

Attachment 1

Hurlstone Park Heritage Assessment Study

HURLSTONE PARK HERITAGE ASSESSMENT STUDY Stage 1 Report



For

Canterbury-Bankstown Council

September 2016

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EXECUTIVE SUMMARY

In 2015 the NSW Department of Planning and Environment identified a 13 km corridor along the existing Bankstown rail line as an opportunity to develop and manage areas for future city growth. *The Sydenham to Bankstown Urban renewal Corridor Strategy* was developed and issued in late 2015 as a Draft document to provide stakeholders the opportunity to comment on the proposal. The suburb of Hurlstone Park falls within this corridor.

In response to the *Corridor Strategy* the City of Canterbury – Bankstown commissioned Paul Davies Pty Ltd to prepare this Heritage Assessment Study of Hurlstone Park, to determine whether the suburb or portions of the suburb would warrant inclusion within Heritage Conservation Areas (HCAs). The study was also to identify whether additional individual properties or groups should be listed as heritage items in Council's Local Environmental Plan (LEP).

The suburb, while having some earlier (1890s-1910) buildings, was largely developed after 1911 when public transport became available and the suburb, formerly largely part of a single estate (the Jeffreys estate), was subdivided for residential development. This has resulted in two major periods of development characterising the suburb: late Federation and Inter-War. This is quite unusual, as most inner suburbs of Sydney demonstrate these periods overlaid on Victorian subdivision patterns and buildings. Consequently, the area contains a high number of buildings from a limited period of development.

The Hurlstone Park Heritage Assessment Study project was planned in three sequential stages:

- Stage 1: The identification of potential Heritage Conservation Area/s (HCAs) and potential heritage items within Hurlstone Park warranting further research (the current stage of the project);.
- Stage 2: Further research and preparation of State Heritage Inventory (SHI) forms for potential HCAs and potential Heritage Items.
- Stage 3: The preparation of DCP controls for identified HCAs and heritage items and the preparation of a consultation strategy for the public exhibition of Stage 1.

The process or methodology adopted for Stage 1 has been to:

- Prepare a detailed suburb history to understand the heritage values of the area.
- Prepare a building-by-building survey undertaken with each building in the study area then assessed for its heritage value in the context of the values arising from the historical research.
- Assess each property as:
 - ☐ A heritage item or potential heritage item
 - ☐ A contributory building. This category was separated into:
 - ⌌ Contributory 1: a building which clearly reflects the heritage values of a key period of significance of the area (for example a well-conserved Federation Queen Anne style house); and
 - ⌌ Contributory 2: a building which has been altered but is still identifiable as dating from a key period of significance for the area and retains its overall form (for example a Federation Queen Anne style house which has aluminium framed windows installed).
 - ☐ A non-contributory building: either a building which does not date from a key period of significance for the area (for example a late 20th century or more

recent building) or a building which has been so altered it's period of construction is no longer readily discernible.

- Map the Building Contribution values across the suburb to identify areas with a continuity of contributory buildings and/or heritage items where the earlier character of the suburb is demonstrated with relatively little change. Further fieldwork was undertaken to confirm the visual continuity of identified areas and define potential Heritage Conservation Area boundaries. The maps in Attachment 2 of this report show percentages of buildings in each of the Building Contribution categories within the potential HCAs, however decisions are not based purely on statistical percentages, but also on factors such as whether an area represents a distinctive historical subdivision, a collection of historical subdivisions or whether significant streetscapes are apparent within an area.

This Stage 1 report concludes that seven (7) areas within Hurlstone Park be recommended as potential Heritage Conservation Areas, listed as follows (see also maps in Attachment 2 to this report):

Crinan Street Shops HCA

Duntroon Street HCA

Floss Street HCA

Hampden Street HCA

Melford Street HCA

Melford Street North HCA

Tennant Parade HCA.

It further identifies 51 potential Heritage Items within Hurlstone Park (see Table 8 of this report).

This report recommends that the Study proceed to Stage 2, further research and preparation of State Heritage Inventory forms for the identified potential HCAs and potential heritage items.

1.0 INTRODUCTION

1.1 THE BRIEF & STUDY AREA

Paul Davies Pty Ltd was commissioned by Canterbury-Bankstown Council in May 2016 to undertake a heritage assessment of the suburb of Hurlstone Park (postcode 2193) within the City of Canterbury-Bankstown Council area, with the suburb boundaries and the study area as defined in the map below.



Figure 1: Map of the suburb of Hurlstone Park within the City of Canterbury-Bankstown Council area with the study area boundaries defined. Source: Canterbury-Bankstown Council website

Stage 1 of this project has involved:

- Preparation of a thematic history of Hurlstone Park
- A photographic survey of all properties within Hurlstone Park
- Identification of potential heritage items and potential heritage conservation areas (HCAs) within the suburb warranting further research (identified from both historical research and fieldwork)
- Discussion with relevant Council staff regarding potential HCA boundaries and potential heritage items identified
- Heritage grading of properties to assign and map “Building Contribution” values to buildings across the suburb to assist the identification of any potential HCAs.

- Mapping of the suburb and potential HCAs including calculation of percentages of buildings which are heritage items/potential heritage items, Contributory 1, Contributory 2 or Non-contributory.
- Stage 1 Report preparation.

Stage 2 of the project will involve:

- Preparation of State Heritage Inventory (SHI) forms for potential heritage items and potential heritage conservation areas identified in Stage 1.

Stage 3 of the project will involve:

- Preparation of DCP controls for heritage items and any recommended HCAs
- Preparation of a consultation strategy for the public exhibition of the Stage 1 report, Stage 2 SHI forms, and draft heritage planning controls.

1.2 APPROACH & METHODOLOGY

FIELDWORK

This study has involved fieldwork and photography of every building and each street within Hurlstone Park.

Photography was undertaken from the public street. No private property was entered for the purpose of fieldwork. Digital photographs have been labelled by date, building address and street, and stored within digital folders under each street name.

The fieldwork photography was used to identify both potential heritage items and potential HCAs. Potential heritage items were also identified from information researched for the Thematic History of Hurlstone Park in Section 3.0 of this report.

SEQUENTIAL VISUAL ANALYSIS SHEETS

Following digital photography processing, Sequential Visual Analysis Sheets were prepared for each streetscape within the identified potential HCAs.

The project team undertook assessment of the aesthetic integrity of each street utilising the Sequential Visual Analysis Sheets by assigning building values.

Initially the entire suburb of Hurlstone was mapped on the basis of the fieldwork data and the identification of potential and existing heritage items, to show the building contribution values or identified heritage status outlined in Table 1 below.

The mapping process identified areas with a high percentage of contributory buildings, and therefore with potential for Heritage Conservation Area (HCA) status.

Further fieldwork was undertaken to examine the areas identified in the mapping as potential HCAs, as well as discussion with relevant Council staff. Further analysis and mapping of the potential HCA areas - the mapping showing greater detail by distinguishing Contributory 1 and 2 buildings - refined the boundary recommendations for the potential HCAs.

Table 1: Building Contribution Values system used for mapping

Building Ranking	Building Ranking definition
HI - Heritage Item	Heritage items: Buildings individually listed as heritage items in the Canterbury LEP 2012
PHI - Potential heritage item	Potential heritage item identified in this Study for further research
Contributory 1	Contributory to a potential HCA. A building that clearly reflects the heritage values of a key period of significance of the potential HCA and is a key element of the character of the potential HCA;
Contributory 2	A building which has been altered but is still identifiable as dating from a key period of significance for the potential HCA, and retains the overall form from the original date of construction
Non Contributory	Not contributory to a potential HCA. A building which is either: a) Heavily altered to an extent where construction period is uncertain, or b) Is from a construction period which falls outside any key period of significance for the potential HCA, or c) Fits criterion b) above and has a scale or form which is not consistent with any key characteristics of the area.

1.3 AUTHOR IDENTIFICATION

This report was prepared by Paul Davies Pty Ltd, Architects and Heritage Consultants, 180 Darling St, Balmain NSW 2041.

This report was authored by Chery Kemp, Heritage Specialist, and reviewed by Paul Davies, Heritage Architect and Director.

Historical research was undertaken and the Thematic History in this report written by Nicholas Jackson, Historian sub consultant.

Liz Duck-Chong, photography and graphics assistant, was primarily responsible for fieldwork digital photography, photography processing, map preparation and the preparation of Sequential Visual Analysis sheets for this study. Fieldwork data was reviewed both in-house and on site by both Chery Kemp and Paul Davies.

1.4 ACKNOWLEDGEMENTS

The Thematic history in this report was prepared when Campsie Library was closed for renovations (June-September 2016) and consequently the local studies resources were not available. However, Paul Davies Pty Ltd acknowledges the assistance provided by Kirstin Cox, Community History Librarian, where it was possible for her to do so under the circumstances.

1.5 EXISTING HERITAGE ITEM LISTINGS WITHIN HURLSTONE PARK

There are no heritage items in Hurlstone Park listed on the State Heritage Register (SHR).

Table 2 below lists the Canterbury Local Environmental Plan (LEP) 2012 Schedule 5 Heritage items within Hurlstone Park. Table 3 below lists the current Section 170 heritage listings within Hurlstone Park, two of which are also listed in the Canterbury LEP 2012.

Table 2: Hurlstone Park heritage items listed within Canterbury LEP 2012

Description	Address	Lot & DP	Significance	Item No.
Federation house	1 Euston Road	Lot 36, DP 5924	Local	I116
Federation house	3 Euston Road	Lot 37, DP 5924	Local	I117
Federation house	7 Euston Road	Lot 39, DP 5924	Local	I118
Federation house	9 Euston Road	Lot 1, DP 113778	Local	I119
Federation house	11 Euston Road	Lot 1, DP 949392	Local	I120
Federation house	13 Euston Road	Lot 42, DP 5924	Local	I121
Federation house	15 Euston Road	Lot 43, DP 5924	Local	I122
Federation house	21 Euston Road	Lot 46, DP 5924	Local	I123
Victorian and Federation railway station buildings	Floss Street (Hurlstone Park Railway Station)	Part of Lot 1, DP 1135292	Local	I124
Federation villa, "Euston"	67 Floss Street	Lot 2, DP 1044798	Local	I125
Railway under bridge	Foord Avenue	Part of Lot 1, DP 1135292	Local	I126
Victorian house	12 Garnet Street	Lot 1, DP 973077	Local	I127
Victorian house	14 Garnet Street	Lot 2, DP 973077	Local	I128
Victorian house	16 Garnet Street	Lot A, DP 972267	Local	I129
Victorian house	18 Garnet Street	Lot B, DP 972267	Local	I130
Victorian house, "Jessamine"	20 Garnet Street	Lot 1, DP 168712	Local	I131
Federation house	24 Garnet Street	Lot C, DP 324033	Local	I132
Federation house	30 Garnet Street	Lot 8, DP 3515	Local	I133
Part of a pair of Federation semi-detached	58 Garnet Street	Lot 71, DP 613001	Local	I134

Description	Address	Lot & DP	Significance	Item No.
houses				
Part of a pair of Federation semi-detached houses	60 Garnet Street	Lot 72, DP 613001	Local	I135
Federation house	19 Hopetoun Road	Lot 19, Section 3, DP 3849	Local	I136
Federation house	23 Hopetoun Road	Lot 17, Section 3, DP 3849	Local	I137
Federation house	25 Hopetoun Road	Lot 1, DP 902136	Local	I138
Federation house	27 Hopetoun Road	Lot 1, DP 902137	Local	I139

The current Section 170 (NSW Statutory authority) heritage listings within Hurlstone Park are listed in Table 3 below.

