, and are notable for their intact condition and survival of the original leaf-fashioned covers to each join in the corners. The main rooms include metal ceiling roses with ventilation holes.

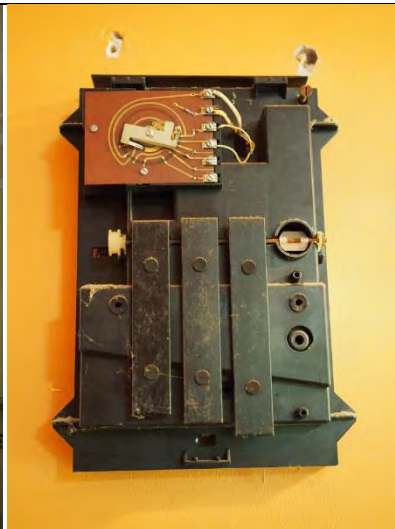
Note also the original cord pull light switches to each room. These have survived intact and operational to each of the main rooms. No wall-mounted switches have been installed in the main house.



Figure 82-84. The internal joinery appears to be original and is intact throughout the house – including doors hung in the traditional manner to allow privacy to the room beyond (with opening highlight windows). The survival of this detail is rare. In most houses the doors have been re-hung to swing against the wall in the contemporary fashion.



Figures 85-87. Details such as the decorative plaster to the hallway including the archway is intact and of good quality. The original hardware for opening the highlight windows above each door is also intact throughout. Door knobs and finger plates are intact.



Figures 88-90. Some light fittings appear (from ground level inspection) to be original, others are period-style reproduction. Electric-powered struck door chime in the hallway (cover also extant). The hallway floor is polished timber, the main rooms are all carpeted with carpet in good condition.

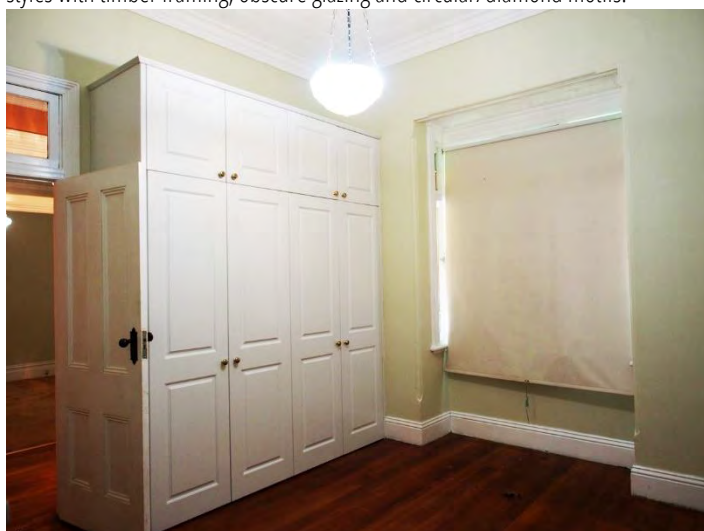
Evidence of internal layering (alterations to fabric)

The internal fabric is substantially intact with only minor alterations made over the years. Most of these have been made carefully and with attention to detail and add to the story of the property. These include:



Figures 91-93. The enclosure of the northern return to create a sunroom accessed from the front verandah and the dining/living room was likely carried out in the Inter-War period. The original verandah form to this space remains clearly legible, with the steeply raked roof form retained and the original hardwood boards in situ and polished. The windows are lightweight timber with obscure glazing. The walls to the external faces are batted sheets – potentially asbestos cement. Note that the sheets are sealed by paint and appear to not be damaged.

The arched header to the door to the main house and step down to the verandah set into the original brickwork reveals that it was originally an external door, although note that the door leaf has been replaced. The original door is likely to be one of those re-used elsewhere in the house. The two current doors to the sunroom are characteristic of the Inter-War bungalow style, and represent the two most popular styles with timber framing, obscure glazing and circular/diamond motifs.



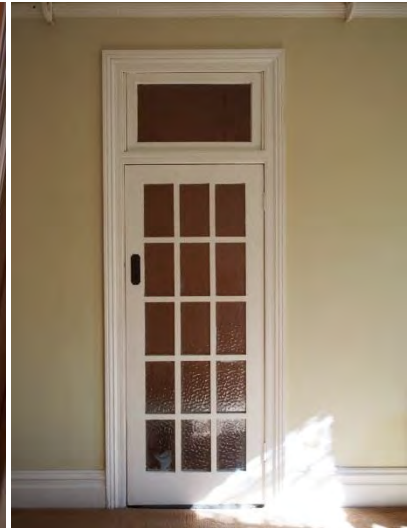
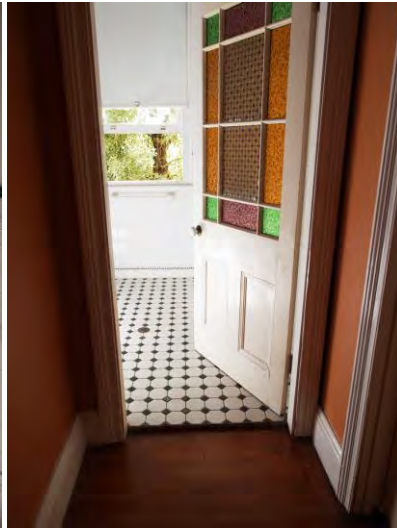
Figures 94-95. Built-in cupboards have been added to the front two rooms consistent with their use as bedrooms. The room in the right hand image was originally the parlour/living room, and the current living room was intended originally as the dining room, the most important room in the early 20th Century family home. The cupboards to this room would also have been suitable for storage of glassware etc, and may have been built when still a living room.



Figures 96-98. The original kitchen and bathroom spaces have been swapped to reflect the changing role of the kitchen in family life in the latter half of the 20th Century. The works have been done neatly and the layer reads as a sympathetic one. The original timber lining to the ceiling of each space appears to have been retained (closer inspection would confirm). This work was likely carried out in the latter decades of the 20th Century (c.1990 from the evidence of the tiles and fittings used).



Figures 99-101. Hallway created to provide access to the new bathroom. This space was originally the servery for the kitchen, and provided direct access to the original dining room (now the living room) through the connecting door. The work has been carried out neatly with careful attention to the integration of original and altered fabric. The only readily legible evidence is the neatly cut skirting and change in the wall material from masonry to lightweight.



Figures 102-104. The original window to the space was retained as part of the alteration. The joinery and glazing to the door now used to the bathroom matches that of the original front door but the current latch is that of an internal door.

Inter-War period door to the opening between the original kitchen and the dining (now living) room.



Figures 105-107. The sunroom was created by the enclosure of the back verandah by lightweight glazing. Note the retention of the raked verandah roof line. This alteration was likely to have been made pre-1936 since it is shown as part of the enclosed footprint of the house on the Water Board plans of that year (see Figure 5). The original rake of the roof has been retained and the floorboards covered by cork tiles.



Figures 108-109. Considerable changes have been made to the original rear wall. An arched opening has been formed to the dining room (originally the back bedroom) and the rear wall to the new kitchen has been removed to allow it to integrate with the rear sunroom space. The workmanship of the arched opening reveals that it is not an original detail, although the alteration, which included the partial re-laying of this part of the wall using radius brickwork, has been made relatively neatly. The cutting of the wall to the kitchen space is well concealed by the tiling and cupboards.



Figures 110-112. A second bathroom and laundry were added as a wing to the rear of the house under a skillion roof, potentially when the deck was added. The windows to these two rooms are timber framed sash but are of uncomfortable proportions and much lighter construction than in the remainder of the house.



Figures 113-115. Lightweight security bars have been added to the centre casement on the interior face of the windows addressing Cook Road. This allows the casements to open freely to provide security and ventilation to the bedrooms whilst minimising impacts on the aesthetic qualities of this important elevation.

Bars to the sash windows of the rear bedroom are fitted to the exterior but have been constrained within the window recess, helping to minimise the impact on the oblique views of the elevation.

Modest weight screen/security doors have been added to the front door and entrance to the rear sunroom.

4.3 CHRONOLOGY OF THE ALTERATIONS TO THE USES OF ROOMS AND THE FABRIC

A chronology of the evolution of use and major spatial changes has been prepared by Suzanne Grey, a descendant of early residents in 1995. It is included as Appendix 1 to the historical analysis attached to this report, but the drawings are reproduced here for ease of reference.

Note that it is not known if her research was based on fabric investigation or knowledge of the former uses of the spaces by earlier occupants. Her chronology is however consistent with the fabric investigation and analysis carried out as part of this heritage assessment.

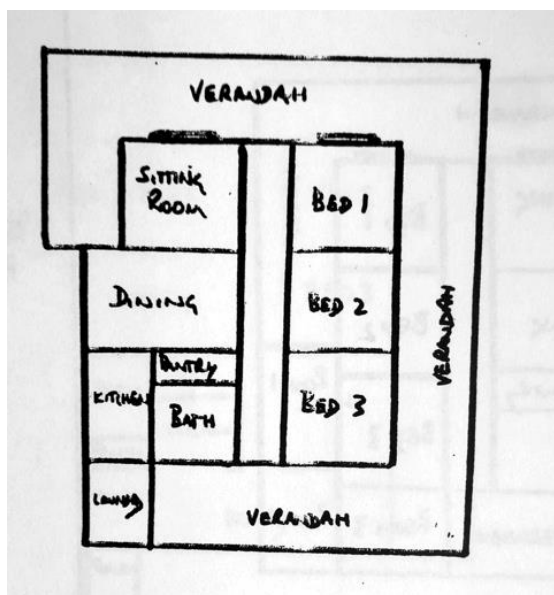


Figure 116. Original construction and use of rooms to c1940. Note that the small room at the northern end of the back verandah is described as a laundry.

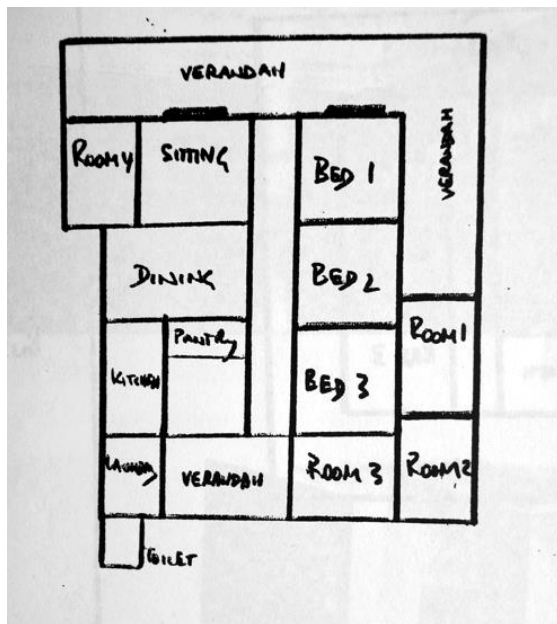


Figure 117.

c.1940 – c1970

The northern return to the verandah had been enclosed and three new rooms had been created at the south-western corner of the verandah.

A toilet had been added to the rear of the building adjacent to the laundry.

These three rooms are likely to have been very lightweight structures, the only evidence found today being paint marks on the outer wall along the verandah.

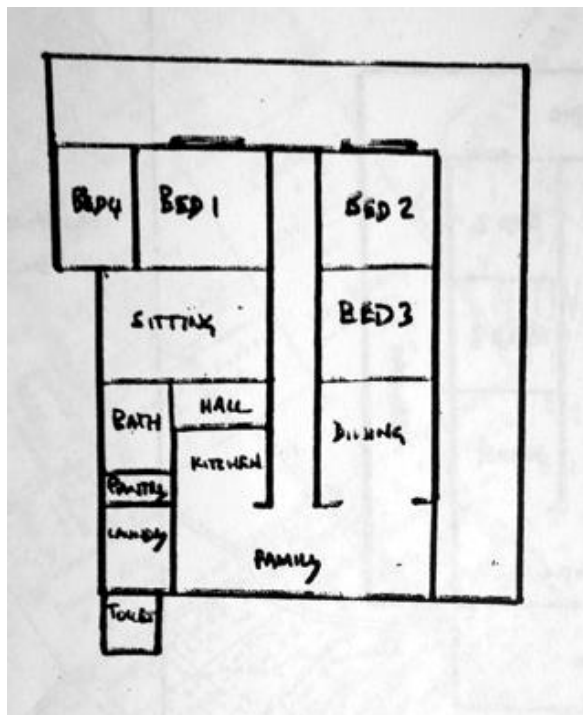


Figure 118.

c.1970-c1980

The contemporary arrangement of rooms was established during this time. The three rooms at the rear corner of the verandah had been removed and the rear verandah had been enclosed to create the family/sunroom. The kitchen and bathroom spaces were swapped and the large central room was designated the sitting room and the dining room was created off the family/sunroom, including the opening to the wall.

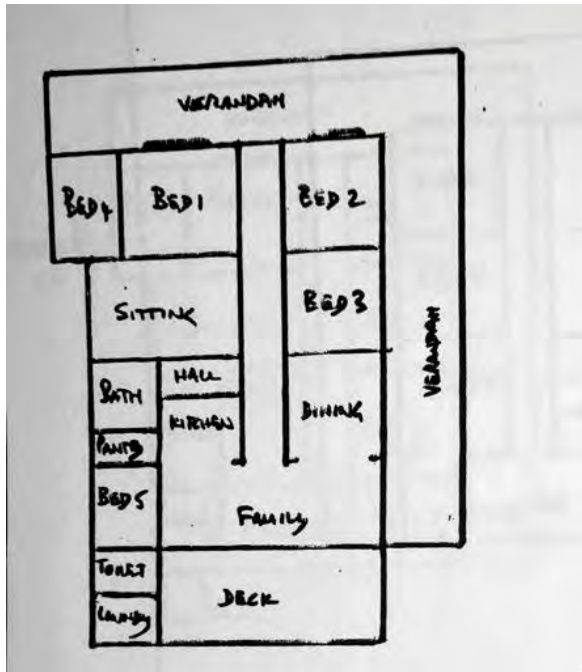


Figure 119.
c.1980-c1990

The rear deck, bathroom and laundry were added.

4.4 GENERAL CONDITION OF THE FABRIC

Inspection of the readily visible fabric revealed that the structure appears to be in excellent condition, with only minor cracks evident to some walls. No evidence of major damage such as movement in wall alignment was seen.

The building as a whole appears to have been very well maintained with no evidence of earlier (repaired) structural damage or deterioration. The early layers of alteration including the creation of the sunrooms and the changes to the kitchen/bathroom areas appear to have been carried out professionally and to a high level of finish. The only addition showing deterioration due to lesser quality workmanship is the back bathroom/laundry addition under the skillion roof at the rear of the property, where the sash window is mis-aligned and the join to the original fabric was made somewhat crudely.