Table 3: Section 170 heritage listings within Hurlstone Park

Item name	Address	Significance	Whether LEP listed (yes or no)
Electricity substation No. 57	12 Floss Street	Local	No
Hurlstone Park (Foord Ave - M24+m25) Under bridge	Foord Avenue	Local	Yes
Hurlstone Park Railway Station group	Floss Street	Local	Yes

2.0 THEMATIC HISTORY OF HURLSTONE PARK

2.1 SUMMARY

Hurlstone Park is part of a 673-hectare estate inherited by Miss Sophia Ives Campbell (1812-1891) from her father, Robert Campbell, in 1846. This estate was subdivided in about 1877 into large suburban blocks with a general street pattern that is in use today in comprising Garnet, Duntroon, Dunstaffnage (now Dunstaffenage), Melford, Fernhill (now Foord Avenue), Crinan, Floss, Kilbride and Canberra streets. Most streets were named after places associated with the Campbell family and of Scottish origin. In 1895 a new suburban railway from the city via Marrickville to Belmore (later extended to Bankstown) opened with a railway station, initially named Fernhill, which was changed in 1911 to Hurlstone Park. While some development occurred around the railway station at the time of its opening, Hurlstone Park's first building boom took place during of the Federation era between 1901 and 1915, and especially about 1911 when the suburb was sewered. Much of the land was still owned by the Jeffreys, descendants of the Campbell family, which they subdivided into the suburban blocks seen today. Within these estates local and neighbouring builders erected the houses that characterise the suburb to this day.

2.2 TIMELINE

Table 4: Timeline of the development of Hurlstone Park

Year	Event
Pre-1788 to the mid 19 th century	Aboriginal occupation
1770	Mouth of Cooks River was noted by Captain Cook when he entered Botany Bay
1789	Course of Cooks River was explored by Lieutenant William Bradley
1796	Grant of 50 acres was made to Rev Richard Johnson
1799	Grants of 30 acres each made to Sarah Hodgkinson and John Homerson
1803	Robert Campbell (1769-1846) purchased the Rev Richard Johnson's Canterbury Farm
1803	Grant of 700 acres made to Thomas Moore

Year	Event
1833	Cornelius Prout commenced his punt crossing service across Cooks River
1839	Canterbury Road formed
1840	First river bridge at Canterbury completed for Cornelius Prout and a toll was levied
1841	Village of Canterbury formed
1842	Australasian Sugar Company factory completed
1846	Death of Robert Campbell and eldest daughter Sophia Ives Campbell (1812-1891) inherited 673 acres at Canterbury
1850	New Canterbury Road formed
1854	James Coleman purchased 1 acre of Canterbury Farm at the intersection of Canterbury Road and Floss Street
1855	Canterbury Road declared a parish road and a toll gate erected at Floss Street
1856	Establishment of representative government in New South Wales
1858	Timothy Darvel purchased two acres of Canterbury Farm at the intersection of Canterbury Road and Church Street
ca 1876	Miss Campbell subdivided a portion of Canterbury Farm into large suburban blocks. Within the area of Hurlstone Park the new street names were derived from the Campbell family heritage; Dunstaffnage (Dunstaffnage), Crinan, Kilbride, Melford, Duntroon and Canberra. Otherwise locality of Hurlstone Park was not named.
1878	First sales in Campbell's subdivision at Hurlstone Park
1879	Incorporation of Canterbury as a municipality
1880	Completion of the Presbyterian Church (now demolished) at intersection of Canberra and Church streets

Year	Event
1880s	Brickmakers Anthony Blamire, Thomas Cavey, William Pendlebury open pits fronting the course of a creek between Dunstaffnage and Duntroon streets and on either side of Crinan Street
1888	Reticulated water supply became available with supply from the reservoir at Ashfield
1891	Miss Sophia Ives Campbell died at Fern Hill in Bournemouth, England. Her property at Hurlstone Park inherited by nephews John Jeffreys (1845-1922) and Arthur Frederick Jeffreys (1848-1906)
1893	Blamire's former brick pit subdivided for housing as the Fernhill Estate
1894	Railway station opened at Hurlstone Park (then named Fernhill)
1901	Federation of the Australian colonies and establishment of the Commonwealth of Australia
1901	First of the 10 land releases at Hurlstone Park made by the Jeffreys family
1901	The Congregational Church (was located at the corner of Crinan and Melford streets and now park reserve) was opened
1903	South-east end of Crinan Street opened up for commercial development in the Jeffreys 2nd Estate subdivision
ca 1907	Masonic Centre or Hall in Duntroon Street opened
1908	First St Stephens Anglican Church (Nos. 648-668 New Canterbury Road) opened with a weatherboard church
1910	Release of Jeffreys 5th Subdivision that included Euston House and neighbouring park reserve
1911	Area of Hurlstone Park sewered
1911	Locality officially named Hurlstone Park
1912	Reticulated water supply improved by completion of the elevated reservoir at Ashfield

Year	Event
1912	Railway station buildings at Hurlstone Park rebuilt in brick
1912	Hurlstone Park Methodist Church (No. 8 Melford Street) foundation stone was laid in August, and the church was open by January 1913.
1913	Government tramway extended from Marrickville to the intersection of New Canterbury Road and the Canterbury Road
1913	State government resumed the 100 feet reservation on the north bank of Cooks River (length west of Starkey Street) for public reserve
1914-1918	First World War
1920	War memorial erected near the railway station (and later relocated to Euston Reserve)
1921	Ewen Park established on land resumed by the State government on behalf of Canterbury Council
1921	Government tramway extended along Canterbury Road to the terminus at Canterbury railway station
1921	Former NSW Protestant Federation Children's Home at 50 Garnet Street was opened
1924	Second St Stephens Anglican Church completed in brick
1924	Cooks River Improvement League was formed to lobby for government action on cleaning up Cooks River
1926	Electrification of the Bankstown railway and commencement of direct train services to the Sydney CBD
1929	Onset of the Great Depression
1931	The Hurlstone Park Hotel built
1939-1945	Second World War

Year	Event
1946	Passing of the Cooks River Improvement Act
1947	Commencement of the RSL Club at the corner of Canterbury Road and Crinan Street (now 18-34 Canterbury Road due to subsequent expansion of the site)
1988	First study of the cultural heritage values of Hurlstone Park completed for Canterbury City Council

2.3 NATURAL SETTING

The natural environment of Hurlstone Park was one of Hawkesbury Sandstone outcrops with steepish valleys demarcated by watercourses, and low stone cliffs. These rock outcrops were/are located at the northern edge of the study area near the Canterbury roads, and numerous pockets of outcrops between Floss Street and the river.¹ There was also a line of whinstone traced by a diagonal line between Wallace Avenue and the intersection of Floss and Melford streets.² This was probably the basalt dyke noted in a geological report published in 1905 described as the Fernhill dyke.³

The water courses (now either piped-in or channeled, but discernible in places by drainage easements in the subdivision pattern) drained the area of the valley between Duntroon and Dunstaffenage streets, and another, named Sugarloaf Creek, drained the area east of Church Street. A chain of ponds was located at the north-east corner of the study area on the high, and level ground at the intersection of Duntroon Street with New Canterbury Road. Another network of ponds was around the intersection of Kilbride and Melford streets.⁴

The vegetation was woodland with tree species of smooth-barked apple or Sydney red gum, Blackbutt, Sydney Peppermint, Red Bloodwood, and Turpentine. Undoubtedly, the tree cover was felled in the earliest decades of colonisation, but by the late 1850s a stand of forest trees remained at the northern end of Garnet Street.⁵

The predominant natural feature of Hurlstone Park today is its' setting above the Cooks River. The mouth of Cooks River was noted by Captain Cook when he entered Botany Bay in 1770. The course of Cooks River was explored in December 1789 by Lieutenant William Bradley.

¹ State Library NSW Canterbury Subdivision Plan No. 249

² Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005; and State Library NSW Canterbury Subdivision Plan No. 249

³ Herbert, C (ed), Geology of the Sydney 1:100,000 Sheet 9130, Geological Survey of New South Wales, Department of Mineral Resources, 1980, p.208

⁴ State Library NSW Canterbury Subdivision Plan No. 249

⁵ State Library NSW Canterbury Subdivision Plan No. 249



Figure 2: The location of stone outcrops and watercourses within Hurlstone Park

The mouth of the river was dammed in 1840 at present day Tempe. This had the unforeseen consequence of impeding the natural tidal flow, and by 1870 the course of the river was polluted badly. A serious flood occurred in 1889 that inundated the low-lying suburban areas to the east (Marrickville), and the flats of Campsie and Canterbury, while at Hurlstone Park the water was 3 metres over the sugar works dam. The height of the dam at Tempe was lowered subsequently in 1895 to provide better flow. Pollution however continued to impact on the river, and in 1924 the Cooks River Improvement League was formed to lobby for government action. In the Depression era some relief work was undertaken on the upper reaches.

The work of the League ultimately led to the Cooks River Improvement Act of 1946. This resulted in the removal of the dam at Tempe entirely, dredging of the river course, and implementing bank protection measures. The re-establishment of tidal flushing improved the well being of the river, however pollutants and silting once again resulted in degradation, culminating in mass fish deaths during the 1980s.⁶ The health of the river has improved in the last few decades, mainly due to improved environmental management, however also partly due to the replacement of industrial development with residential development along its banks.

The low-lying areas of Hurlstone Park fringing the river were resumed by the State government in stages. In 1913 the 100-feet reservation within Robert Campbell's grant of 1842 (west of Starkey Street) was resumed, and the low-lying land east of Smith Avenue in 1921, which was part swamp in its natural state, was resumed.



Figure 3: Cooks River from Foord Avenue looking downstream in 1946. Source: State Library NSW (GPO Collection 1 - 36935)

2.4 ABORIGINAL HISTORY OF HURLSTONE PARK

Aboriginal people were living in the Sydney area for at least 10,000 years before the British settlement in 1788. Occupation sites are places where there is evidence of use by Aboriginal people. Rock shelters or caves gave protection from the weather and were used for cooking and camping and may show evidence of fires.

⁶ Benson, D, and J Howell, *Taken for Granted: the bushland of Sydney and its suburbs*, Kangaroo Press, 1990; Meader, C, 'Cooks River: a profile', Marrickville Council, 1993; Muir, L, 'A History of Cooks River', for the Cooks River Festival Committee, 1978

Middens, made up of shells discarded from shellfish meals over hundreds of years, may be found near rock shelters. Three middens have been located in Canterbury, near Cooks River or Wolli Creek. Cooks River was a rich source of fish and seafood, including prawns, crabs, cockles, mussels and oysters. In the early days of the colony of New South Wales, the British settlers gathered shells from middens along Cooks River to produce lime, which was used in mortar for building before limestone deposits were found in the colony. This "mining" of shells would have drastically reduced the number of middens along the river.

A 1986 survey of the Wolli Creek Valley by Tranby Aboriginal Cooperative College identified 24 rock shelters that Aboriginal people may have used, and two middens. Wolli Creek is a tributary of Cooks River.

Many rock shelters across Sydney contained artwork. Hand stencils were the most common form, and were probably produced by blowing a mixture of white pipe-clay and water over the object being stenciled, leaving a negative image.

At a rock shelter in Earlwood there is the most important surviving artwork site in the environs of Cooks River. It contains 23 white hand stencils, two of them with forearms. There are also two foot stencils, which are rare in the Sydney region. There is an extensive midden at the site in front of the rock shelter. The site is on private property and is not accessible to the public, so its address cannot be revealed. The rock shelter was part of a rock formation that originally ran across the backyard of 3 neighbouring houses. It is a State Heritage Item.⁷

2.5 ROBERT CAMPBELL'S CANTERBURY FARM (1803-1846)

CANTERBURY FARM

Hurlstone Park is one of the western suburbs of Sydney created out of the Campbell family's Canterbury Farm/Estate. Robert Campbell (1769-1846) purchased in 1803 a number of grants totally 830 acres (335.9ha) located on the northern bank of Cooks River. By that early date the area was known as Canterbury Farm, the genesis of which was the Rev Richard Johnson's grants totaling 410 acres (166ha).

In regard to the present day suburb of Hurlstone Park, Campbell's purchase included the 50 acres (20.2ha) made to Rev Richard Johnson in 1796, 30 acres (12.14ha) made to John Homerson in November 1799, and 60 acres (24.28ha) made to Sarah Hodgkinson also in November 1799. These grants are located to the north of Floss Street. The area south of Floss Street is within the grant of 177¼ acres/71.73ha made to Robert Campbell in 1842 on the basis he had possession of it since about 1803.⁸ The eastern third of Hurlstone Park was part of the 700 acres (283.28ha) granted to Thomas Moore in 1803 and formed part of his Petersham Estate. How Campbell acquired this land has not been reported on to date.⁹

Campbell had settled in Sydney in 1798 and founded Australia's first commercial trading business (Campbell & Co.) At west Sydney Cove he built a private wharf and warehouse. Campbell purchased Canterbury Farm to graze stock (mainly cattle and sheep, and with some horses). He and his family did not reside at Canterbury Farm in this period, and his assigned convicts took care of the stock; John Alford was appointed superintendent of the farm in 1809. Alford was there in December 1810 when Governor Macquarie visited and he observed 'an extensive farm and a good deal of wood has been cleared, but the soil is bad and neither good for tillage or pasturage'.¹⁰

⁷ Information from http://www.canterburycommons.net/index.php?title=Aboriginal_People_in_Canterbury

⁸ Madden BJ and L Muir, Canterbury Farm: 200 years, Canterbury and District Historical Society, 1993, p. 8 (Madden and Muir 1993), p.8

⁹ Conveyance not identified in Primary Applications 3100 and 1693

¹⁰ Madden and Muir 1993 p. 8

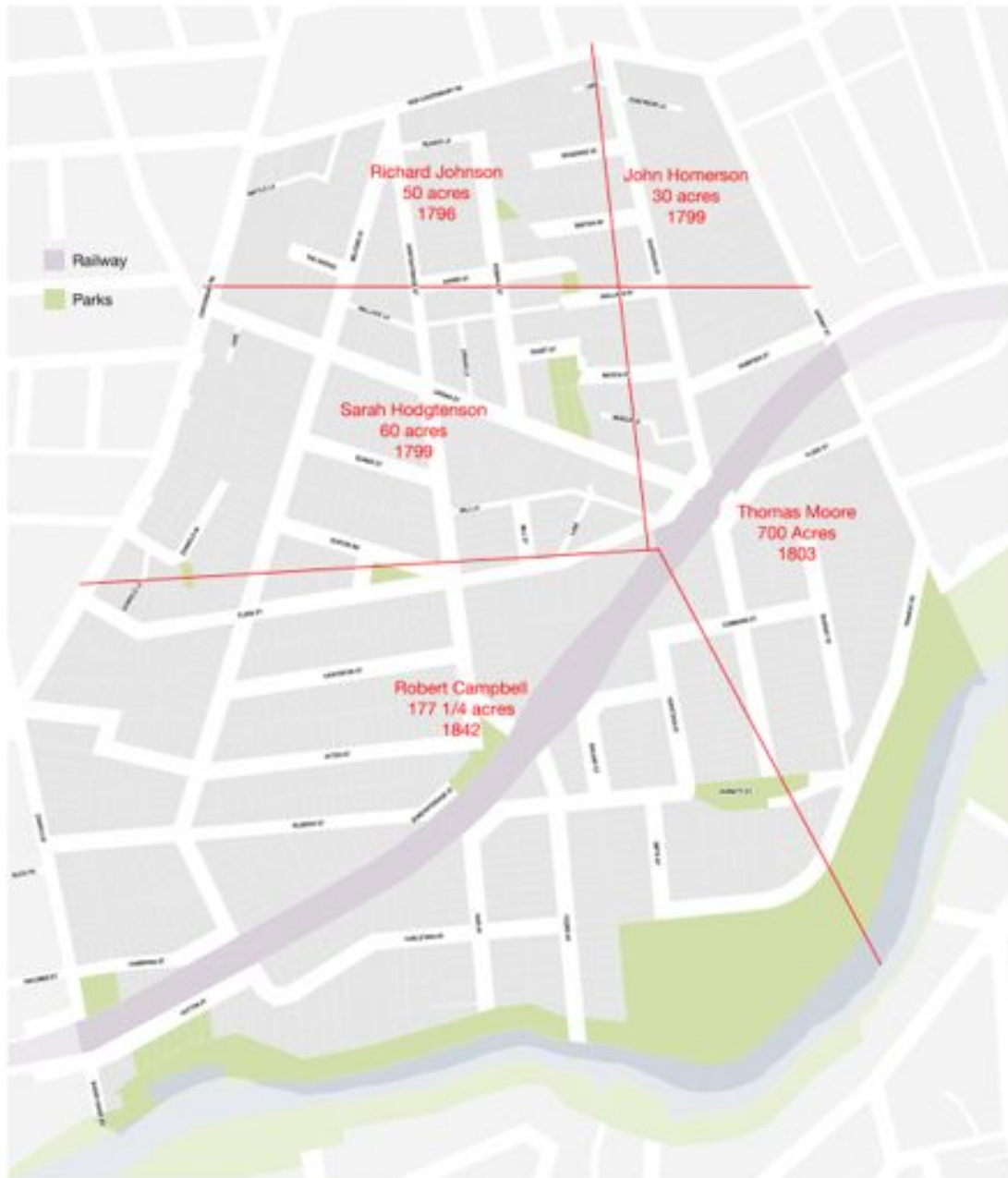


Figure 4: Crown land grants within the suburb of Hurlstone Park

Macquarie probably visited the farmhouse on Johnson's grant of 100 acres (40.46ha) of 1796, which was located slightly north of present day Canterbury Park,¹¹ and that continued to be the centre of Canterbury Farm for some decades after.

Travelling to Canterbury in this period was by a track, probably of Aboriginal making, which George Johnston followed between his homesteads at Annandale and George's Hall on Georges River. It was known as Georges River Road to the colonists.

¹¹ NSW Crown Plan 446.690

By the time of a government survey dated 1841 the route of this track was slightly north (i.e. around Cobar Street) of the later New Canterbury Road and continued west by perhaps Hanks Street.¹²

By the mid 1830s Campbell owned all land between Cooks River at Canterbury and Liverpool Road at Ashfield, an area of 1,242 acres (502.61ha). In that decade Campbell initiated subdivisions to encourage closer settlement in Brighton Farm, on the western side of Canterbury, for small farms in 1836. In 1841 a village subdivision ('South Ashfield') was made on the northern side of Canterbury near Liverpool Road, and also in 1841 the village subdivision of Canterbury.



Figure 5: Plan dated 1841 showing the location and boundaries of the crown land grants (with later annotations). This plan also depicted the alignment of the now removed Georges River Road to the north of present Canterbury Park. Source: NSW Crown Plan 446.690

CANTERBURY VILLAGE SUBDIVISION

The Canterbury Village subdivision coincided with the building of a sugar-processing factory of the newly formed Australian Sugar Company (Australasian Sugar Company from 1842) on the northern bank of Cooks River within 60 acres (24.28ha) Campbell conveyed to the promoters, William Knox Child and Francis Kemble. The eastern boundary of this sugar company land is Church Street (former Sugar House Road) and outside the study area, however the company possessed land also between Canberra Street and the river,¹³ and within that land a Presbyterian Church was erected in 1880 (see below). Work commenced on the factory in 1840 and it opened for production in September 1842. It closed in 1854 and that caused an exodus of working families from Canterbury to seek other places of employment.¹⁴

¹² NSW Crown Plan 446.690

¹³ NSW Crown Plan 4294.3000

¹⁴ Madden and Muir 1993, p.10

The village was located west of the study area, while the former sugar works is located to the south-west. The western boundary of the study area is Church Street, and its continuation south of the railway line, which is still named Sugar House Road. At the river there was a dam built for the sugar works completed in 1842 (see Figure below).



Figure 6: Undated, possibly 1890s, photograph of the dam at Cooks River once located south of Church Street. The dam was built for the sugar works completed in 1842. Source: Courtesy City of Canterbury Local History Photograph Collection (050554)

2.6 THE CANTERBURY ROADS

Church Street intersects with Canterbury Road, a road that was constructed to connect Parramatta Road with the bridge crossing of Cooks River opened by Cornelius Prout in 1840. In 1839 Robert Campbell had permitted this new public road to cross his estate on the proviso Prout erect a bridge over Cooks River. Prout - a clerk in the Office of the Colonial Secretary - had provided a punt crossing elsewhere on the river since 1833. The new bridge at Canterbury was completed in 1840 by contractor Charles Jenkins, and a toll was charged.¹⁵ The crossing is today the Canterbury Road Bridge over Cooks River and outside the study area. New Canterbury Road was constructed between 1849 and 1850 tracing the high ground from Petersham to the village of Canterbury. It provided an easier route for carters from the city working for the sugar works.¹⁶

Prout continued to impose a toll for the use of his bridge until 1855, and in that year the line of Canterbury Road between Parramatta Road and the bridge crossing at Cooks River was declared a parish road.¹⁷ These were roads maintained by the local community, administered by road trustees, from revenue received from tolls.

¹⁵ Madden and Muir 1993, p.8; 'Canterbury Road', *Sydney Morning Herald*, 2/12/1853, p.3

¹⁶ Madden and Muir 1993, p. 9

¹⁷ *New South Wales Government Gazette*, 26/10/1855, p.2858

A toll gate on Canterbury Road near Floss Street was erected by the beginning of 1856.¹⁸ The coming of local government with revenue raising powers ultimately put an end to these toll roads.

The location of the toll gate and keeper's booth or shelter seems to always been near the Canterbury Road intersection with Floss Street. By a map of the late 1850s the toll gate was shown as being generally in this area,¹⁹ and by a map of the mid 1870s the toll gate and lodge were depicted on the east side of Canterbury Road at the intersection with Floss Street (within the study area).²⁰ This land had been purchased by James Coleman from the Campbell family in 1854.²¹ That part of Canterbury Road has been widened,²² and that action presumably extinguished any archaeological potential.