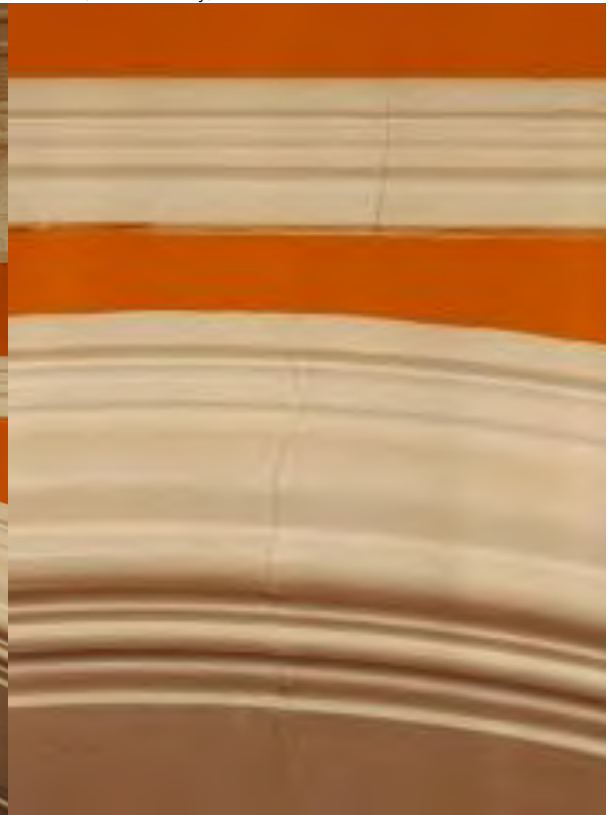
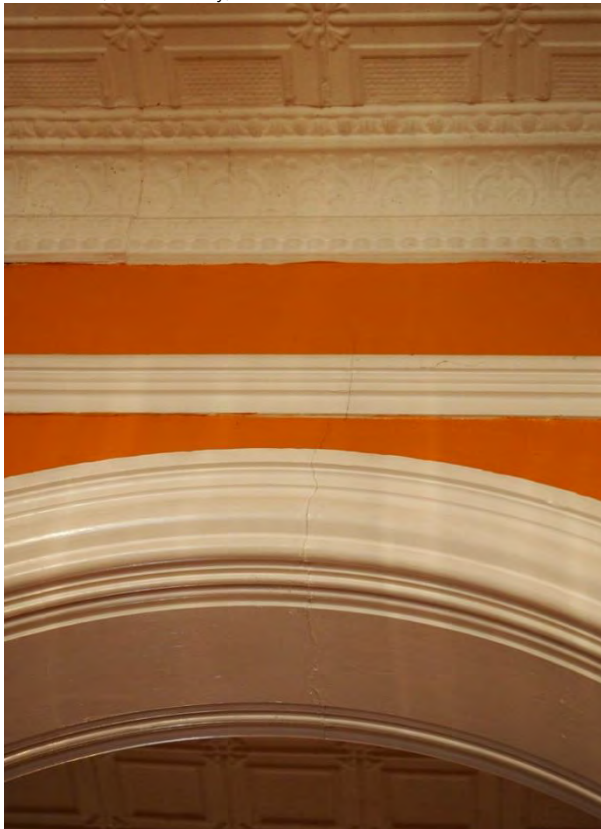
Similarly, the garden also appears to have been well maintained since its establishment, although evidence of a lesser attention to maintenance of elements such as the swimming pool and gravelled pathways can be seen through the growth of algae and weeds in recent months.

Note that the roof and subfloor spaces were not accessible for any detailed inspection of hidden parts of the structure. A detailed building inspection by an appropriately qualified surveyor or structural engineer may reveal other structural issues.



Figures 120-121. Fine crack to the wall and cornice above the doorway in the living room. No corresponding crack to the other side of the wall (to the hallway) could be seen.

Detail. The cracking is minor (0-1mm) and does not appear to extend lower on the wall, nor could it be seen on the other side of the wall (in the hallway).

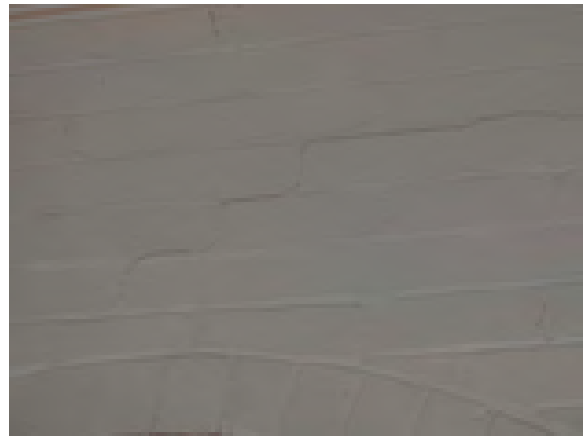
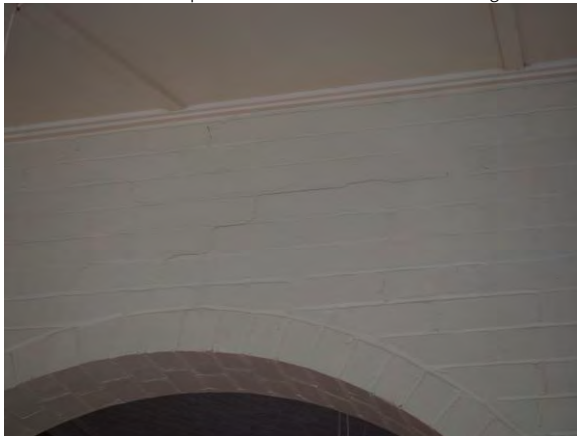


Figures 122-123. Fine settlement crack above the central arch in the hallway.

(detail) The width of the crack is 0-c1mm and there is no evidence of lateral movement of the wall.



Figures 124-125. Fine cracks to bedroom 3 above door. The slight discolouration of the adjacent cornice suggests that this may have been/is due to water penetration. This should be investigated.



Figures 126-127. Minor settlement crack above the arch cut in the back wall.



Figure 128. Stone footing stones removed to allow access to the subfloor area – likely as part of kitchen/bathroom works.



Figure 129. The rear utility wing addition is not built to the same quality as the remainder of the house and elements such as the window sash may need repair.

4.4 SUMMARY OF THE FABRIC

The house at 28 Cook Road is stylistically consistent with the traditional Australian vernacular farmhouse-style bungalow.

In keeping with its conservative form, it is stylistically consistent with the Victorian Regency (1840-1890) as identified in the core reference for Australian architecture, Apperly, Irving and Reynolds' Identifying Australian Architecture (page 48-49). It is a very late example of the style however and has incorporated elements and details of the then-contemporary early Federation architectural period. It includes:

1. Symmetrical façade
2. Façade features framed by subtle projections
3. Smooth-textured walling of fine face brickwork
4. A medium-pitched roof
5. Verandah colonnade
6. Casement windows to the verandah and sash elsewhere
7. Margin glazing to the main façade windows

Apperly, Irving and Reynolds do not address vernacular styles in any depth, but it is noted that the property also demonstrates the following features that are characteristic of the 19th Century vernacular farmhouse:

1. Single storey with strong horizontal character
2. Prominent pyramidal roof (with minor adjustment to accommodate the floorplan) with chimneys
3. Wide encircling verandah
4. Symmetrical presentation to the main street elevation
5. Simple timber detailing
6. A simple floor plan with central hallway

Federation details include:

1. The exposed rafters
2. Main windows casements with small-paned coloured glazing in timber frames
3. Double-hung sash windows with cast cement sills
4. Half-glazed front door with leadlight highlight
5. Chimney detailing

Inter-War details include:

1. The fabric, form and detailing of the enclosed verandah returns including timber-framed glazed doors in lozenge and circular form, obscured glass and lightweight framing to maximise illumination to the room.

Garden fabric: the house originally overlooked a substantial garden on its northern side, and some remnant trees from this phase have survived in the front garden. The historic link between the two gardens is readily interpretable through the continuity of the space due to the lack of a dividing space forward of the two houses, allowing the garden to still read as a single unit. The original rear garden fabric has been overwritten by later development and use.

The open expanse of the garden when viewed from the street allows the house, and in particular the return verandah, to address the street corner strongly and lack of fencing or traditional garden planting emphasises the open 'rural' character of the house and its setting.

The property as a whole demonstrates evidence of three main phases of construction and occupation:

Original house and garden

Inter-War: enclosure of side verandah to create sunroom overlooking the garden

Late 20th Century: subdivision of the site, erection of dwellings on the new lots and alterations including the enclosure of the rear verandah, exchange of kitchen and bathroom and construction of the garage and swimming pool.

The key period of significance for the property is the first phase of development, being 1900-1914.

4.5 COMPARATIVE ANALYSIS:

GLEN BRAE IN THE CONTEXT OF OTHER SIMILAR HOUSES IN THE KU-RING-GAI LOCAL GOVERNMENT AREA

The 1936 Sydney Water Board plans and 1943 aerial photographs for the whole of the Ku-ring-gai LGA were searched to identify any other examples of a similar built form in the local area; and therefore to determine whether this property was unique, rare or common in the context of the LGA. Given the vernacular qualities and lack of known professional architectural involvement, this analysis focused on the design and curtilage characteristics of the properties identified.

The determinant characteristics of this search were a square or almost square building footprint and continuous verandah on at least three sides of the footprint. Potential examples were then compared against the 1943 aerial photographs to determine the form of the roof, with pyramidal or short-ridged hipped forms that extended over the verandah footprint considered the most consistent. The current built form of these properties was then examined via the aerial, site inspection (from the street only) and google street view imagery to develop a list of similar surviving properties in the LGA. Note that other examples may have survived outside the area mapped in the 1936 Water Board Plans.

The traditional rural farmhouse-style house was found to be very rare in the Ku-ring-gai LGA, with only 16 early examples identified, of which five have survived in legible form and setting as a traditional, vernacular style dwelling of a scale, form and level of integrity of fabric and curtilage consistent with 28 Cook Road. One was found to have a significantly different pattern of fenestration that was not consistent with the vernacular form. A further two have survived in part but have undergone extensive alteration and/or addition. The remaining examples have been demolished. Although properties with return verandahs to two sides only were not sought in this analysis, two examples that in other respects demonstrate particular consistencies of roof form with 28 Cook Road were also included in this analysis for purposes of comparison.

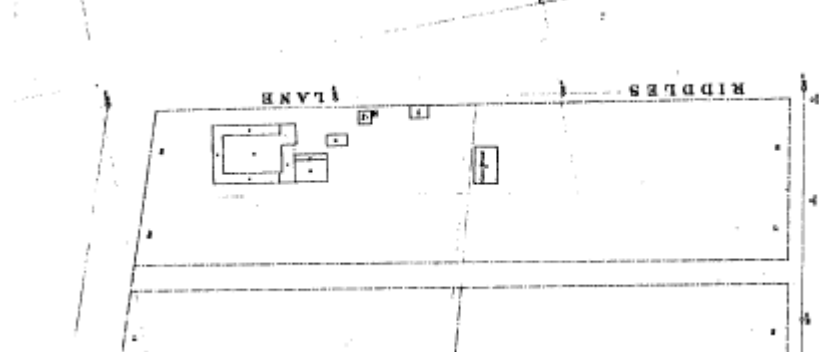
Glen Brae is one of six surviving properties identified in the Ku-ring-gai area that are in substantially intact form and have retained their original simple detailing consistent with the vernacular tradition without overt gentrification. All except one has survived without major alteration or addition, and the addition to the layered property is sympathetic in its scale and form. The remaining properties of the six, including Glen Brae, have only been subjected to minor wing additions to the rear and lightweight enclosure of parts of the return verandahs. Three of the six (including Glen Brae) are situated in

prominent streetscape positions; and each of these properties has had its original curtilage reduced by the excision and development of parts of the site for infill development. The other three properties are set on standard suburban street blocks and have not been re-subdivided. 28 Cook Road is the only one of these known to demonstrate a close association with earlier layers of rural settlement in the area. 29 Finlay Road is also associated with productive land uses as part of the first layer of residential development (as a gardener's cottage to the early property Blytheswood).

The properties identified were:

- 29 Macquarie/Riddles Lane Pymble: very similar built form, more sophisticated detailing including timber valance and slate roof. Main building is substantially intact (although rear wing has been demolished). Set on corner site with minimal side setbacks. Front garden consistent with 1943 form. Whole of rear garden has been subdivided and a new dwelling has been built very close to the common boundary. Local Heritage Item.
- 125 Coonanbarra Road, Wahroonga: Good traditional rural vernacular form and character. Timber construction with iron roof. Both house and curtilage (as at 1936) appear to be substantially intact. Set on standard-sized lot (not corner site). Local Heritage Item.
- 29 Finlay Road Warrawee. Timber cottage. Traditional rural vernacular form and character. Extended in sympathetic manner. Curtilage (as at 1936) intact. Appears to have retained original garden area. Not on a corner lot. Local Heritage Item
- 20 Mona Vale Road. Timber and brick cottage. Traditional vernacular form intact. Curtilage (as at 1936) intact. Visually recessive in the streetscape – well hidden by vegetation and topography. Local Heritage Item
- 57 Merrivale Road, Pymble. Simple vernacular cottage with strong street presence. Appears to be substantially intact, with modest layering including traditional verandah enclosures in part. Situated on a large triangular lot which reads as a corner lot (side views of house readily visible from the street). Local Heritage Item.
- 54 Burns Road Wahroonga (Queen Anne interpretation) – extensive additions, but core intact (brickwork painted)
- 32 Northcote Avenue, Killara – very unsympathetically layered. Original form illegible. No longer a comparable example.
- 10 Northcote Avenue, Killara. Roof form vernacular in character, fenestration not. No central door. Not a comparative example.
- 29 Spencer Road Killara. Extensive additions.
- 23 Cook Road – almost opposite Glen Brae (demolished)
- 37 Nelson Road, Lindfield (demolished)
- 41 Springdale Road, Killara (demolished)
- 64-66 Stanhope Road, Killara (demolished)
- 19 Wellesley Road, Pymble (demolished)
- 2 Moree Street (demolished)
- 127 Coonanbarra Road Wahroonga (demolished)
- 21 Cecil Street Gordon. (single return verandah, vernacular form) Substantially intact core, additions.
- 12-14 Forsyth Street, Killara (single return to verandah, vernacular form). Substantially intact house and garden.

Table 1: comparative assessment of other pre 1936 traditional rural/farmhouse style properties with encircling verandahs based on 1936 Water Board Plans, 1943 Aerial photographs and contemporary aerial and street photographs.