Figure 7: Detail from a plan dating from the period 1855-1858 showing the toll bar for Canterbury Road erected in 1855 at the intersection with Floss Street. Source: State Library NSW Canterbury Subdivision Plan No. 140



Figure 8: Detail from a plan dating from the period 1874-877 showing the toll lodge for Canterbury Road erected in 1855 at the intersection with Floss Street. Source: State Library NSW Hurlstone Park Subdivision Plan No. H9/61

2.7 MISS CAMPBELL'S CANTERBURY ESTATE (1846-1876)

Robert Campbell died in 1846 and under the terms of his will his property at Canterbury was divided between eldest daughter Sophia Ives Campbell (1812-1891) and son-in-law Arthur Jeffreys (1811-1861), husband of Sarah Campbell (1815-1856), Robert's youngest daughter. Sophia Ives Campbell's portion of the estate comprised 673 acres (272.35ha) inclusive of the whole of her father's grant of 177¼ acres (71.73ha) and inclusive of the area of the present day suburb of Hurlstone Park.

¹⁸ Trove newspaper search

¹⁹ State Library NSW Canterbury Subdivision Plan No. 140

²⁰ State Library NSW Hurlstone Park Subdivision Plan No. 61

²¹ State Library NSW Hurlstone Park Subdivision Plan No. 61 depicted as land owned by Campbell in mid 1870s, but by Old System Book 30 No. 973 sold to Coleman in 1844

²² Noted on Deposited Plan 8177 and affected by NSW Crown Plan 36-2230

Jeffreys built Canterbury House about 1850 (designed by architect Edmund Blacket, and demolished about 1929) within his portion of land (west of present day Holden Street).²³

Sophia Ives Campbell never married and died in England in 1891 at Fern Hill in Bournemouth, England.²⁴ While in Australia, she lived with her brother George at the Campbells' Duntroon estate (within present day Canberra). However, at Canterbury she arranged for the building of St Paul's Church and the associated schoolhouse in 1858 (designed by architect Edmund Blacket, completed in 1860-1861), and its burial ground. The church is located outside of the study area (to the north-west).

Within the study area, Miss Campbell arranged for the subdivision of her estate in about 1876. Her brother George of Duntroon had been given power of attorney over her legal affairs in 1861,²⁵ and he arranged in 1872 to bring the land under the provisions of the Real Property Act (conversion from Old System),²⁶ with the Torrens Title being issued to Miss Campbell in June 1874.²⁷ Miss Campbell was residing in England by 1872.²⁸

In the years preceding the subdivision and sale of the land, Miss Campbell had sold a small number of allotments, which in the instance of the study area were located on Canterbury Road between Floss Street and Church Street. The first sale of one acre was made in 1854 to labourer James Coleman, a resident of Canterbury Village.²⁹ By the mid 1870s the toll lodge for Canterbury Road discussed above was located here.³⁰ Another sale was made in January 1858 of nearly two acres (0.8ha) located south of Coleman's land and with frontage to both Canterbury Road and Church Street. The purchaser was local gardener Timothy Darvel who in the same sale purchased another 6¼ acres/2.52ha across Canterbury Road and surrounding St Paul's Church (outside of the study area).³¹ Darvel's house was further north near the corner of present-day Canterbury Road and Princess Street.³² In between Coleman and Darvel's land (and owned by Miss Campbell) stood a cottage tenanted by a Mr. Newton by the late 1850s.³³ The reason for these sales and occupation was possibly related to the toll gate.

Elsewhere within the study area Miss Campbell seems to have leased portions of her estate at Canterbury. This was documented in a well-detailed survey, that while undated, was prepared about 1856-1858 (not earlier for it shows the toll gate introduced in 1856 and not later for Darvel's purchase was not shown).³⁴ The estate seems to have been grazing paddocks, while at the south-east corner of the study area (Smith and Burnett streets and now park reserve) the low-lying riverside land was under cultivation.

The survey also noted numerous instances of stone quarries. Sandstone quarries were depicted as being worked between present day Floss Street and Kilbride/Burnett streets. The first recorded instance of quarrying stone at Canterbury was in the building of the sugar works between 1840 and 1842 under the direction of architect David MacBeath.³⁵

²³ Madden and Muir 1993, p.10

²⁴ Deaths, Sydney Morning Herald, 22/9/1891, p.1

²⁵ Torrens Title Dealing 298

²⁶ Torrens Title Primary Application 3100

²⁷ Torrens Title Vol. 182 Fol 108

²⁸ Torrens Title Primary Application 3100

²⁹ Old System Conveyance Book 30 No. 973

³⁰ Deposited Plan 191

³¹ Old System Conveyance Book 54 No. 694

³² State Library NSW Canterbury Subdivision Plan No. 140

³³ State Library NSW Canterbury Subdivision Plan No. 140.

³⁴ State Library NSW Canterbury Subdivision Plan No. 140.

³⁵ Madden and Muir 1993, p. 9

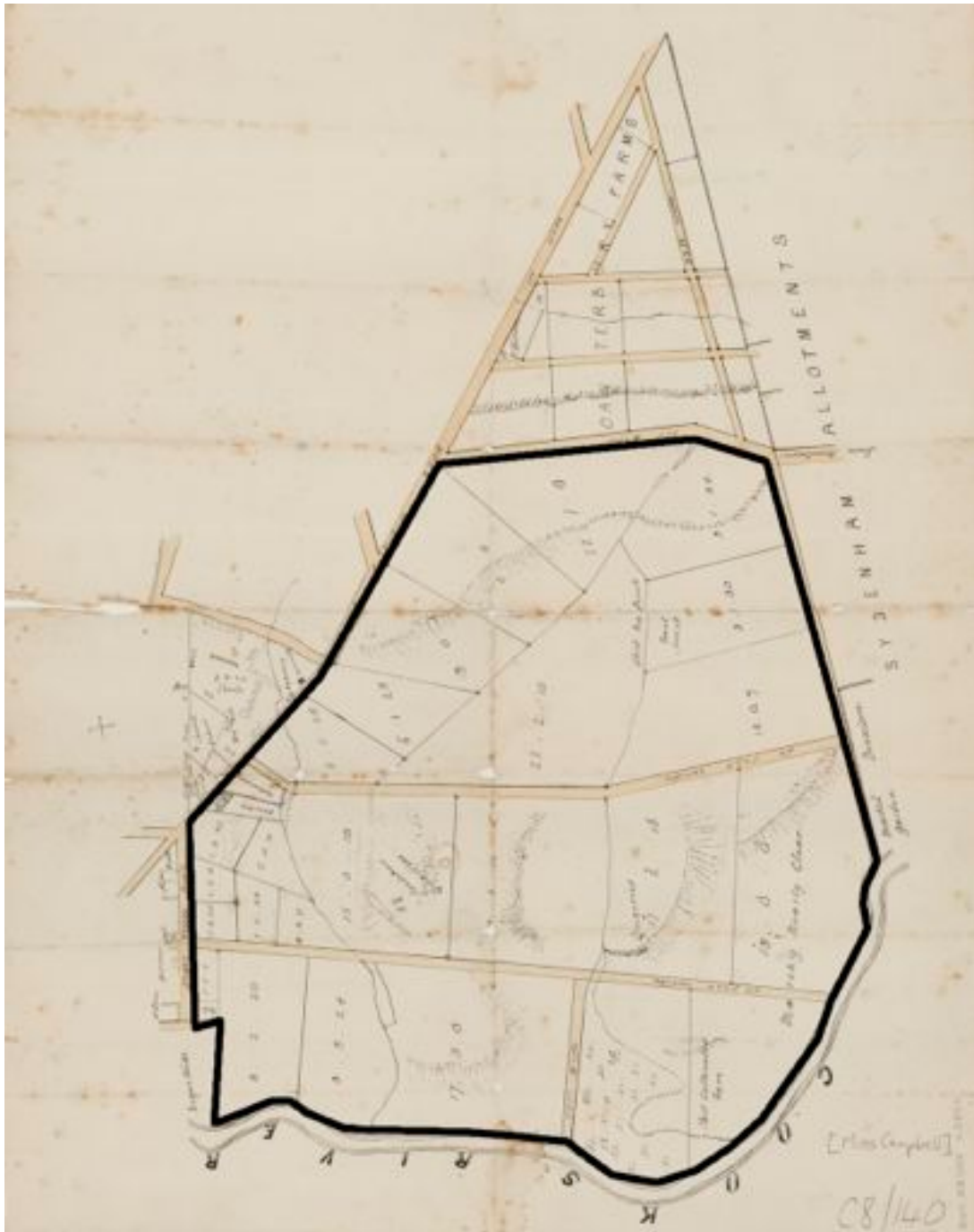


Figure 9: A plan dating from the period 1856-1858 of Miss Campbell's land at Canterbury with the area of Hurlstone Park demarcated by the black line. By this plan Miss Campbell leased the land in the period prior to the sales in freehold that commenced in the late 1870s. Depicted are paddocks, quarries, and road network that were retained in later subdivisions. Source: State Library NSW Canterbury Subdivision Plan No. 140

Less documented (and not shown in the survey) is the basalt dyke west of Wallace Avenue. This 12 ft. (3.6m) wide dyke was reported in 1905 as having been partly quarried in the distant past by open excavation.³⁶ Igneous rocks, such as basalt, were used for surfacing parish roads, and so it is possible the Canterbury Road Trust sourced its stone from this source.

2.8 HURLSTONE PARK IN THE LATE VICTORIAN PERIOD (1876-1900)

Miss Campbell's subdivision of about 1876 comprised both the present day suburb of Hurlstone Park, an area north of New Canterbury Road (within Marrickville LGA), and an area north-west of Old Canterbury Road (within Ashfield LGA). Within the area of Hurlstone Park the new street names were derived from the Campbell family heritage: Dunstaffnage (Dunstaffnage), Crinan, Kilbride, Melford, Duntroon and Canberra.³⁷ Large blocks of several acres in most cases were offered.

Sales commenced in 1877 and the blocks north of the Canterbury roads proved the most popular.³⁸ The reason for this is not clear entirely, but perhaps owed to the elevation, level land, and the views. Also, the area was administered by a local council in Ashfield incorporated in 1871.

The first sales within the present day suburb of Hurlstone Park occurred in 1878/79 (five blocks), and another 26 blocks were sold between 1880 and 1891. These sales are tabled in Attachment 1. The sales of the late 1870s were located at south-east corner (Dunstaffnage and Floss streets) of the estate. Otherwise blocks fronting the Canterbury roads, and Garnet Street were popular.³⁹ The timing of the first sales coincided with the incorporation of Canterbury as a municipality in 1879.

The bulk of this 1870s land release did not sell. Presumably parts were leased in this period up to about 1900; an example being tanner John Giblett's works in Melford Street by 1900⁴⁰, but there is no record of a land sale have been made to Giblett (council rate valuations for this period are not available).

³⁶ Herbert, C (ed), *Geology of the Sydney Basin 1:100,000 Sheet 9130*, Geological Survey of New South Wales, Department of Mineral Resources, 1980, p.208

³⁷ Madden and Muir 1993, p. 13

³⁸ Torrens Title Vol 182 Fol. 108

³⁹ Torrens Title Vol 182 Fol. 108

⁴⁰ *Sands' Directory*, 1900

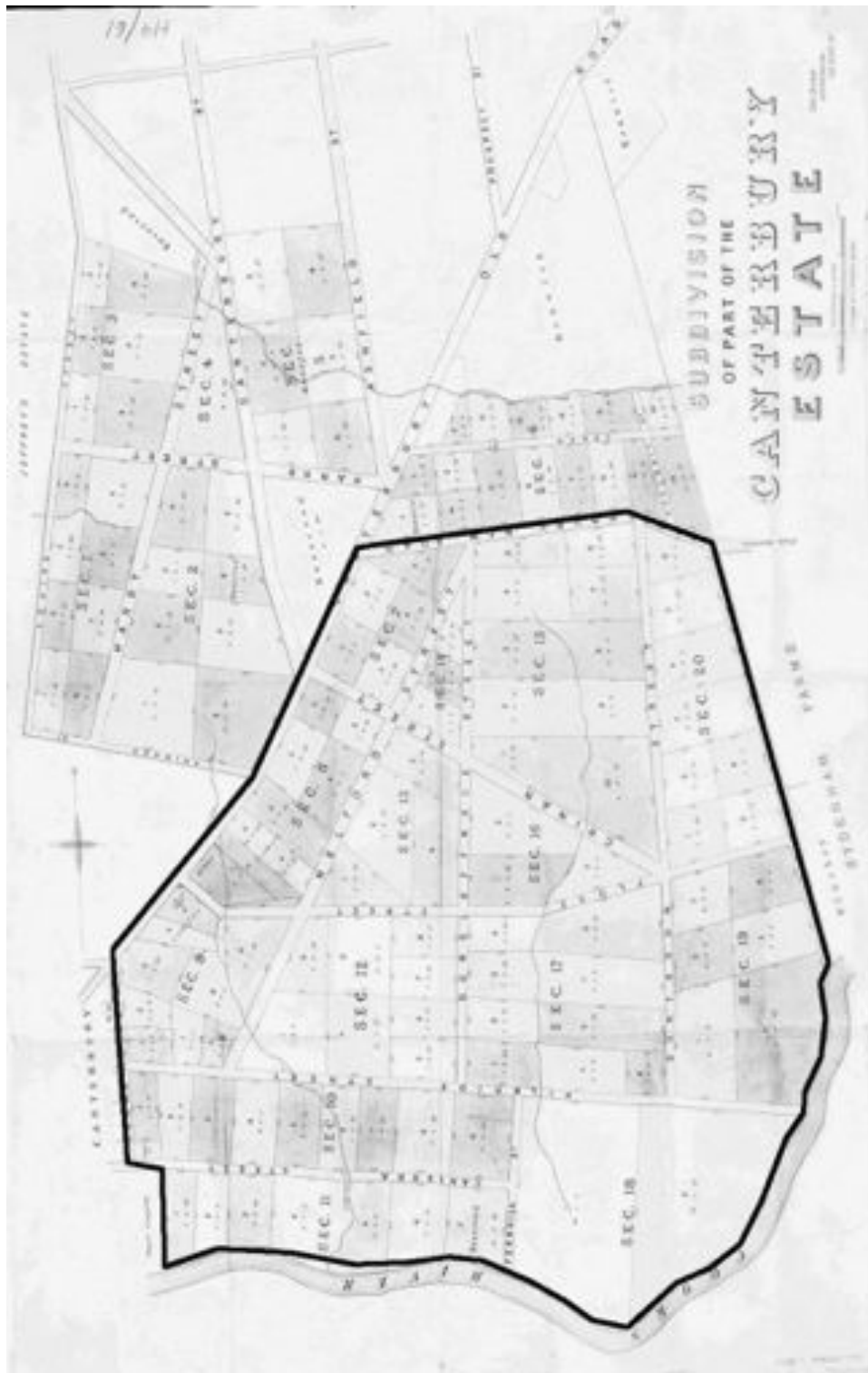


Figure 10: The plan of the subdivision in freehold of Miss Campbell's land at Canterbury of about 1876, with the area of Hurlstone Park demarcated by the black line. This land release offered large suburban blocks of a few acres, which were re-subdivided in the following decades. The present day network of streets and their names originated from this land release. Source: State Library NSW Hurlstone Park Subdivision Plan No. 61

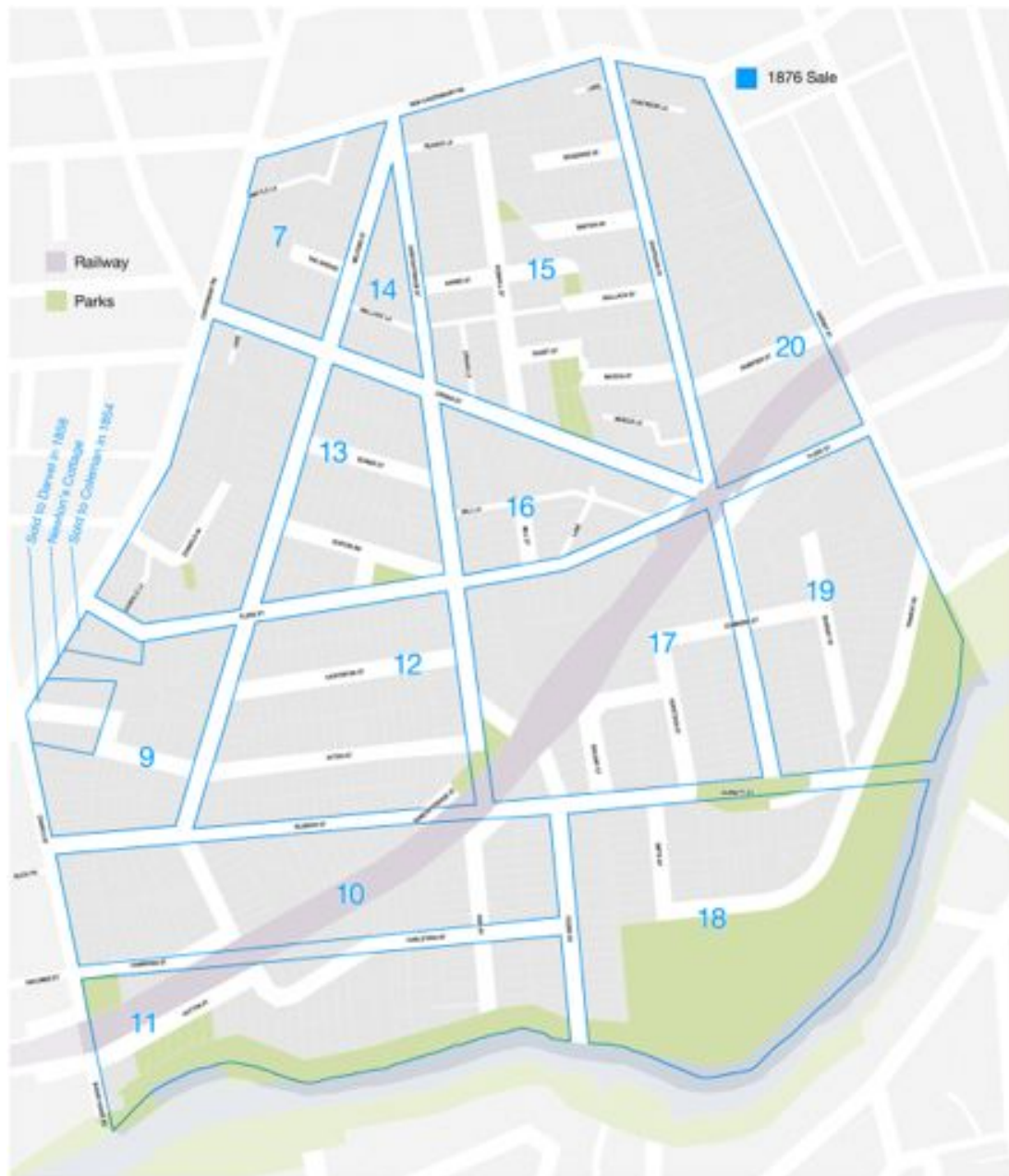


Figure 11: The layout of the circa 1876 subdivision relative to the existing subdivision pattern at Hurlstone Park. See Attachment 1 to this report for further details on these initial subdivisions.

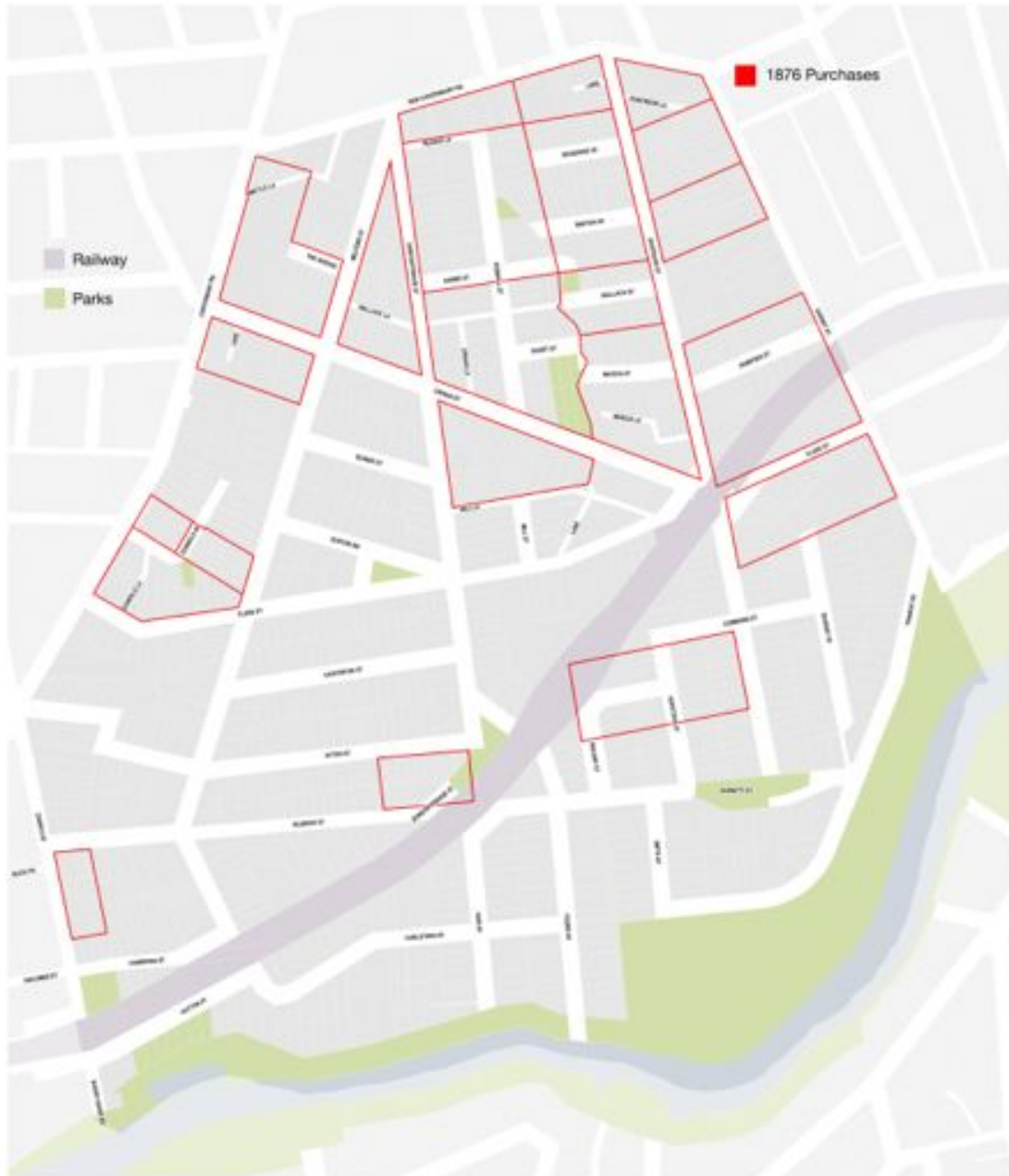


Figure 12: The land purchases made from the 1876 land sale are plotted in this drawing. Refer to Figure 11 and Attachment 1 for further details about these sales.