29 Macquarie Road/Riddles Lane, Pymble. Substantially intact, although a pre-1943 rear addition has been demolished. The site was originally substantial but has been eroded by subdivision. Traditional vernacular form. Verandah under main roof and returns to each side (now partially enclosed). Fabric includes slate roof and timber detailing and valances. Local Heritage Item. Sheet 131	 (Google Street view image)
	
	
	

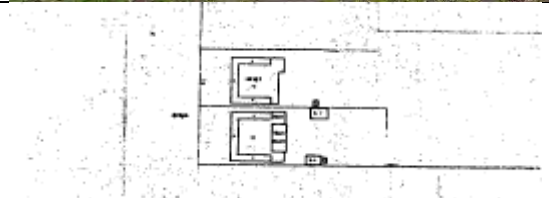


125 Coonanbarra Road, Wahroonga.

Strong traditional vernacular form and character. Return verandahs. Timber/iron construction with masonry wall to verandah. Set on a standard lot (original) with narrow side setbacks.

Local Heritage Item
(Sheet 184)

(127 was originally similar but has been demolished).



29 Finlay Road, Warrawee

Vernacular timber cottage with return verandahs. Substantially intact, timber construction. Sympathetically scaled and formed addition. Known rural association: built for the gardener of Blytheswood.

Local Heritage Item

(Note: not within the area covered by the 1936 Water Board Plans)

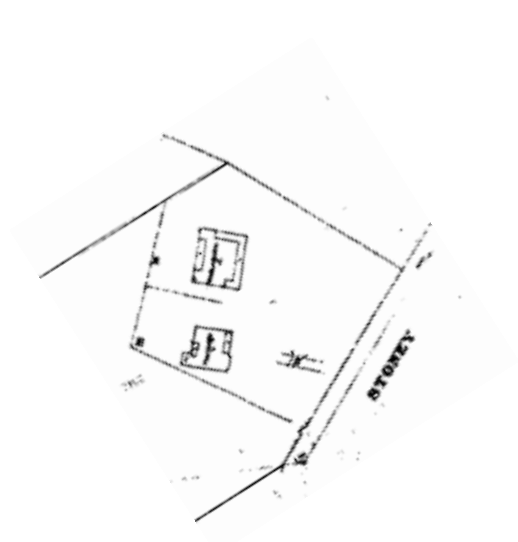


(image Google Street view)

20 Mona Vale Road, Pymble

Difficult to see from the public domain but appears to be a comparative example of a pyramid-roof farmhouse with return verandahs. Timber construction with brick to rear.

Local Heritage Item



Sheet 123



57 Merrivale Road, Pymble

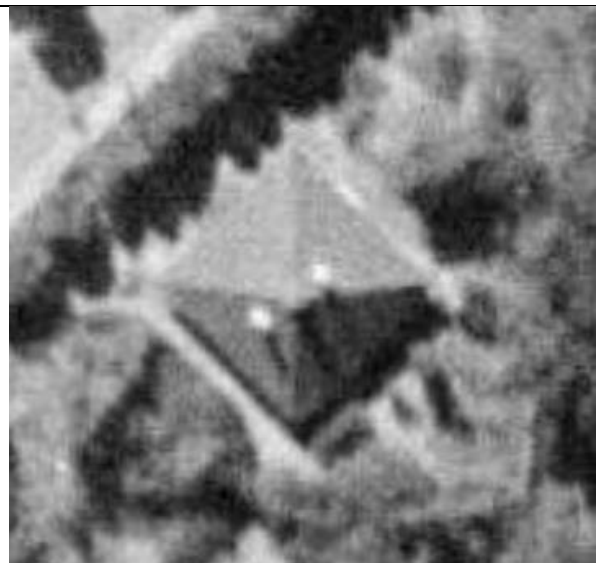
Simple cottage in common brick. Substantially intact with some infill of verandahs but has retained a simple rural aesthetic with differentiation due to the prominent roof vent at the apex. Strongly expressed vernacular roof form and traditional character. Very simple materials and detailing. The width of the street frontage allows side elevation to also read clearly in street views.

The original curtilage has been eroded by subdivision of a lot to the south but the strong street presence due to its atypical built form and position and triangular lot shape has survived.

Local Heritage Item

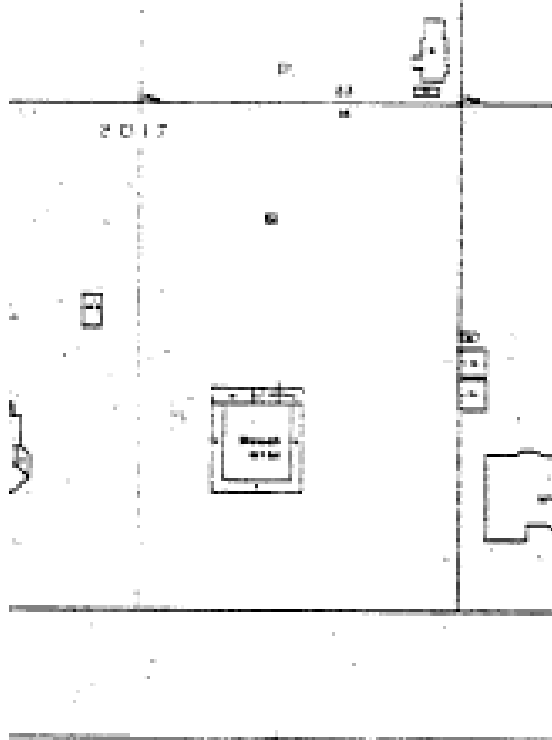


Sheet 232.



54 Burns Road, Wahroonga

Queen Anne variant of traditional vernacular form. Large-scaled additions and gentrification including painting/rendering (?) of brickwork. Core fabric appears to be reasonably intact.



Sheet 177

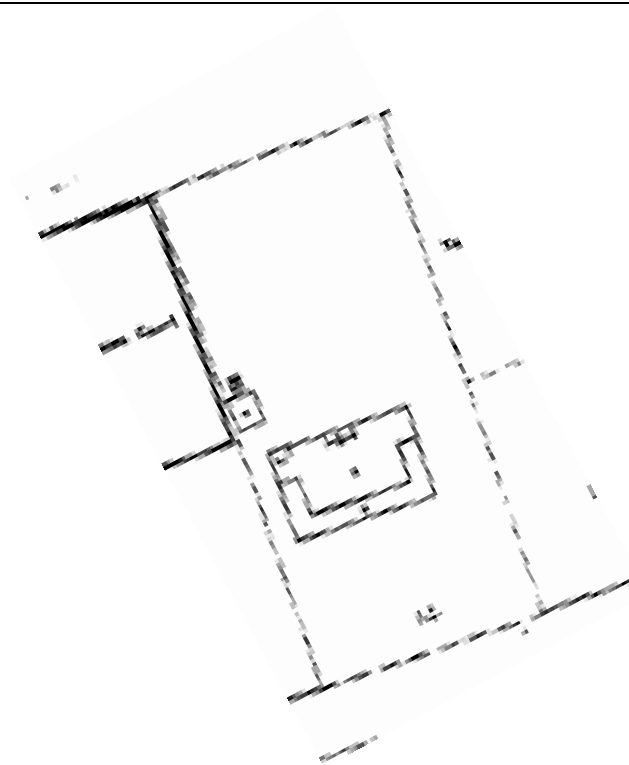


32 Northcote Avenue, Killara

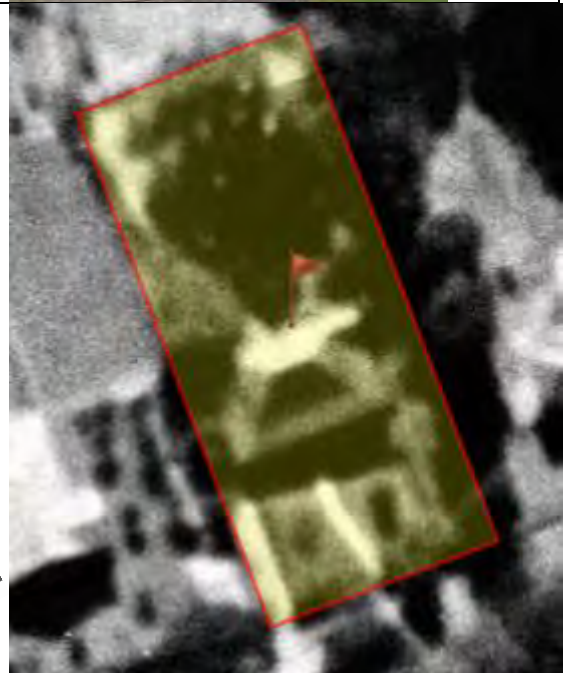
Original cottage has been lost under large scaled and unsympathetic additions and alterations. Original form no longer legible.

Not a comparable example.

(Image Google streetview)



Sheet 91



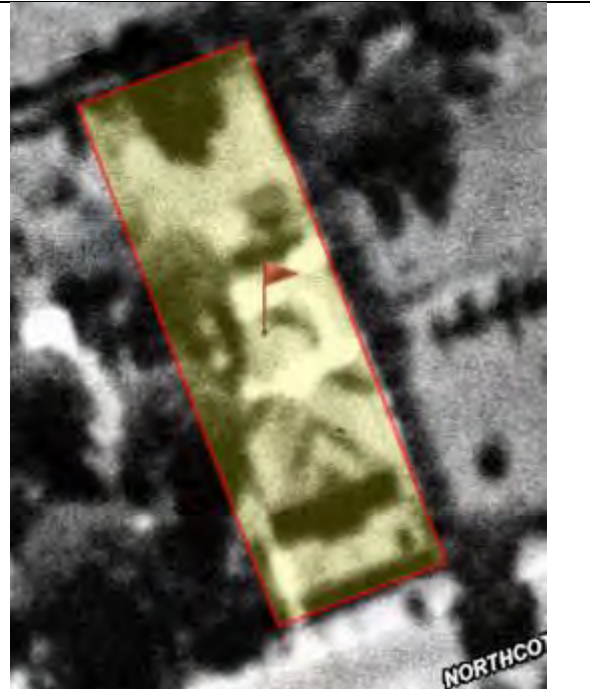
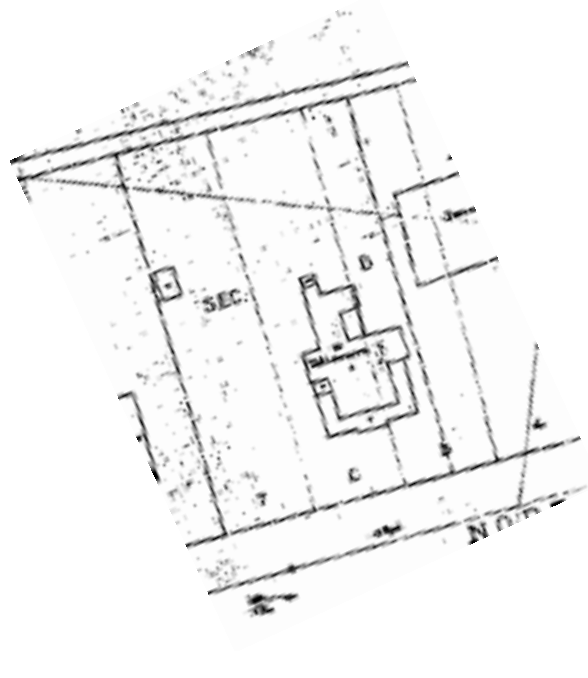
10 Northcote Avenue, Killara

Atypical form that does not read as vernacular due to atypical façade configuration and prominence of the central hipped detail.

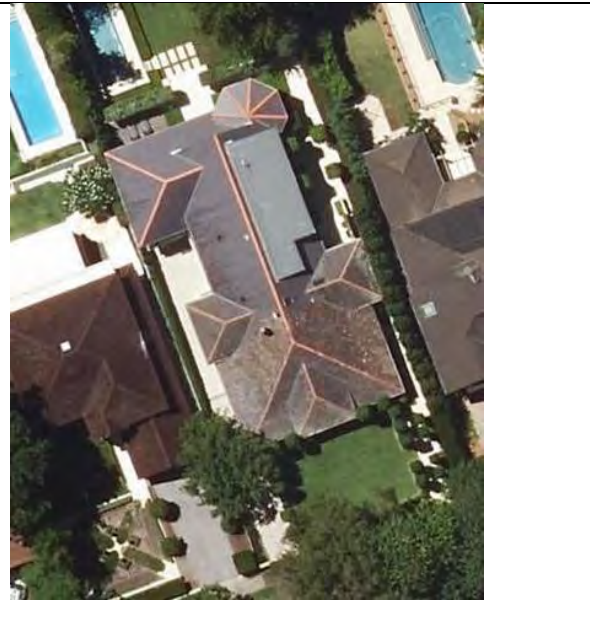
Façade does not include front door as central feature. Has retained return verandahs but has had a large addition to the rear.

Limited comparative value.