In this late Victorian era, Hurlstone Park seems to have been very sparsely settled and the predominant land use was associated with extracting the natural resources, be it clay, stone, or scrub.

A number of building contractors/brickmakers purchased allotments⁴¹ fronting the course of a creek between Dunstaffnage and Duntroon streets and on either side of Crinan Street.

⁴¹ Madden and Muir 1993, p.13

These were Thomas Cavey (Lot 10 in Section 15 purchased in 1881)⁴², Anthony Blamire (Lots 1 & 2 in Section 15 purchased in 1882)⁴³ and William Pendlebury (Lot 2 in Section 16 purchased in 1888, but the works had opened by 1883).⁴⁴ The Blamires, Richard and Anthony (died 1900), were typical small scale brickmakers who moved from site to site after exhausting the supply of clay, and worked pits at Canterbury, Petersham, and Marrickville. The bricks were impressed BLAMIRE.⁴⁵ At Hurlstone Park the kiln was at the corner of Fernhill and Crinan streets, and workers cottages were on Barre Street, all since removed.⁴⁶ The works closed about 1887.⁴⁷

William Augustus Starkey purchased four allotments over 1878 and 1879 (Lots 4 & 8 in Section 17⁴⁸ and Lots 3 & 4 in Section 19)⁴⁹ in the south-west corner between Floss and Kilbride streets. This area was noted as possessing stone quarries in the undated, but 1850s survey,⁵⁰ and possibly the quarrying continued.

Starkey (1822-1888) was a cordial manufacturer and lived locally, across Garnet Street at Gladstone Hall (114 Ewart Street), Dulwich Hill, which was built about 1870.

The tanner Ebenezer Vickery (1827-1906) purchased three allotments (Lots 1-3 in Section 20) in 1883 located north of Floss Street and between Garnet and Duntroon streets.⁵¹ Land to the immediate south (Lots 3 & 4 in Section 19) was purchased by William Augustus Starkey in 1879 as discussed above, and in later years was owned by tanner John Giblett.⁵² Giblett is known to have undertaken tanning operations in Hurlstone Park by 1900, although not in this eastern part, but south of Crinan Street.⁵³

There were a small number of re-subdivisions of the mid 1870s blocks in the years preceding the completion of the railway line in 1894. This included in 1885 a re-subdivision by Miss Campbell of Lots 5 and 6 in Section 8 (Deposited Plan 191) between Canterbury Road (near Princess Street) and Melford Street. This re-subdivision in Deposited Plan 1401 formed 13 narrow fronted blocks, which were being purchased from August 1885.⁵⁴ In 1881 Michael Teale re-subdivided Lot 1 in Section 10 (Deposited Plan 191) to form nine building blocks in Deposited Plan 825 fronting Church Street. Presumably these narrow blocks were intended to accommodate workers at the former sugar works which reopened in 1880 since its' closure in 1854. However, the resumed operation of the sugar works was short-lived.⁵⁵

⁴² Torrens Title Dealing 50674

⁴³ Torrens Title Dealing 57306

⁴⁴ Torrens Title Dealing 94079; *Sands' Directory*, 1883

⁴⁵ Ringer, R, *The Brickmasters 1788-2008*, Dry Press Publishing, 2008, p.70

⁴⁶ Depicted on Deposited Plan 3137

⁴⁷ Gemmell, W, *And so we graft from six to six: the brickmakers of New South Wales*, Angus & Robertson, 1986

⁴⁸ Torrens Title Dealing 30431

⁴⁹ Torrens Title Dealing 32748

⁵⁰ State Library NSW Canterbury Subdivision Plan No. 140

⁵¹ Torrens Title Dealing 66210

⁵² Torrens Title Vol. 1511 Fol. 249

⁵³ Listed as a tanner in Melford Street in *Sands' Directory* for 1900

⁵⁴ Torrens Title Dealing 96481

⁵⁵ Madden and Muir 1993, p. 15



Figure 13: The location of the three brick pits at Hurlstone Park that operated in the 1880s and 1890s (outlined in blue),

2.9 HURLSTONE PARK - A FEDERATION SUBURB (1900-1915)

A number of events occurred in the 1890s that had a profound impact on the future of Hurlstone Park: the death of Miss Sophia Ives Campbell, and the building of government infrastructure which encouraged closer suburban settlement.

THE JEFFREYS FAMILY

Miss Sophia Ives Campbell died in 1891 at the age of 79 years at her home Fern Hill in the southern England seaside town of Bournemouth, Hampshire. Under the terms of her will, Sophia appointed nephews John Jeffreys (1845-1922) and Arthur Frederick Jeffreys (1848-1906) benefactors of her estate. Both men also resided in Hampshire, Arthur at Burkham House near Alton and John at Canterton Manor near Lyndhurst. Arthur had trained as a solicitor in England and was a member of the House of Commons at the time. Arthur died in 1906 and his share in the Hurlstone Park property passed to son George Darell Jeffreys (1878-1960) who had a long and successful career in the British army.⁵⁶

The Jeffreys never lived in Australia and managed their affairs by appointing local trustees invested with power of attorney. The first, from 1891, was Robert Campbell Close (1832-1901),⁵⁷ whose father had worked for John Campbell (1802-1886), and his sister (Marriane) had married George Campbell (1818-1881) of Duntroon.⁵⁸ On the death of Close in 1901, Arthur Henry Jeffreys (relationship not established, and possibly 1873-1956?) was granted power of attorney.⁵⁹

From 1901 the Jeffreys subdivided the unsold portions of the 1870s land release (Deposited Plan 191) and re-offered the land for sale in small suburban lots as the Jeffreys Estate (see Section 2.11 below for details).

GOVERNMENT INFRASTRUCTURE - THE RAILWAY LINE

The other major event of the 1890s was commencement of the building of the railway line to Belmore in August 1892 (and extended to Bankstown in 1909) and its completion and opening in 1895. In that year the railway stations at Canterbury and Hurlstone Park (known as Fernhill until 1911) were opened.

This line into the south-western suburbs of Sydney had been under discussion since the early 1880s and a number of routes were proposed. The adopted route was examined by a parliamentary committee in 1889, approved in 1890, and construction commenced in 1892. The route necessitated earthworks to carry it across the low-lying land of south Marrickville, rock cuttings further west, and the bridge crossing of Cooks River. It was a time of high unemployment and the venture was considered a means in part of giving relief to unemployed men.⁶⁰ The electrified Bankstown railway opened in 1926 and provided direct rail access to the centre of Sydney city (whereas Central had previously been the terminus for the suburban lines).⁶¹

The route of the railway dissected the plan of the 1870s subdivision and cut in two Kilbride, Floss, Duntroon and Garnet streets.

⁵⁶ Recited in Torrens Title Primary Application 20409. Wikipedia entries

⁵⁷ Power of Attorney 2660

⁵⁸ 'Death of Robert Close', Evening News, 21/2/1901, p.4

⁵⁹ Power of Attorney 4672 marked as missing at Land and Property Information deed search room

⁶⁰ Muir, L, *The Bankstown Line: Sydenham to Belmore 1895*, Canterbury & District Historical Society, 1995, p.5

⁶¹ Moss, Geoff, 'Putting the Spark in the Harbour City', Australian Railway History, October 2009

New road bridge crossings were erected at Melford, Duntroon, and Garnet streets, and a rail bridge was built at Foord Avenue (rebuilt early 1960s).⁶² The route of the railway took-in the southern part of the 1870s land release and the resumptions affected mostly land still owned by the Jeffreys.

The station was built within a cutting and that necessitated a split level arrangement of street level booking/ticket office, and a low level platform. The existing railway station platforms date from 1894 and 1911, and the buildings and footbridge from 1911. The street level booking office was rebuilt in the 1980s. The first structures were built in timber and thought to have been an outcome of the depressed 1890s.⁶³

The location of the railway station at Hurlstone Park seems to have been determined by the post 1870s road network; in particular the intersection of Floss Street with Duntroon Street, and the termination of Crinan Street.

GOVERNMENT INFRASTRUCTURE - RETICULATED WATER SUPPLY

By the time of the completion of railway, the district was connected to the reticulated water supply sourced from the Upper Nepean dams. The first reservoir at Ashfield was opened in 1888 and this was upgraded in 1912 with the elevated reservoir.⁶⁴

GOVERNMENT INFRASTRUCTURE - SEWERAGE SYSTEM

Hurlstone Park was sewered by the government by 1911. The sewerage scheme had been discussed in 1909,⁶⁵ and the construction contract was let in August 1910.⁶⁶ The completion of this scheme seems to have been the motivation behind a spate of commercial (along Crinan Street) and residential development throughout the suburb.

2.10 FERNHILL OR HURLSTONE PARK

In the subdivision of the 1870s for Miss Campbell, one street was named Fernhill (now Foord Avenue with the present day Fernhill Street being formed in 1893). Prior to the death of Miss Campbell in 1891 the locality of present day Hurlstone Park was considered part of Canterbury. However a few years after her death, in 1893, land was being sold at present day Hurlstone Park as the Fernhill Estate (see Figure 14 below).

When the railway opened in 1895 the station was named Fernhill. The location of this station cuts through a natural rise that probably was known as Fern Hill for present day Foord Avenue once was named Fernhill. Another instance of a natural rise being named after local flora was Wattle Hill⁶⁷ at the intersection of the Canterbury roads.

The name was changed at the insistence of the Post Master General in response to a request for a post office for the locality. A name change was needed to avoid confusion with other localities named Fernhill. Local ratepayers voted on a new name in 1910 and were given the choice of Fernboro, Garnet Hill or Hurlstone. They chose Hurlstone, the name of the nearby Agricultural Hill School. The Park was added at the request of the Railways Department,⁶⁸ and Hurlstone Park railway station came into being in August 1911.

⁶² State Heritage Inventory listing

⁶³ State Heritage Inventory listing

⁶⁴ Madden and Muir 1993, p.15

⁶⁵ Deputations, *Sydney Morning Herald*, 2/4/1909, p.3

⁶⁶ 'Tenders Accepted. Fernhill Sewerage', *Evening News*, 15/8/1910, p.5

⁶⁷ Not to be confused with land release of the same name at Canterbury

⁶⁸ Madden and Muir 1993, p.18

2.11 1890S LAND RELEASES

The prospect of the building of the railway and the realization of its completion brought a number of land releases for house building blocks.

Commencing in 1890, vinegar manufacturer David Joseph Monk re-subdivided Lot 1 in Section 7 (in Deposited Plan 191) originally purchased in 1882 to form 13 narrow blocks in Deposited Plan 3299 at the corner of Crinan Street and Canterbury Road (the RSL site).⁶⁹

In 1893 there were three land releases, and one of these included an early instance of the name Fernhill for the locality. That subdivision, the Fernhill Estate (Deposited Plan 3137), was undertaken by solicitors John Booth Jones and Charles Smith Jones and represented a re-subdivision of Lots 1 & 2 in Section 15 (in Deposited Plan 191). This area was formerly the Blamire brickworks, and the Jones brothers had acquired the site in 1888 through a failed mortgage.⁷⁰ The subdivision of this 7¼ acres/2.93ha created the new streets named Barre, Fernhill and Short and a total of 41 building blocks.⁷¹



Figure 14: In 1893 the Blamire's former brickyard was subdivided for housing. The new estate was named Fernhill, and was the first recorded instance of the use of this name. Hurlstone Park was known as Fernhill prior to 1911. Source: State Library NSW Hurlstone Park Subdivision Plan No. 82

In 1895 William Pendlebury subdivided (in Deposited Plan 3342) and sold the edges of his brickpit located on Crinan Street and across from Blamire's. Marcia Street and the laneway were formed in this subdivision.⁷² The other brickpit on Crinan Street, Cavey's, was subdivided in 1911 as the Fernhill Station estate.

⁶⁹ State Library NSW Canterbury Subdivision Plan No. 229

⁷⁰ Torrens Title Vol. 578 Fol. 105

⁷¹ State Library NSW Hurlstone Park Subdivision Plan No. 32

⁷² State Library NSW Hurlstone Park Subdivision Plan No. 5; Torrens Title Vol. 2139 Fol. 169

Also in 1895 the Fernhill Railway Station Estate was subdivided forming Hampden Street and the north side of Floss Street, west of Garnet Street south of the railway line (see Figure 15 below).



Figure 15: Fernhill Railway Station Estate 1895 (same as on cover) Source: State Library NSW Hurlstone Park Subdivision Plan No. 68

Also on Crinan Street, across Dunstaffenage Street, dairyman Benjamin James Bennett subdivided Lot 1 in Section 14 (in Deposited Plan 191) in 1897 that he had purchased in 1883. Ten building blocks were formed in Deposited Plan 3342.⁷³

See also Figure 20 below for 1890s subdivisions on Garnet Street.

2.12 JEFFREYS ESTATES (1900S-1910S)

Between 1901 and 1918 there were 10 land releases at Hurlstone Park made by the Jeffreys. These are shown on Figure 17 below. These land releases re-subdivided the 1870s large blocks (in Deposited Plan 191) to form narrow fronted suburban allotments. New streets were also formed inclusive of Canterton, Acton, Euston, Gower, and Commons that recall the English background of the Jeffreys.

Table 5: Jeffreys Subdivisions

Jeffreys 1st	1901	DP3849
Jeffreys 2nd	1903	DP4061
Jeffreys 3rd	1906	DP4767
Jeffreys 4th	1907	DP5100
Jeffreys 5th	1910	DP5924
Jeffreys 6th	1912	DP6787
No 7th		
Jeffreys 8th	1916	DP8646
Jeffreys 9th	1917	DP8865
Jeffreys 10th	1917	DP8923
Jeffreys 11th	1918	DP9053

The first land release as made in 1901 (in Deposited Plan 3849) comprised land south of the railway line between Burnett and Commons streets, and the railway line and Starkey Street. In the 1870s land release (Deposited Plan 191) this area comprised six blocks, and in the re-subdivision there were 92 house blocks.⁷⁴

⁷³ State Library NSW Hurlstone Park Subdivision Plan No. 26

⁷⁴ State Library NSW Hurlstone Park Subdivision Plan No. 27

In 1903 the area between Floss Street and Crinan Street east of Dunstaffnage Street was subdivided (exclusive of the site of Pendlebury's brickpit) as the Second Subdivision (Deposited Plan 4061). Mill Street and the laneways were formed.⁷⁵

In 1906 the area north of the former Blamire brick pit was subdivided as the Jeffreys 3rd Subdivision (Deposited Plan 4767). The subdivision formed 24 building blocks north of Barre Street between Dunstaffnage and Fernhill streets.⁷⁶

In 1907 the 4th Subdivision (Deposited Plan 5100) created 61 building blocks between Dunstaffnage and Melford Streets south of Floss Street. Canterton Street was formed and was named after John Jeffrey's home in Hampshire, England.⁷⁷

The 5th Subdivision (Deposited Plan 5924) of September 1910 was the first undertaken on behalf of George Darell Jeffreys following the death of his father Arthur Frederick in 1906. It was atypical of the earlier Jeffreys' subdivisions by the inclusion of setting aside a public reserve (now Euston Reserve).⁷⁸ By the year of the subdivision Euston House had been completed as it was depicted on the sale plan and noted as occupied by 'VC Sharp';⁷⁹ it (being Lots 53-56 in Deposited Plan 5924 and the future Euston Square) was sold to Vincent Campbell Sharp in May 1911.⁸⁰ This impressive house seems therefore to have been built by the land developer to encourage sales. Sharp (1878-1955) was the proprietor of Poulden Brothers, jewellers and watchmakers of Newtown.⁸¹ His father was John Campbell Sharp (1830-1896), a former alderman and mayor of Canterbury Council.⁸² Whether the Campbell in their names indicated a family connection with the Jeffreys or was coincidental has not been possible to determine. The land release of the 5th Subdivision took in the area between Floss, Dunstaffnage, Crinan, and Melford streets. Euston Road, Gower Street and 56 building blocks were formed. A public reserve was set aside from the sale, while Euston Square was dedicated a public street in October 1911.⁸³

⁷⁵ State Library NSW Hurlstone Park Subdivision Plan No. 23

⁷⁶ State Library NSW Hurlstone Park Subdivision Plan No. 15

⁷⁷ State Library NSW Hurlstone Park Subdivision Plan No. 12

⁷⁸ State Library NSW Hurlstone Park Subdivision Plan No. 10

⁷⁹ State Library NSW Hurlstone Park Subdivision Plan No. 10

⁸⁰ Torrens Title Dealing 615610

⁸¹ State Records NSW Index to Firms

⁸² Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

⁸³ Torrens Title 629636



Figure 16: The 5th Subdivision of the Jeffreys estate was undertaken in September 1910. This land release was atypical in that a dwelling, Euston House, had been erected prior to the sale, and a park reserve was set aside from the sale (Euston Reserve). Source: State Library NSW Hurlstone Park Subdivision Plan No. 10



Figure 17: The locations of the various Jeffrey's Estate subdivisions (outlined in purple) which dated from 1901 to 1918 (numbered 1 to 11 but with no No. 7).

The 6th Subdivision (Deposited Plan 6787) of 1912 represented a large land release of 107 building blocks between Church, Dunstaffnage and Floss streets and the railway line (exclusive of areas sold prior).⁸⁴

This represented the last subdivision undertaken for the Jeffreys. In about 1916 they sold their interest in the remaining land at Hurlstone Park to the Intercolonial Investment Land & Building Society Co Ltd. The reason for this was possibly the intervention of the First World War, a conflict in which George Darell Jeffreys was actively engaged on the Western Front,

⁸⁴ State Library NSW Hurlstone Park Subdivision Plan No. 93

and the advanced age of his uncle John, then 71. Or perhaps the combination of a subdued market and the site conditions in this southern part of Hurlstone Park diminished the prospect of good sales in the immediate future.

The Intercolonial Investment Land & Building Society Co Ltd released a further four subdivisions as parts of the Jeffreys Estate (numbered Jeffreys Estates 8, 9, 10 and 11). All were sited south of the railway line. The 8th Subdivision (Deposited Plan 6787) of 1916 comprised land south of the railway line west of Foord Avenue. In this subdivision were formed Keir and Hurlstone avenues and 54 building blocks.⁸⁵ In the 9th Subdivision (Deposited Plan 8865) of 1917 land fronting Tennant Road (then Smith Avenue) above the riverside reserve was subdivided.⁸⁶ The 10th Subdivision (Deposited Plan 8923) of 1917 subdivided the area between Foord Avenue and Smith Avenue.⁸⁷ The 11th Subdivision (Deposited Plan 9053) of 1918 subdivided the area between the railway line and the riverside reserve west of Keir Avenue and along Hurlstone Avenue.⁸⁸

2.13 OTHER ESTATES (1900S - 1910S)

Coinciding with the Jeffreys land releases in the 1900s and 1910s parts of Hurlstone Park that had been purchased in 1880s were re-subdivided by individual owners. These releases are listed in the table below and shown in Figure 20 below.

Table 6: Miscellaneous Federation era estates in Hurlstone Park

Estate Name	Date	Vendor	Deposited Plan
St Aubins	1900	Annie Clissold and Annie Elizabeth Watkins	DP3703
Segenhoe	1900	Percy John Hayne, labourer, Sydney	DP3738
Roger's	1902	Charles Rogers, gentleman, Sydney	DP4017
Starkey	1904	John Starkey, esq, Sydney	DP4448
Brixton Hill	1905	Alexander William Henry Smith, contractor, Petersham	DP5102
Fernhill Station	1911	Philip James Biddolph, Sydney, solicitor	DP6091
Not named	1911	Francis Whysall, public servant, Canterbury	DP6052
Hurlstone Park	1912	John Giblett, tanner, Canterbury	DP6709

⁸⁵ State Library NSW Hurlstone Park Subdivision Plan No. 44

⁸⁶ State Library NSW Canterbury Subdivision Plan No. 360

⁸⁷ State Library NSW Hurlstone Park Subdivision Plan No. 24

⁸⁸ Deposited Plan 9053

Estate Name	Date	Vendor	Deposited Plan
Not named	1913	Jessie Burnett, builder, Fernhill	DP7347
Walker's	1914	David Walker, police sergeant,	DP7891
Hurlstone Park No. 2	1914	Ellen Sullivan and Aubrey Halloran	DP7566
Woodside	1915	Annie Elizabeth Firth, wife of George Septimus Firth, civil engineer, Sydney	DP7126
Not named	1915	Arthur William Coleman, builder, Hurlstone Park	DP8177
Not named	1915	Arthur William Coleman, builder, Hurlstone Park	DP8300
Not named	1919	Ebenezer Vickery, manufacturer, Sydney	DP3268



Figure 18: (Left) Hurlstone Park No. 2 Estate 1914 which created Wallace and Barton Avenues Source: State Library of NSW

Of this group, especially large land releases were the Hurlstone Park Estate 2nd land release of 1914 (see Figure 17 above). This represented a subdivision of two blocks (Lots 8&9 in Section 15 (in Deposited Plan 191) purchased in 1881 by dairyman John Sullivan⁸⁹ and it was Sullivan's dairy in the years prior to the subdivision.⁹⁰ Sullivan died in 1910 at his residence Glen Ayr, Duntroon Street,⁹¹ and the subdivision was undertaken for his widow, Ellen. Barton and Wallace avenues were formed.⁹²

Also subdivided in 1914 was David Walker's land at the corner of Canterbury Road and Floss Street.⁹³

⁸⁹ Torrens Title Dealing 51140

⁹⁰ *Sands' Directory*

⁹¹ Advertisement, *Sydney Morning Herald*, 5/12/1910, p.8, 'Mr John Sullivan', *Catholic Press*, 8/12/1910, p.43

⁹² State Library NSW Hurlstone Park Subdivision Plan No. 76

⁹³ State Library NSW Hurlstone Park Subdivision Plan No. 57

It was a subdivision of Lot 1, Section 8 (in Deposited Plan 191) that Walker had purchased in 1887,⁹⁴ and that purchase included a cottage (demolished) depicted in the 1870s plan of subdivision noted as being occupied by Walker.⁹⁵ Walker (1839-1919) was the local police sergeant.⁹⁶ The Woodside Estate subdivision of 1915 (see Figure 18 below) formed Woodside Avenue.⁹⁷ It was a re-subdivision of Lot 5 in Section (in Deposited Plan 191) purchased in 1883 by Charles and George Rogers.⁹⁸



Figure 19: (Left) Woodside Estate subdivision, 1915, which formed Woodside Avenue. Source: NSW State Library

⁹⁴ Torrens Title Dealing 118832

⁹⁵ State Library NSW Hurlstone Park Subdivision Plan No. 61

⁹⁶ Deaths, *Sydney Morning Herald*, 8/3/1919; Torrens Title Vol. 830 Fol. 39

⁹⁷ State Library NSW Hurlstone Park Subdivision Plan No. 71

⁹⁸ Torrens Title Dealing 69036



Figure 20: The location of the land releases at Hurlstone Park undertaken in the years 1890s to 1910s exclusive of the Jeffreys Estate subdivisions.