(Image Google streetview)



Sheet 91



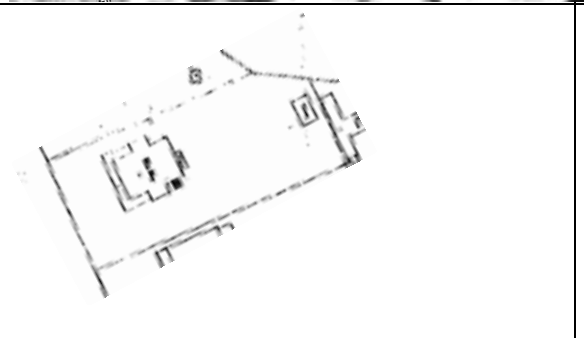
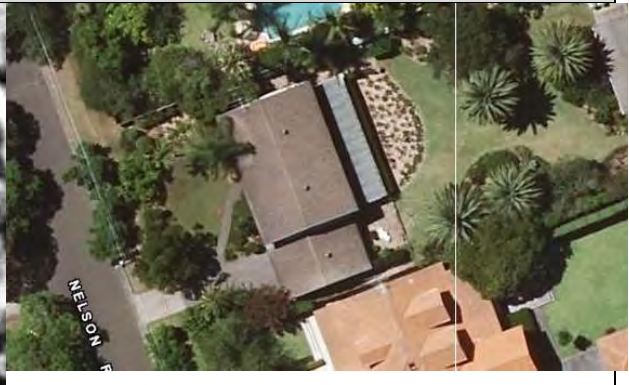
DEMOLISHED EXAMPLES

23 Cook Road, Killara DEMOLISHED



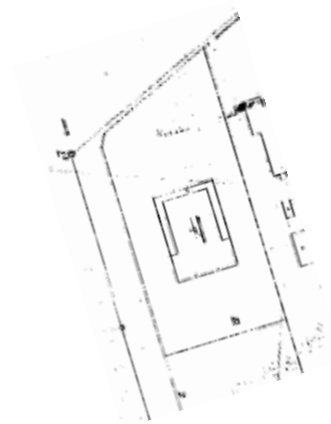
Sheet 116

37 Nelson Road, Lindfield - DEMOLISHED

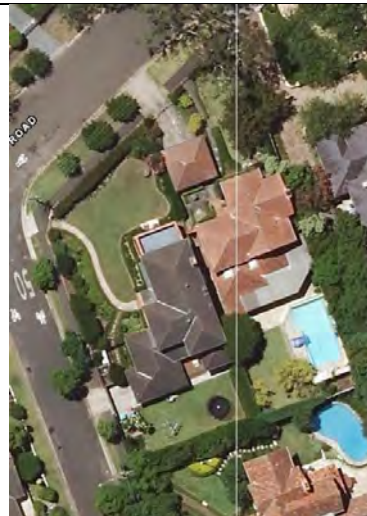


Sheet 75

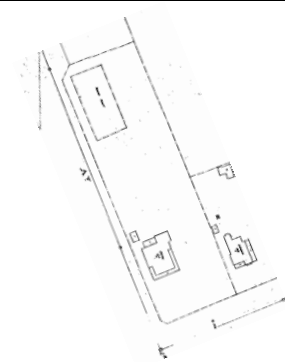
41 Springdale Road, Killara DEMOLISHED prior to 1943



(sheet 84)



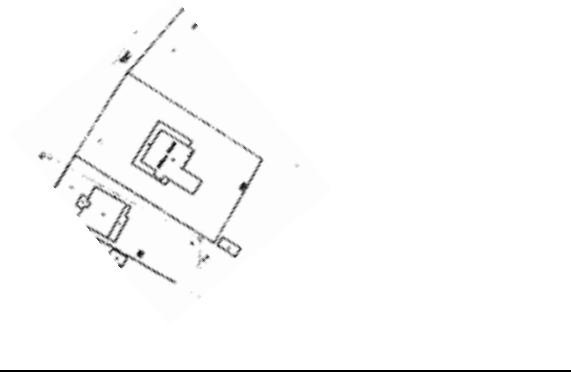
64-66 Stanhope Road, Killara – DEMOLISHED prior to 1943



(sheet 84)



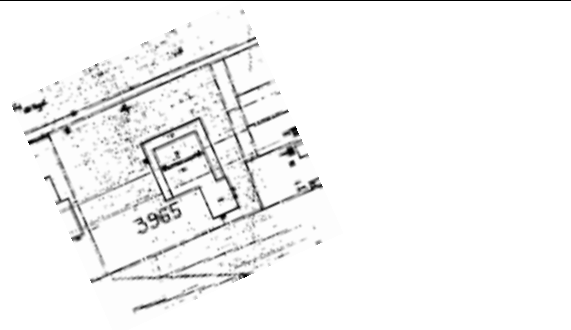
19 Wellesley Road, Pymble – DEMOLISHED



(sheet 125)



2 Moree Street, Gordon - DEMOLISHED



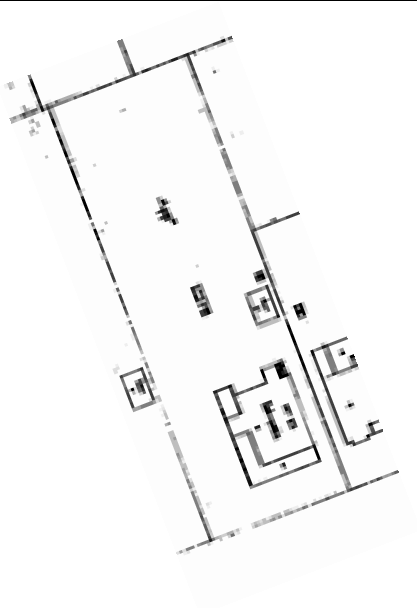
(sheet 196)



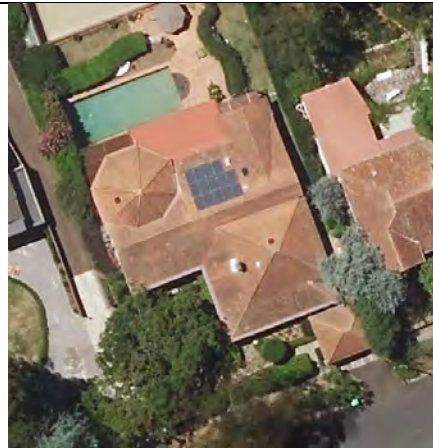
29 Spencer Road Killara.

Appears to have originally included deep verandahs under the main roof form (two sides only). Has been layered heavily with a large addition, painted brickwork and a large carport dominating the street presentation. Front façade either altered or was not symmetrical.

Not a comparable example.



Sheet 149



12-14 Forsyth Street, Killara

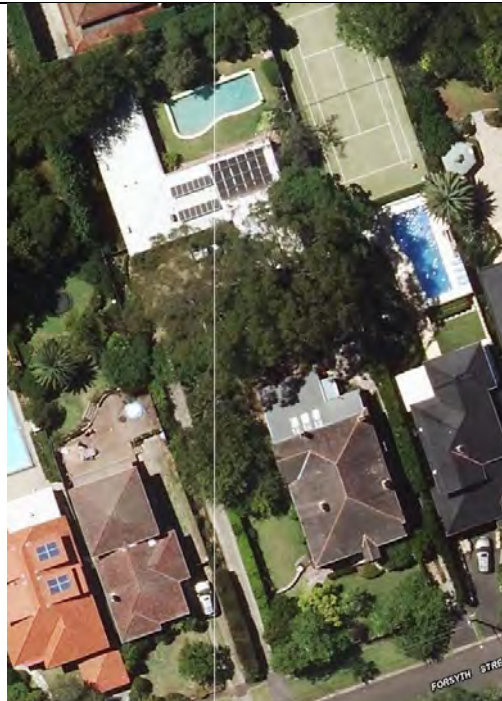
Similar form with return verandah (to one side only).
Similar simple federation detailing to façade, slate roof with gable over front door.

Set in street run, not corner lot. Has retained wide lot setting and traditional streetscape presentation.

(Image Google streetview)



(Forsyth Street was formerly known as Thomas Street)



5.0 ASSESSMENT OF HERITAGE VALUES

The findings of the historical and fabric research and analysis were then assessed against the NSW Heritage Council's Criteria for the Assessment of Heritage Significance using the Guidelines described in their publication Assessing Heritage Significance (NSW Heritage Office 2001).

The Criteria to be used (for local heritage significance) are as follows:

- (a) An item is important in the course or patterns of the local area's cultural or natural history.
- (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area.
- (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.
- (d) An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons.
- (e) An item has the potential to yield information that will contribute to an understanding of the area's cultural or natural history.
- (f) An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history.
- (g) An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places.

Note that a property only has to satisfy ONE of these criteria to be considered of local heritage significance.

The following table identifies the ways in which the heritage values of the property satisfy the Criteria:

5.1 ASSESSMENT OF HERITAGE VALUES AGAINST THE NSW HERITAGE COUNCIL'S CRITERIA

Criterion	Heritage Council Guideline for Inclusion Satisfied	Heritage Value	How this value is demonstrated by the fabric and setting of the property
A (historic)	The property shows evidence of a significant 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. Glen Brae was one of the first properties created on the 1893 subdivision of the Grandview	The underlying subdivision pattern The substantially intact farmhouse-form and Federation Bungalow-style house and the way that it continues to address the surrounding landscape openly without devices commonly associated with suburban cultural landscapes such as physical separation between the public and private domains (ie lack of boundary fences forward of the house). The choice siting of the house at the highest point of the original subdivision from where

Criterion	Heritage Council Guideline for Inclusion Satisfied	Heritage Value	How this value is demonstrated by the fabric and setting of the property
		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.	good views over the surrounding area were available (noting that many of these are now obscured by later development and vegetation).
		The form and garden of the house is consistent with that of a traditional rural farmhouse.	The traditional symmetrical floor plan and street elevations dominated by the deep, shady return verandahs and pyramidal roof form.
	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	The traditional rural character of the house and its setting. Evidence of successive subdivision. Through the major periods of layering to the fabric, including the pre WW2 enclosure of the northern and back verandahs, the reconfiguration of the utility and family living areas (including the deck) to reflect the changing focus on the kitchen and informal living areas in the latter years of the 20th Century and through the addition of facilities such as the swimming pool and recreation room in the garage.

Criterion	Heritage Council Guideline for Inclusion Satisfied	Heritage Value	How this value is demonstrated by the fabric and setting of the property
		to accommodate the changing needs of its occupants throughout the 20th Century.	
B (associational)	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	Though the rural form and character of the dwelling at 28 Cook Road including the open address of the return verandah to the public domain. The boundaries of the original lot can still be read by those familiar with the early history of the area and an appreciation of the physical patterns of development resulting from the re-subdivision of larger lots (via the surviving original trees in the front garden of 30 Cook Road and the 1965-1975 form and detailing of the infill development on the excised lots).

Criterion	Heritage Council Guideline for Inclusion Satisfied	Heritage Value	How this value is demonstrated by the fabric and setting of the property
		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.	
C (aesthetic)	The property exemplifies a blend of the vernacular 19 th Century rural farmhouse overlaid with detailing demonstrative of the Federation Bungalow style.	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. 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.	Intact footprint of the building and surviving garden area. Open presentation of the house to the public domain including lack of boundary fencing except in the rear garden area. All surviving original fabric and qualities of the setting including: • symmetrical design to the primary street elevation, • prominent bungalow-style roof form, • original deep and encircling verandah set under the main roof with a broken-back profile, • original joinery including windows and doors, • Federation-casement windows set in a shallow bay to the primary elevation and traditional double-hung sash to the secondary windows; • Fabric and detailing associated with the Inter-War enclosure of parts of the verandah whilst retaining the integrity of its form as a wide, sheltering space. • General lack of unsympathetic alterations or additions Reversibility of most of the later layers.

Criterion	Heritage Council Guideline for Inclusion Satisfied	Heritage Value	How this value is demonstrated by the fabric and setting of the property
		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. 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	

Criterion	Heritage Council Guideline for Inclusion Satisfied	Heritage Value	How this value is demonstrated by the fabric and setting of the property
		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.	
	The property plays an important role in the local streetscape.	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	The built form and siting of the house on its lot. The open character of the garden with expanses of grass and substantial planting limited to the boundaries of the site. The lack of formal boundary fencing which allows the visual curtilage of the property to integrate with the public domain.

Criterion	Heritage Council Guideline for Inclusion Satisfied	Heritage Value	How this value is demonstrated by the fabric and setting of the property
		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 property exemplifies the technologies used in vernacular domestic construction in the early 20 th Century	The building technologies evidenced by the surviving original fabric are highly representative of those used in the period and provide evidence of a high level of care and attention to detail in the original construction by an experienced builder.	Original footprint and fabric; including in particular the interior elements such as the intact marble and tiled fireplaces, pressed metal ceilings, pull-cord light fittings and details such as highlight window-winders throughout the property. Also demonstrated through the inclusion of original tuck-pointing to the common faces of the side elevations.
D (social)	The property has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons	The property is understood to be valued by the local community (the Friends of Glen Brae) for cultural reasons 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 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).	All pre-1943 fabric and spatial qualities of the site has the potential to provide evidence of this value. No fabric associated directly with this possible phase of use has been identified.

Criterion	Heritage Council Guideline for Inclusion Satisfied	Heritage Value	How this value is demonstrated by the fabric and setting of the property
		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.	
E	Technological or research potential.	The exterior fabric of the house has the potential to provide information about early Federation design and construction techniques by a skilled builder without (known) professional architectural advice.	All extant original fabric.
		The continuous occupancy of the site for residential and rural uses for over 170 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. This potential value is not considered to be of a level that would be sufficient to establish local heritage value for archaeological reasons.	Original building footprint is intact and sits above natural ground level. Open and uncultivated grassed areas surrounding the house.
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 19 th	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.	Through the scale, form and setting of the house. Through the intact footprint. Through the substantially intact street elevations (with all visible changes potentially readily reversible). Through the survival of the landscape character of the original property as a house

Criterion	Heritage Council Guideline for Inclusion Satisfied	Heritage Value	How this value is demonstrated by the fabric and setting of the property
	Century to the emergent pattern of suburban development of the 20 th .	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.	set in an open grassland area with perimeter tree planting (note that much of the original planted garden area has been excised through subdivision). Through the lack of similar properties in the local government area.
G	The cottage demonstrates the principal characteristics of the vernacular Federation Bungalow style of architecture based on the form of a traditional Australian farmhouse.	The cottage demonstrates many of the essential characteristics of the Federation Bungalow style overlaid on the form of a traditional Australian farmhouse.	Through all surviving original/early fabric and the footprint of the house, including (but not limited to) the aesthetically balanced composition, well-considered proportions, prominent hipped roof form incorporating encircling verandahs which are set above natural ground level and details such as the pattern and details of brickwork and fenestration.

6.2 SUMMARY OF THE HERITAGE SIGNIFICANCE OF GLEN BRAE

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 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.

6.3 THE SIGNIFICANT SETTING OF GLEN BRAE: THE CURTLAGE

The NSW Heritage Council has identified a range of types of curtilage, or areas surrounding a place that are important to understanding its heritage values. The analysis of heritage values of Glen Brae revealed that three types of curtilage are associated with the property.

1. The current lot curtilage (figure 130).
2. The historic curtilage (figure 131).
3. The expanded curtilage (streetscape setting) (figure 132).



Figure 130. Current legal curtilage. The current lot boundary is the essential curtilage of the site. It is the core of the contemporary significance as it is represented in the local streetscape and is the area recommended for inclusion in any heritage listing.



Figure 131. Historic curtilage. The historic curtilage extends over the whole of the original lot and includes the properties now known as 30 Cook Road and 1-3 Redbank Road, including the large trees planted in the garden to the north of the original house but now within the area of 30 Cook Road.

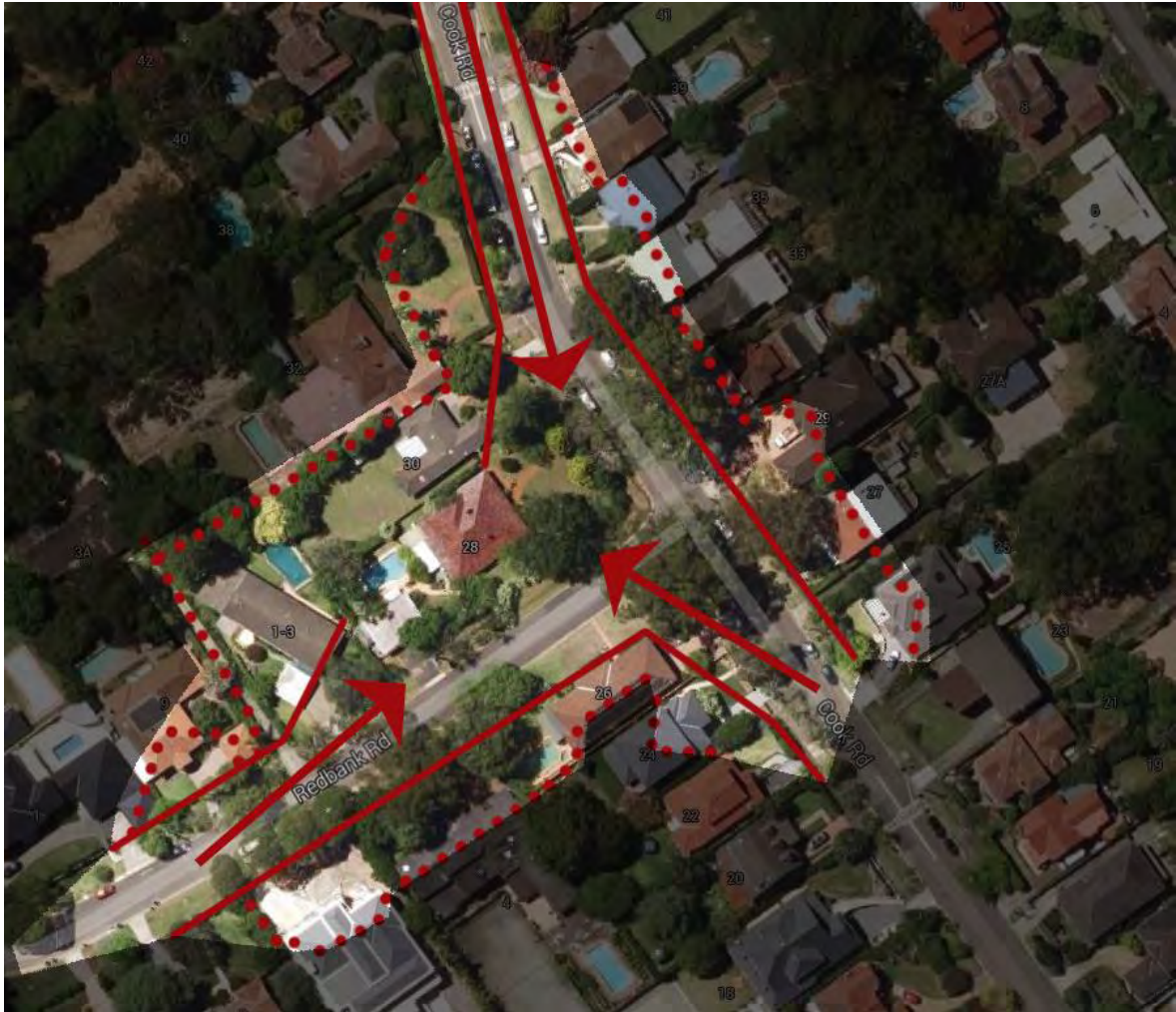


Figure 132. Expanded (visual/streetscape) curtilage. The expanded curtilage responds most clearly to the historic and aesthetic heritage values of the house. It extends over the immediate streetscape to include views to and from the property and in particular the verandahs. The character of this curtilage is derived from its low density detached streetscape quality with single and two-storey homes set on sites dominated by gardens and natural vegetation. The expanded curtilage effectively describes the area within which future development can be considered to be 'in the vicinity of' the property as defined in the Ku-ring-gai LEP 2015.

7.0 RECOMMENDED MANAGEMENT APPROACH

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, contribute to 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, 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 limited to) the doors, windows, brickwork, tuck pointing, interior woodwork and fittings.
- The simple and intact detailing throughout the property.
- The fabric associated with 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 including the visibility of the main elevations from the public domain across the 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 the 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 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 encouraged)
- 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”.

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 the enclosure is replaced any new works should also read as light and transparent.

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.

ANNEXURES: A: HISTORICAL ANALYSIS

 B: PHOTO SURVEY OF THE HOUSE AND ITS SETTING

ANNEXURE A: HISTORY OF GLEN BRAE

Glen Brae

28 Cook Road, Killara
Historical Background
Prepared by Nick Jackson
June 2015 - Issue 2

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. Orchardring then predominated until the coming of the railway provided the incentive to sell and subdivide the farms for housing.

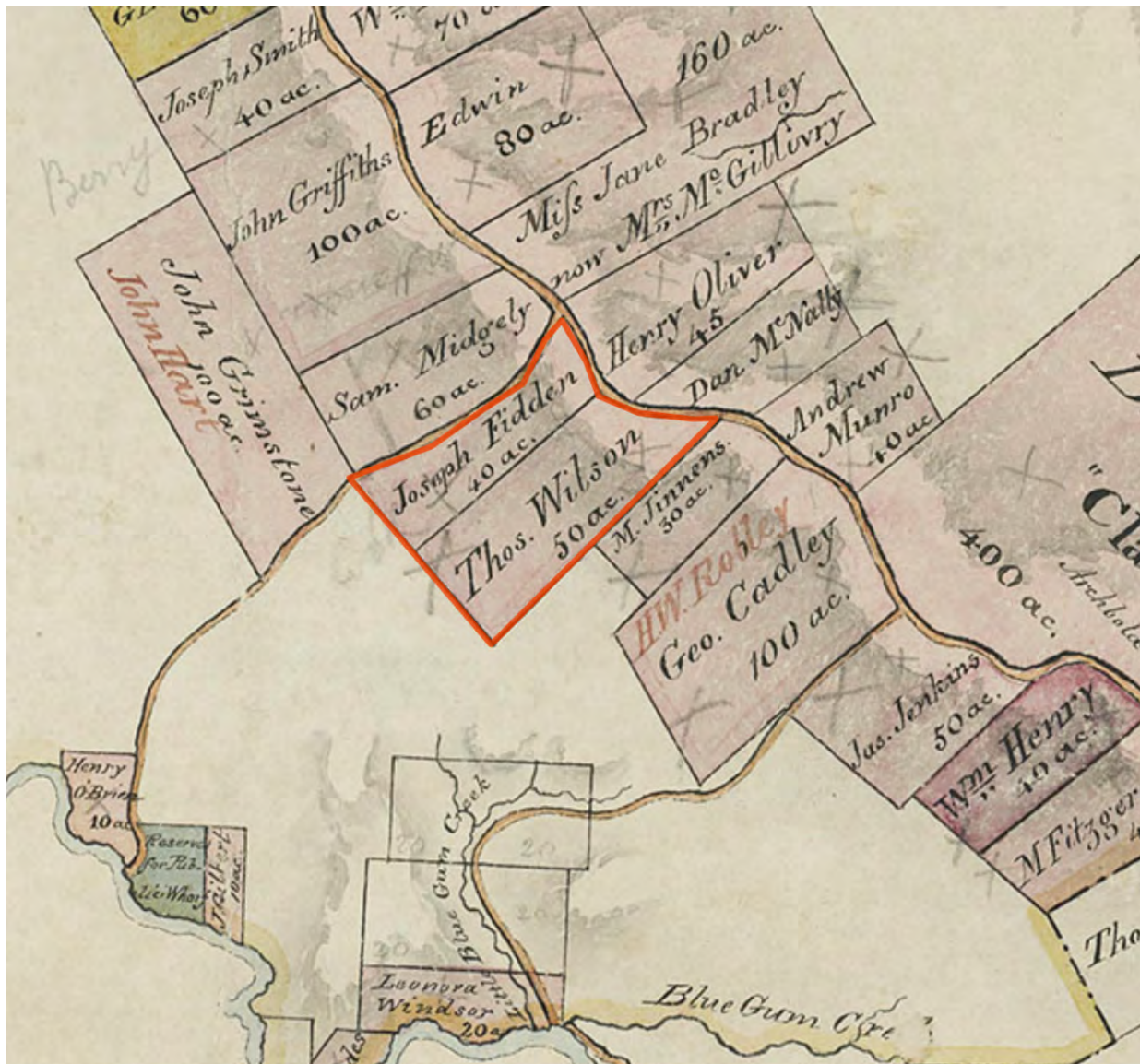
Fiddens Wharf Road was a major road route connecting the farms along Lane Cove Road (Pacific Highway) with the wharf on Lane Cove River and thence by boat to Sydney. This road was in existence from about 1805. It was used by the timber getters and then the orchardists that followed; its role was supplanted 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



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

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

³ Stated in Primary Application 296

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 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

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

⁵ Torrens Title Deposited Plan 1173

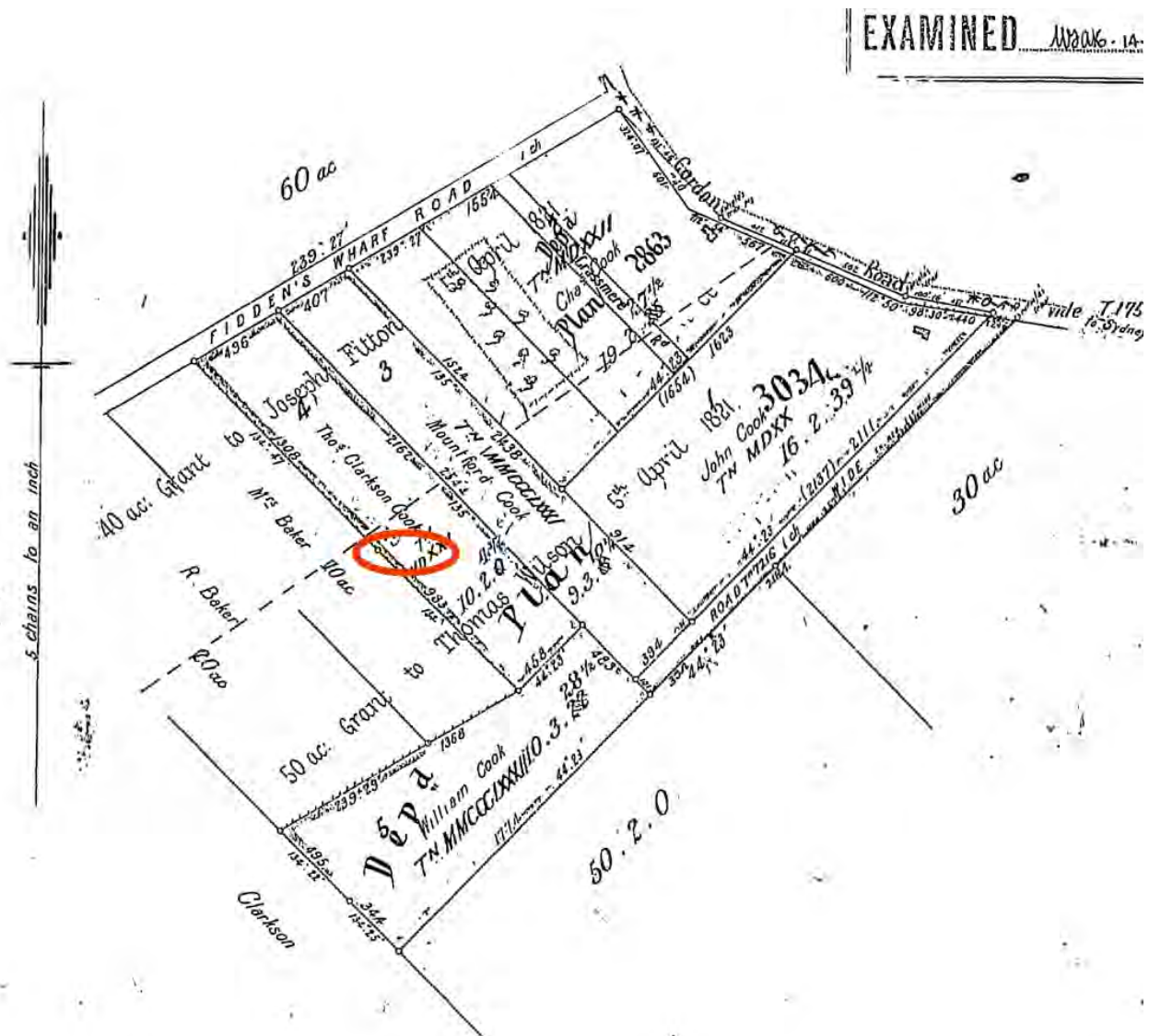
⁶ New South Wales Birth, Death and Marriage Indexes

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



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.

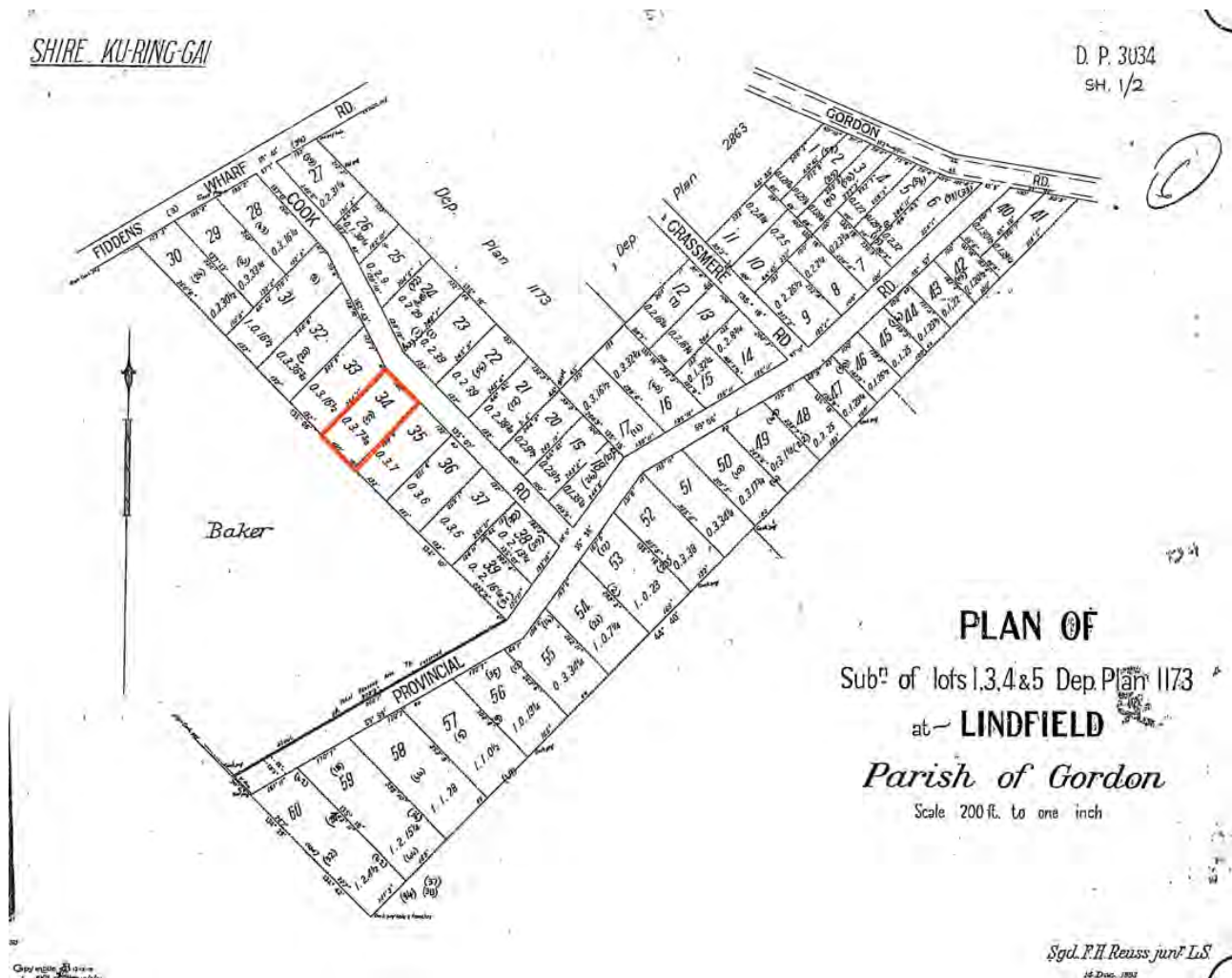
3. Grandview Estate

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

¹¹ Torrens Title Dealing 104317

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

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 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

¹³ Torrens Title Deposited Plan 3034

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

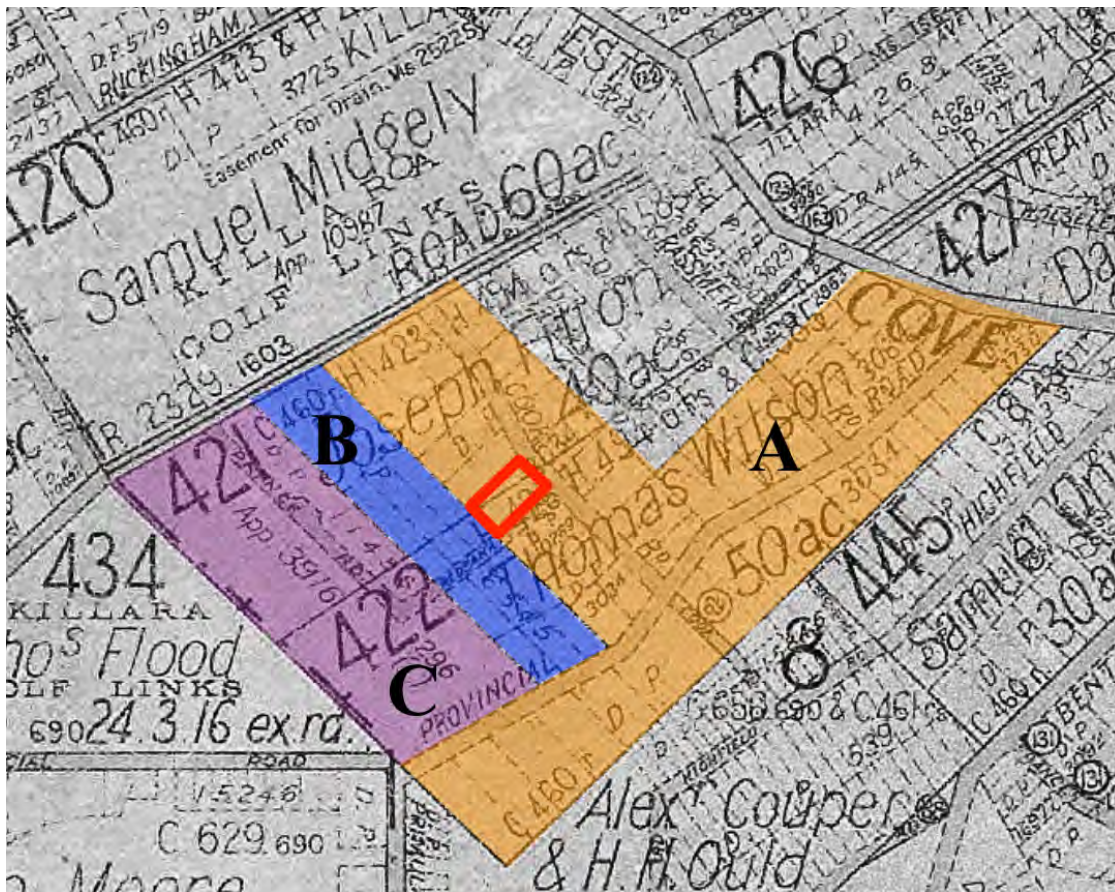
¹⁵ Advertisement, *Sydney Morning Herald*, 27/10/1894, p.15

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

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



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

Figure 4. The areas of land discussed in the text. Area A is the Grandview Estate (DP3034) which was subdivided in 1893 from the former Cook family farms. Glen Brae, 28 Cook Road, is former Lot 34 in this subdivision (highlighted). Area B is Henry Cook's 10 acres of orchard, which was subdivided in 1913 (DP6545). Area C is Robert Cook's 20 acres of orchard; this was sold first in 1904 and in 1911 it was purchased by the Killara Golf Club. Within Area C is the Niblick Estate subdivision of 1921.

Mrs Baker's 10 acres passed to her son Henry in 1878.²⁴ Henry (1848-1926) retained this 10 acres until 1913 when subdivision commenced in Deposited Plan 6545.²⁵ Henry had an orchard of peaches aside from a few acres set aside for vineyard and strawberries.²⁶ The farm was named Minore apparently.²⁷

Robert Baker (1852-1935) married Catherine O'Toole in 1875 and their children were Jane Ann (1876), Robert (1877), Alfred James (1879), William Henry (1880), Ann (not known), John Bede (1883), Rebecca (1885), and Charles (1888).²⁸ Baker's 20 acres (usually given in historical accounts as 30 acres) was also an orchard. The farm was named Avoca apparently.²⁹

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

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

³⁰ Torrens Title Vol. 153 Fol. 218

³¹ Torrens Dealing A76106

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

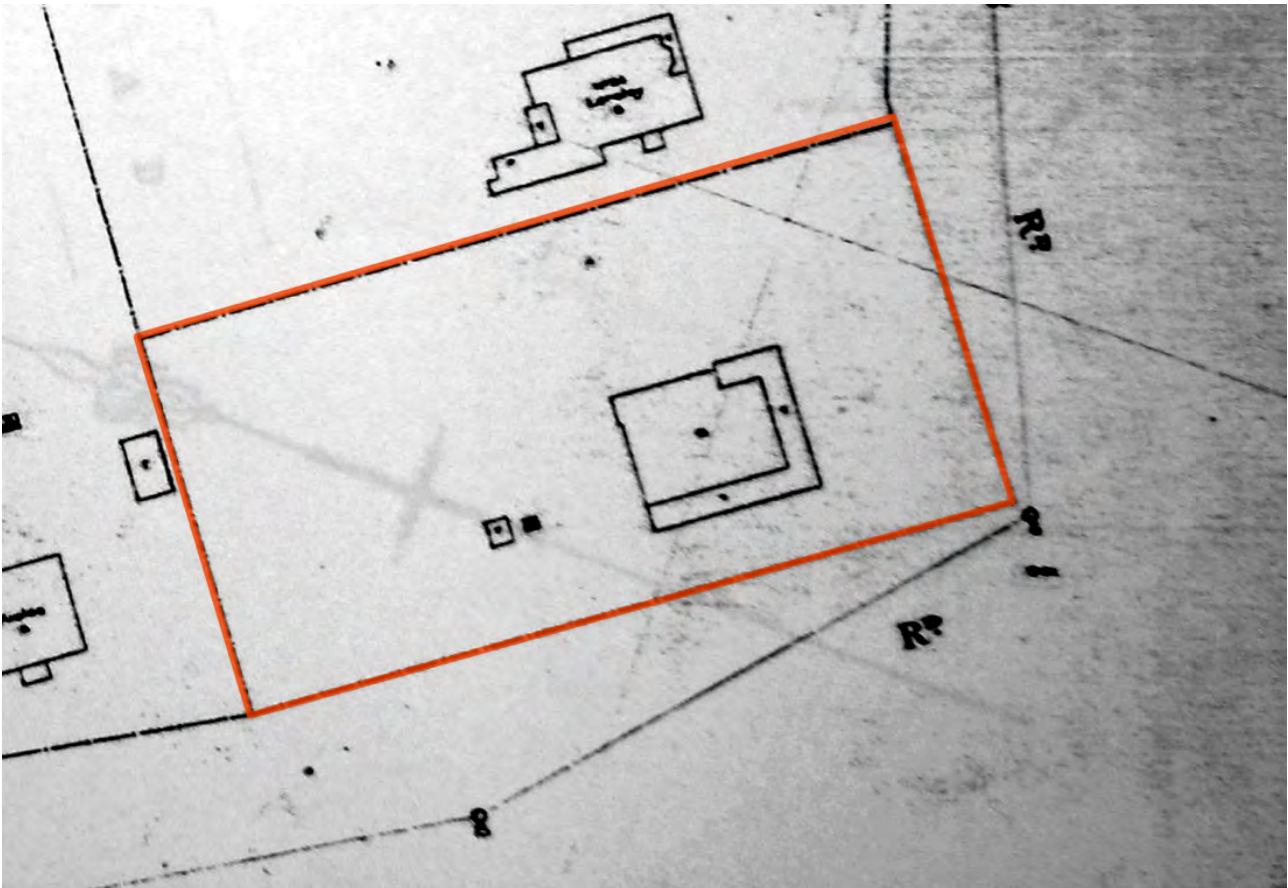
³³ Suburban Subdivision Plan K2/19

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

³⁵ Suburban Subdivision Plan K2/19

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



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.

³⁶ Hickman & Swarzes 2014

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



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.



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 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.

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

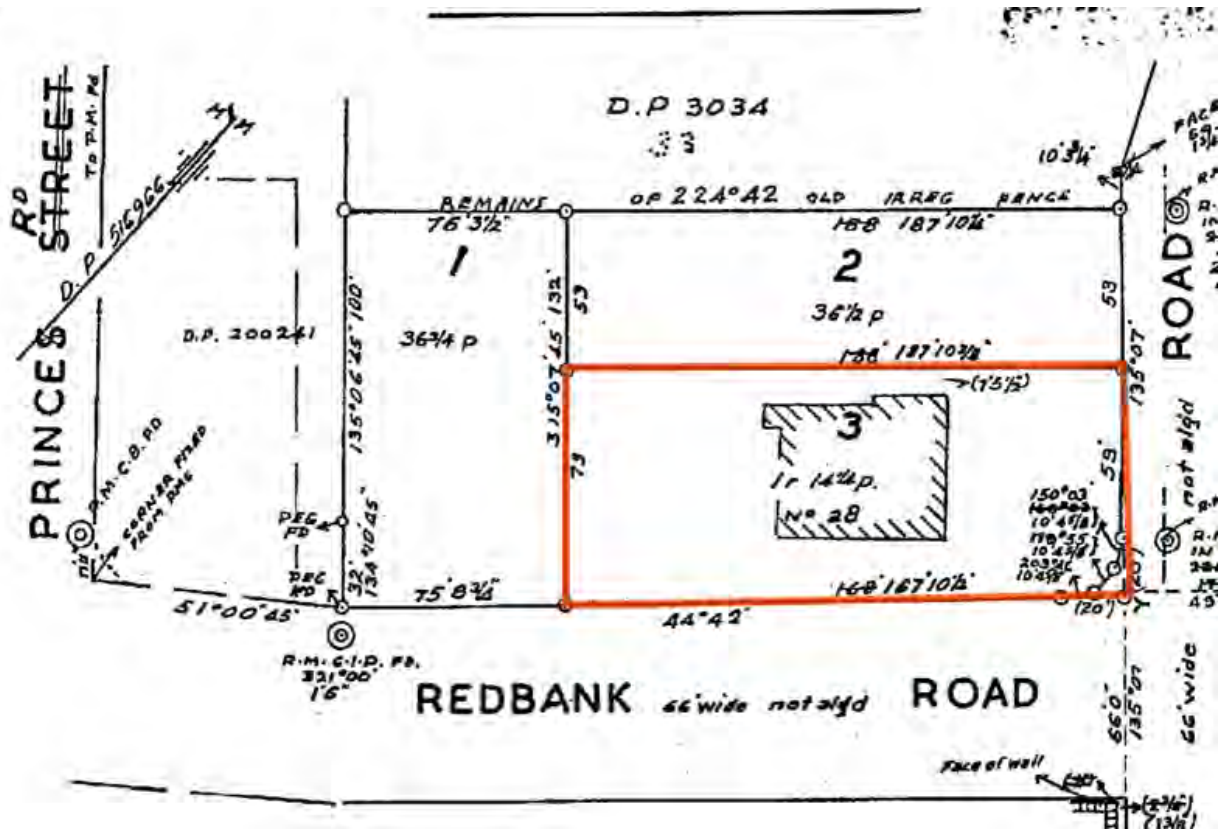
⁴⁴ Torrens Title Dealing K73459

⁴⁵ Torrens Title Dealing K435567

⁴⁶ Torrens Title Dealing M83949

⁴⁷ Torrens Title Dealing R222172

⁴⁸ Gray 1995

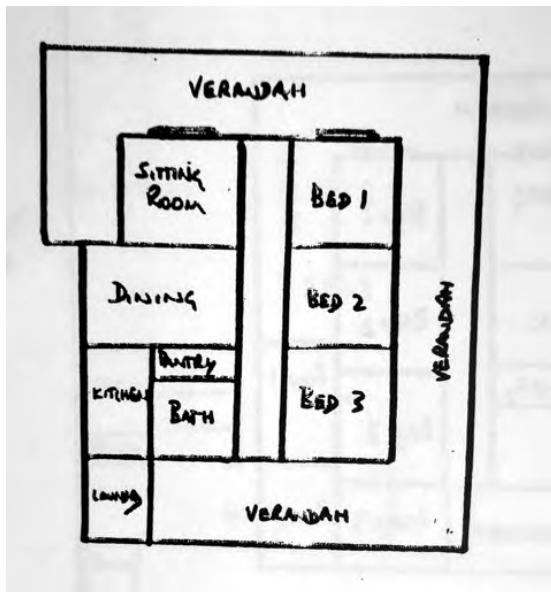


Source: Land and Property Information (DP516966)

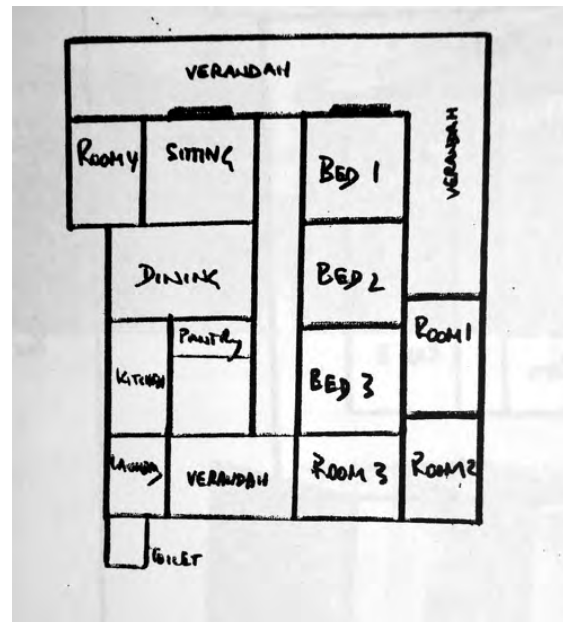
Figure 6. The plan of the subdivision of Lot 34 undertaken in 1965. The survey was prepared for conveyancing and it is not known if the house on Lot 3 (Glen Brae) was the only standing structure at the time.

Appendix 1 - Evolution of floor plan

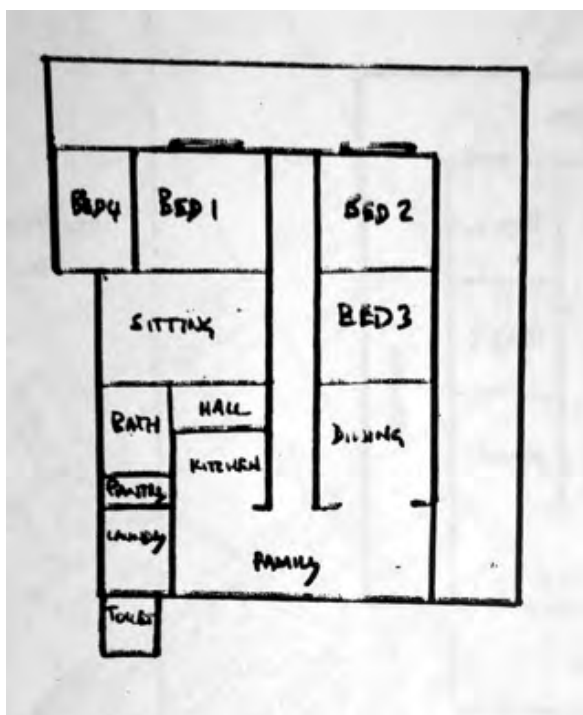
Original drawing by Suzanne Gray and sourced from Suzanne Gray's 'Glen Brae, 28 Cook Road', prepared as a Historical Study for unit History of Urban Environment, University of New South Wales School of Town Planning, April 1995



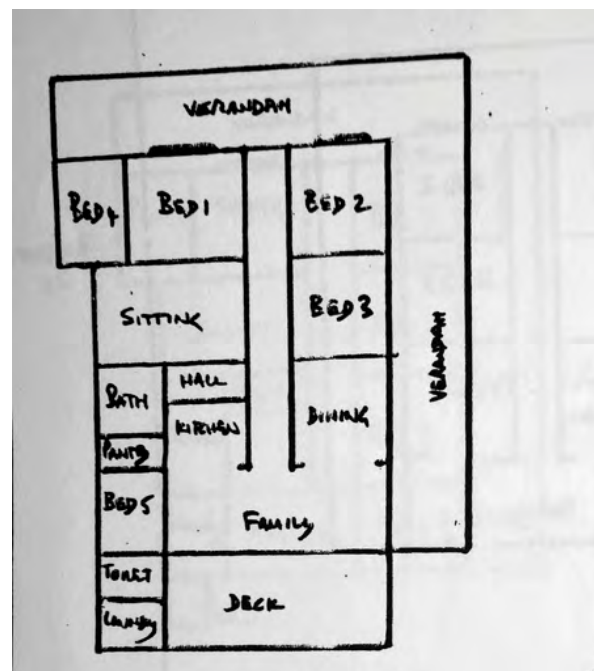
c.1904-c.1940



c.1940-c.1970



c.1970-1980



c.1980-1990s

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

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 Horder, Sydney, draper
1885	30th December Dealing 104317 Transfer Sydney and Provincial Land and Building Company Ltd.
1893	Subdivision in Deposited Plan 3034

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
Dealings in Auto Folio 3/516966 not searched	

ANNEXURE B: PHOTO SURVEY

The following photo survey documents each of the main elevations and interior rooms. It is not intended to be exhaustive, but rather to provide a contextual understanding of the structure and its component spaces.

EXTERIOR

COOK ROAD VERANDAH



Verandah addressing Cook Road. Note the battened rake of the underside of the roof as it extends over the verandah and the hardwood timber floorboards.



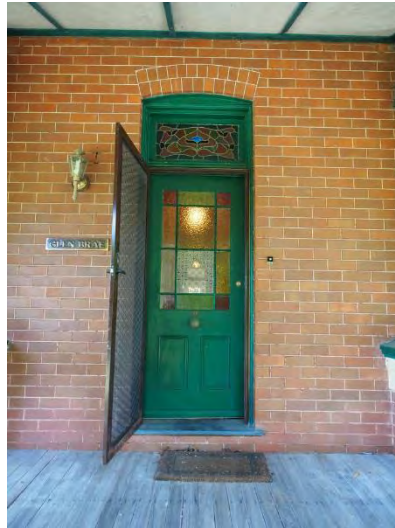
Window detail – showing shallow profile of the bays projecting from the main facade. These allow additional light to enter the rooms whilst retaining the depth of shade afforded by the verandah in summer.



The enclosure of the northern return to the verandah is characteristic of the Inter-War era and has retained the fabric and detailing of the period, including the glazed front door with circular detail.



Brickwork throughout is well-laid, and all original external elevations, including those of common brick, were tuck-pointed. Detail of tuck-pointing to Cook Road elevation



The front door is simple, with transom light but no side-lights, enhancing the simplicity of the built form.



REDBANK ROAD VERANDAH



Southern verandah to Redbank Road with simple stairs providing access to the garden.



The southern wall is of common brick with no openings other than two simple windows to the rear rooms and a door to the original return to the rear elevation (now enclosed).



The original rear return of the verandah has been enclosed to create a large sunroom across the back of the house.



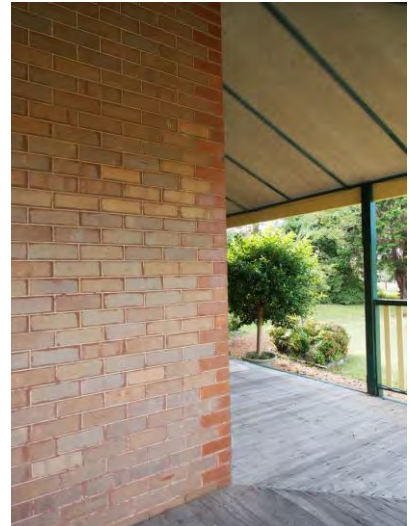
The main front room (now a bedroom) does not open to this elevation. This provides evidence of the compositional role of the verandah as a shady space and not as a device to integrate indoor and outdoor activities.



A section of the original vertical timber fencing to the verandah edge has survived at the rear of the side verandah. It is almost hidden by vegetation, but the wider timbers used are clearly evident.



The timber hardwood boards are laid on a rake to facilitate drainage of surface water. The vertical railing in this image is not original.



REAR ELEVATION



The original rear verandah has been enclosed by lightweight glazing and shingles and a large roofed deck has been added across part of the rear elevation.



The shingle cladding to the rear wall (formerly the back verandah) is well weathered and is consistent with the detailing of lightweight verandah enclosures in the early 20th Century.



Rear elevation showing the deck addition and steps leading to the back garden. Note the original tiled roof extending over the original back verandah.



This door was likely to have been the original back door, its hardware matching the front door. Now located at the entrance to the rear sunroom.



detail of door handle



Potting area on the rear deck adjacent to the laundry.



Mid-late 20thC addition to the rear of the property provided a laundry and adjacent plant potting area on the new deck. The swimming pool is in the foreground.

NORTH-WESTERN ELEVATION



Northern elevation – original verandah return overlooking the wide side garden, enclosed pre WW2.



Windows to the living room

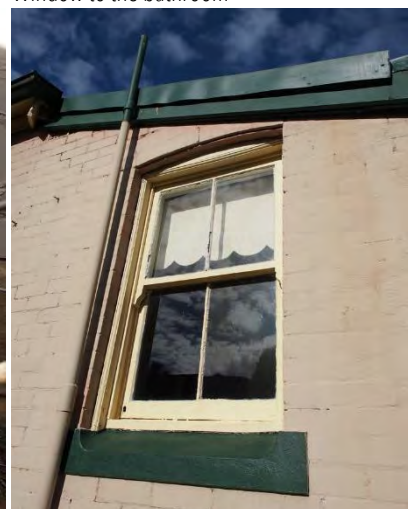
Window to the bathroom



Window to the bathroom showing evidence of bricks to the window being carefully removed and re-inserted.



Evidence of original tuck-pointing to this wall can be seen clearly under the paintwork.



Window to the small back bedroom off the verandah sunroom.

OUTBUILDING – GARAGE/GAMES ROOM



Access to the games room



Pool pump



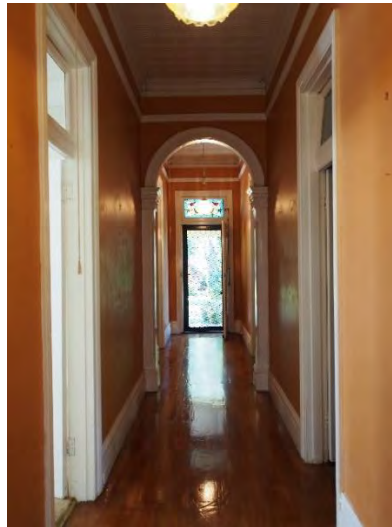
Lean-to workshop/BBQ/carport

INTERIOR

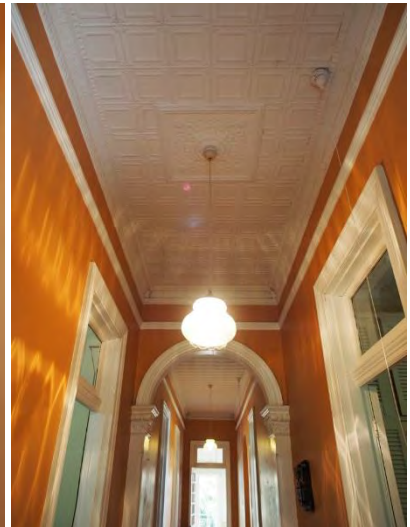
ROOM 1: Hall



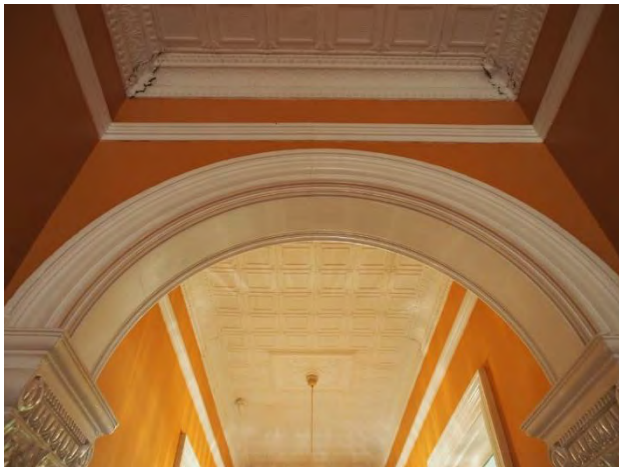
Front door – with leadlight glazing to the highlight. Note also the original winder to open the highlight window to facilitate internal ventilation.



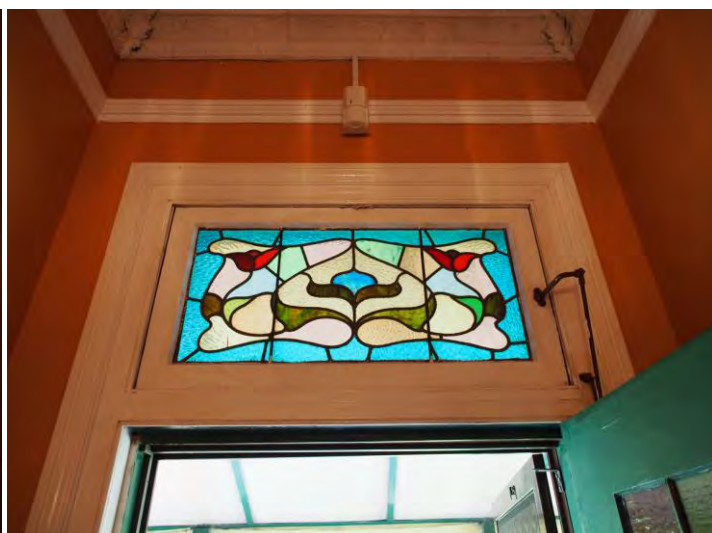
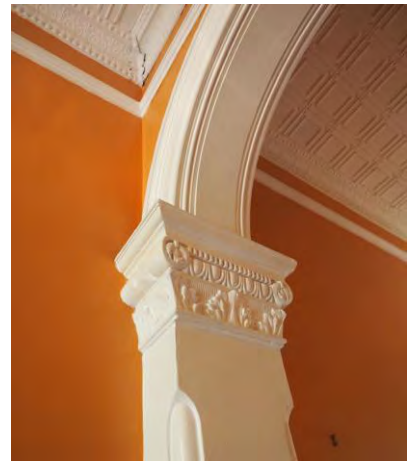
Main hall. The floors are polished timber boards and the space is divided by a simple arch with plaster detailing.



Rear section of hall. The ceilings are pressed metal throughout.

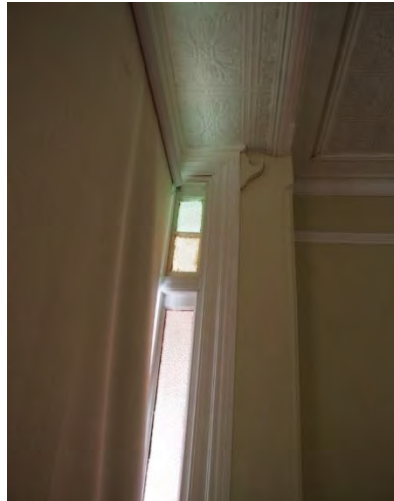


Dividing arch to hallway



Detail of glazing to the front door: main panel (L) and leadlight in highlight window (R)

ROOM 2: bedroom 1 (originally the drawing room)



Interior of the room showing the narrow bay window recess, pressed metal ceiling and carpeted floor. Note also the patterned ceiling and central pendant light. See images for Room 3 (the other front room) for details of the window glazing.

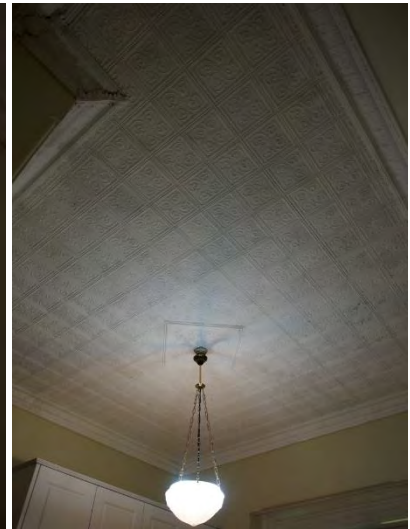
The bay windows are shallow with very narrow sidelights that still maximise the amount of light able to enter the room even though the windows are heavily shaded by the wide front verandah. The original timber curtain bracket that screened the bay can also be seen.

Cupboards with louvre doors have been added to each side of the chimney.



Fireplace and mantel. The mantel is marble and the cast iron fireplace and decorative glazed tiles are intact.

ROOM 3: bedroom 2 (original main bedroom)



Window showing the highlight glazing. As in Room 2 (the other front bedroom) the shallow bay adds to the aesthetic qualities of the space and allows additional light to enter the room.

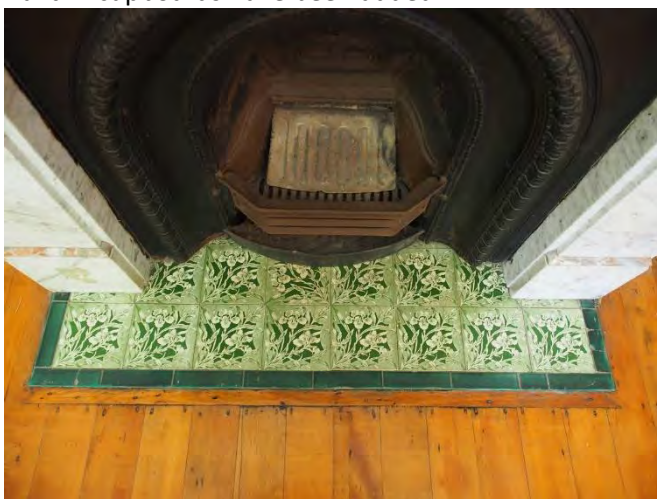
Patterned (pressed metal) ceiling and central pendant light.



Built-in cupboards have been added.



Fireplace and mantle. The mantle is marble and the cast iron fireplace and decorative glazed tiles are intact.



ROOM 4: Living Room

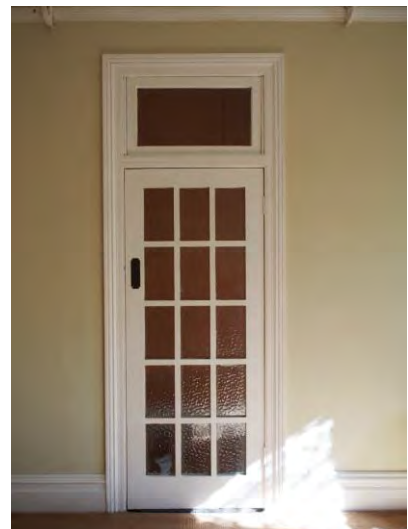
Note: this room was originally used as the dining room. The date of its change of use to living room is not known.



Main living room looking to the windows. This space was originally used as the family dining room, and included direct access to the servery and kitchen via the door on the left of this view.

The windows overlooked the original main garden.

The Inter-War door in the rear corner leads to the room created by the enclosure of the verandah return on the north-western elevation. The evidence of the fabric suggests that it was originally formed as an external door, likely to provide a direct link between the room and garden.





The fireplace is original and intact.

Detail showing grate and encaustic tiles. This fireplace has been converted to gas operation.

ROOM 5: sunroom off Living room (originally part of the verandah, enclosed in Inter-War period)



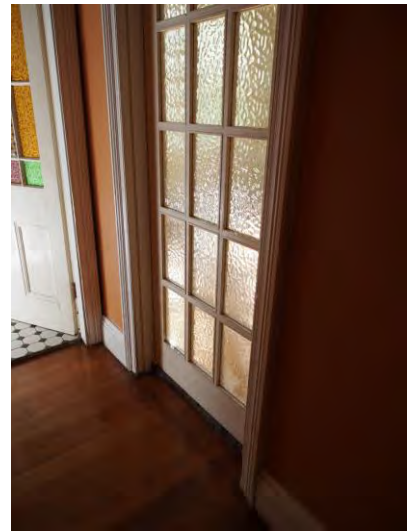
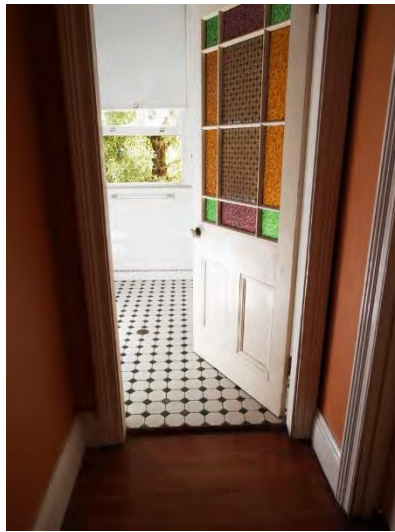
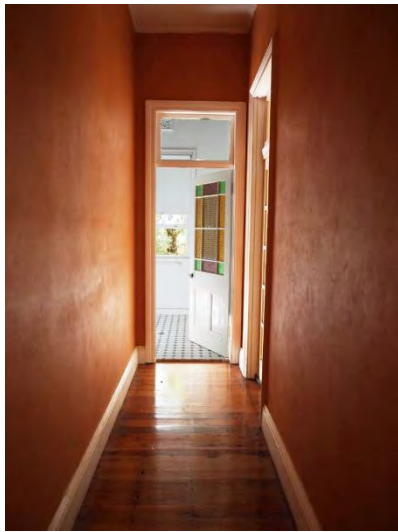
Note raked ceiling, characteristic Inter-War door to verandah, lightweight glazed enclosure and polished original verandah boards. Note also painted external brickwork to wall.

ROOM 6: bedroom 3

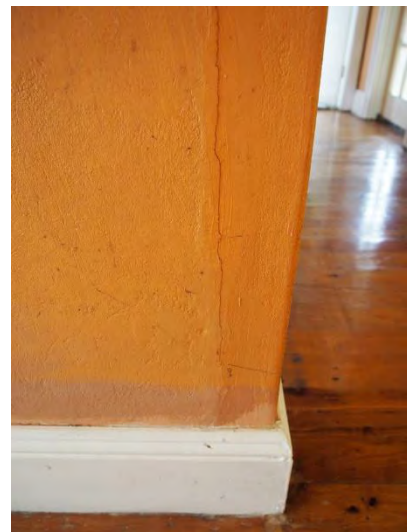
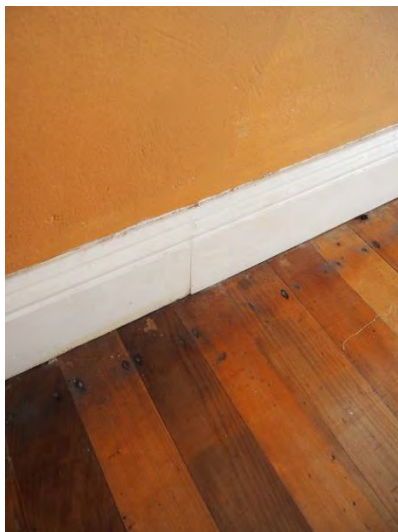


This is a simple room used as a minor bedroom. The window is a simple sash and it does not have a fireplace, but details such as the pressed metal ceiling and door hardware are intact. A built-in cupboard has been added. The light fitting is not original although it is operated by a pull-cord, as are all the lights in the main house.

ROOM 7: side hall (formerly the servery between kitchen and dining room)



Doors to the bathroom and original dining (now living) room from the side hall. This space was originally partly bathroom and partly servery between the kitchen and the dining rooms. The alteration can be seen in the nail holes to the floorboards and in the raised floor to the bathroom, where the tiles have been laid over the earlier floor surface.



The rear part of the hall has been altered to allow the reconfiguration of original kitchen and bathroom areas. These alterations can be seen through the cut in the skirting and changes in wall materials at the entrance to the secondary hall.

Room 8: Bathroom (former kitchen)



This room was originally used as the kitchen but was converted to a bathroom in the 1970s. The original sash window was removed during the building works and then replaced.



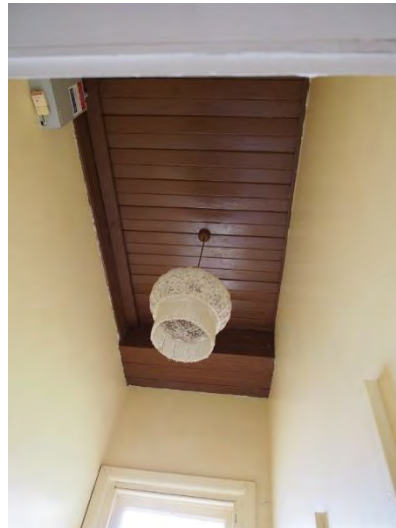
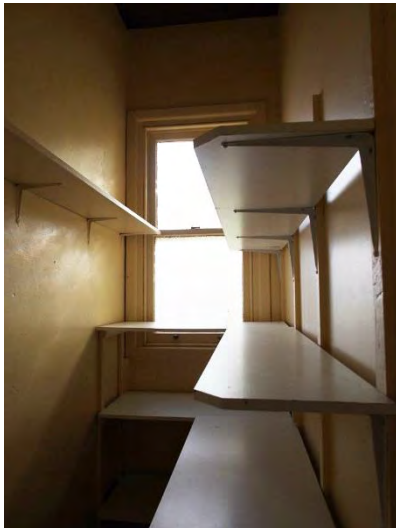
Timber v-groove ceiling lining (the light fitting is not original)



Room 9: Kitchen (former bathroom)



The space was originally used as a utility room/bathroom and opened to the exterior prior to enclosure of the back verandah. It was converted to a kitchen and integrated with the informal living area in the late 20th Century. The rear wall was removed to facilitate this alteration.

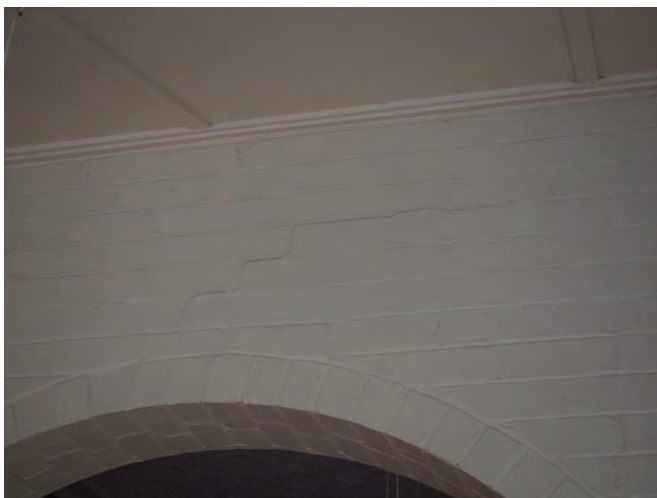
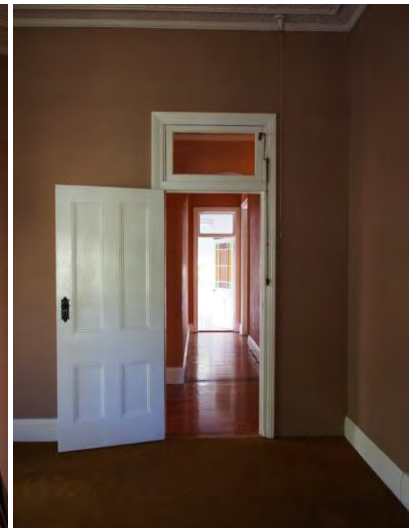
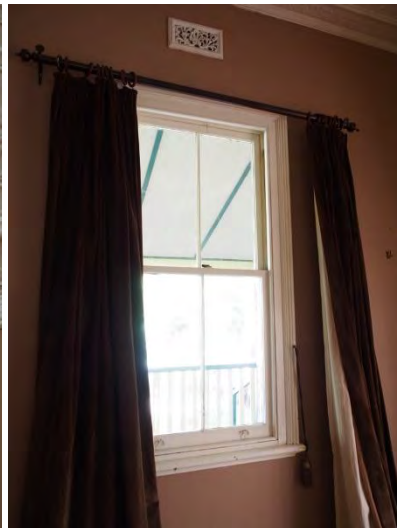


The space beside the kitchen has been adapted for use as a store room/pantry. The ceiling to this space is also (like the kitchen and bathroom) lined with stained timber lining boards.

Room 10: Dining (formerly bedroom)



This space was originally used as a bedroom. It was converted to a dining room at an unknown time. The main fabric change associated with the new use was the creation of an arched opening in the original back wall (by partial demolition of the rear wall and re-laying the bricks). The other details of the room remain intact.



Detail of the opening to the room from the sunroom. The arch has been formed by brickwork, but the craftsmanship is noticeably cruder than the original construction and it is likely that this wall was re-built when the opening was created.

Room 11: Rear Sunroom (former verandah)



The space is long and narrow and still reads clearly as an adapted verandah with its raked ceiling and lightweight glazing.



Door to the rear sunroom. This is an external door of similar design to that now on the back door, although the hardware is simpler and it does not include a central handle as is seen on the main doors.



Door to the central hallway. This door was also an external door.



Pair of French doors providing access to the deck.

Room 12: Back bedroom/study



A small room at the northern end of the sunroom has been created for use as a study/additional bedroom. Note the steep rake following the alignment of the original verandah ceiling.



This window is original and consistent with the other windows to the modest rooms, revealing that this room was created at the end of the original back verandah.



Changes in the floor angle mark the slope of the original floor.

Room 13: Laundry and back bathroom



These rooms were added in the late 20th Century under a skillion room. They are functional but do not demonstrate the quality of workmanship found in the main house.