2.14 GARNET STREET AREA

The area fronting the west side of Garnet Street extending to Duntroon Street was subdivided in stages between 1893 and 1900 (see Figure 20 above).

The earliest subdivision, of 1893, was an early (first) example of the Jefferys brothers' land developments at Hurlstone Park.⁹⁹ It was a subdivision (in Deposited Plan 2906) of an unsold block from the 1870s sale.

The area to the north was subdivided in 1899 by Edward John Robinson, painter & decorator. This land was formerly Lot 6 in Section 20 (Lot 7 in Section 20 (in Deposited Plan 191) purchased in 1888.¹⁰⁰ Fourteen building blocks were formed fronting either Garnet Street or Duntroon Street.¹⁰¹ The block north of that, Lot 7 in Section 20 (in Deposited Plan 191), had been purchased in 1881 by the restaurateur Tomaso Compagnoni (1843-1911).¹⁰² From 1898 the block was subdivided in a piecemeal manner.¹⁰³ A high number of heritage-listed houses, Nos. 12, 14, 16, 18, 20, 24 Garnet Street, are located within this block, and the piecemeal land release suggests the houses were sold completed. The Sands' Directory for Garnet Street listed only one house, St Elmo, prior to 1899. The area to the north of Compagnoni's block, at the corner of Garnet Street and New Canterbury Road, was subdivided in 1900 as the St Aubins Estate. These blocks fronted New Canterbury Road and represented a subdivision of Lot 8 in Section 20 (in Deposited Plan 191) purchased in 1887.¹⁰⁴

The southern-most of the Garnet Street subdivisions was undertaken in 1895 as the Fernhill Railway Station Estate (see cover illustration and Figure 15), within which Hampden Street was formed.

2.15 HOUSING

Owing to the timing of the land releases at Hurlstone Park from the mid 1890s the predominant form of housing experienced today is the freestanding brick cottage. Some houses were erected in the late nineteenth century prior to and about the time of the opening of the railway, but again these are freestanding cottages. The terrace form of development, aside from in the commercial zones and for shops, was not utilised at Hurlstone Park.

The first (and arguably only) building boom at Hurlstone Park coincided with the federation of the Australian colonies in 1901 with the proclamation of the Commonwealth of Australia. In the years preceding Federation a distinct architectural style for residences became popular; its origins was a form of English Domestic known as Queen Anne, but is generally referred to as the Federation style, which was in vogue between about 1890 and about 1915.

When built, these brick cottages, being either freestanding or semi-detached, were quite distinct from the housing then experienced in the inner city and neighbouring municipalities such as Paddington, Newtown, Redfern and Glebe with their streets of closely set terraces. The Federation style cottage sat within a largish block of land and was set back from the street building line with a garden front with pathway. They were different also in being single storey.

The typical brick cottage of the Federation era incorporated a floor plan that changed little, with its corridor, central in freestanding and off-set in semi-detached houses, with the living and bedrooms at the front, and service rooms (kitchen, bathroom, laundry) at the rear.

⁹⁹ Torrens Title Vol. 1053 Fol. 60

¹⁰⁰ Torrens Title Dealing134130

¹⁰¹ Deposited Plan 3515

¹⁰² Dealing134130 Dealing 50904

¹⁰³ Torrens Title Vol. 546 Fol. 93

¹⁰⁴ Torrens Title Dealing134130

A verandah at the front was universal, as was the quality face brickwork, elaborate timber joinery, and roof with slate or Marseilles pattern terracotta tiles and tall chimneys.



Figure 21: Housing in Duntroon Street, about 1912. A Broadhurst postcard photograph. Source: State Library of NSW (a105277h)



Figure 22: Housing in Duntroon Street, about 1912. A Broadhurst postcard photograph. Source: City of Canterbury Local History Photograph Collection (201436)



Figure 23: Housing in Hopetoun Street, about 1912. A Broadhurst postcard photograph. Source: State Library of NSW (a105278h)

Many of these houses were built by local builders as speculative developments where the land was purchased, the house quickly built, and then on sold. Consequently, some neighbouring houses had a similarity about them prior to post Second World War alterations. However, some cottages with blocks facing two streets were treated to especially elaborate decoration as show-pieces. The works of speculative builders in this era have been identified at:¹⁰⁵

28-32 Dunstaffenage Street by builder Arthur Genders, 1911-1912

34-40 Dunstaffenage Street by builder William Pendlebury, 1911

4-8, 9 & 21 Gower Street by builder William Pendlebury, 1912-1921

2-4, 8-10 Wallace Avenue by James Herring Peddle

1-3 Euston Street for Mark Isaac Bear, ca 1912

9-11 Euston Street for Frederick Henry, 1911-12

In the decades preceding the era of the Federation style cottage, late Victorian Rustic Gothic, Victorian Georgian and Victorian Italianate styles were popular. A small sample of Victorian Italianate style cottages is encountered in Garnet Street and Duntroon Street. Most of these seem to date from the mid 1890s and represent late examples of the style. An example, perhaps built in the early 1880s, once stood at the corner of Church/Kilbride within an allotment formed in 1881.

¹⁰⁵ Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005



Figure 24: A weatherboard cottage built circa 1880s at the corner Church and Kilbride streets (demolished). The cottage was located within a land release of 1881. Source: City of Canterbury Local History Photograph Collection (210118)

In the decades following the end of the First World War, the California Bungalow style came into vogue. The style continued with some aspects of the preceding Federation cottage but was less elaborate or showy in its detailing. The difference between the two is particularly evident in the roof with the California Bungalow adopting a low-pitched gable.

With the economic downturn of the Great Depression new building was curtailed for a good number of years. When the economy began to recover from the mid 1930s blocks of flats were built for letting. These suburban flats were usually small-scale developments of two storeys with two to four flats. They were built with some economy and architectural decoration was limited to the front facade and especially around the street entry.

Prior to the Strata Title Act of 1961 ownership of flats was hindered by the conveyancing laws in NSW. The new act created the opportunity for builders and developers to erect large blocks of flats and on-sell them to individual owners. Building of flats soon developed into the principal form of new building activity in suburbs such as Hurlstone Park, and the era of the cottage and bungalow came to a close.

Also in the post-war period up to the present, earlier houses within Hurlstone Park have been replaced with more modern houses or have undergone changes such as first floor additions, cement rendering of face brickwork, reroofing with concrete roof tiles, installation of aluminium framed windows. From the 1980s onwards a growing appreciation of earlier housing styles has led to some restoration work to the earlier houses within Hurlstone Park.

2.16 COMMERCIAL ACTIVITIES

The building of the railway brought both suburban settlement and also commercial areas serving that population. In the nineteenth century the few commercial premises were located along the Canterbury roads. In the early twentieth century rows of shops were erected along the roads that radiated from the station - Crinan and Duntroon streets and the eastern length of Floss Street. The commercial development in these areas followed the staged timing of the land releases.

CRINAN STREET PRECINCT

The row of shops on the southern side of Crinan Street (Nos. 2-42) were opened up for development in 1903 in the Jeffreys 2nd Subdivision (Deposited Plan 4061). That subdivision provided narrow-fronted blocks fronting Crinan Street and also the north side of Floss Street, with rear lane access. The Jeffreys land release specifically noted the availability of 'business sites'.¹⁰⁶ To the north of these blocks was Pendlebury's brick pit, and shortly after this land release the first shop was built by William Pendlebury.¹⁰⁷

Along the northern side of Crinan Street (Nos. 1-25) the Fernhill Station subdivision of 1911 (Deposited Plan 6091) provided 18 narrow fronted blocks with a rear laneway. This area had been part of Thomas Cavey's brickpit; Cavey having purchased the land (Lot 10 in Section 15 (in Deposited Plan 191) in 1881.¹⁰⁸ The local post office and public telephone was located in this group at first.¹⁰⁹

To the west, at the corner of Crinan and the east side of Dunstaffenage streets a small group of shops were built from 1904.¹¹⁰ This area had been opened up for development between 1893 and 1895 in the Fernhill Estate and Pendlebury's Estate sales, both being former brick pits.



Figure 25: The Federation era shops on the north side of Crinan Street are depicted in this undated, ca 1920s, photograph. This part of the Crinan Street commercial zone had been released for sale in 1911. Source: State Library NSW (bcp 02341r)

¹⁰⁶ State Library NSW Hurlstone Park Subdivision Plan No. 23

¹⁰⁷ Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

¹⁰⁸ Torrens Title Dealing 50674

¹⁰⁹ *Sands' Directory*, 1930

¹¹⁰ Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

The commercial area on the south side of the railway station along Floss Street (Nos 8-34) was opened up in 1912 as the Hurlstone Park Estate subdivision of 1912 (Deposited Plan 6790). Fifteen blocks were offered, all without rear lane access.¹¹¹ This area had been part of land owned by tanner John Giblett.¹¹²

The timing of the Fernhill Station and Hurlstone Park estates (1911/1912) coincided with the rebuilding of the railway station buildings in brick in the form seen today, whereas in the preceding decades they were weatherboard austerity buildings, and completion of the sewer.

CANTERBURY ROAD DEVELOPMENTS

The commercial development along the Canterbury roads had no consistency about it and was undertaken in a piecemeal manner, however the staged completion of government tramway from the city to its final terminus Canterbury railway station in 1921 fostered new development. This tramway from the city had reached and terminated at the junction of New Canterbury Road and Marrickville Road, Dulwich Hill, in 1889. That line was extended along New Canterbury Road in 1913 to a new terminus at the Canterbury Road intersection. By this work the northern fringe of Hurlstone Park was serviced by tram from 1913. In 1921 the tramway was extended south along Canterbury Road terminating at the railway station.¹¹³

That commercial development followed was evident at the intersection of the Canterbury roads. This area (within the study area) had been opened up for development in 1900 in the Segenhoe Estate subdivision,¹¹⁴ and the area was generally known as Wattle Hill (hence Wattle Lane). A major commercial development in this area was the Hurlstone Park Hoyts (demolished) at No. 686 New Canterbury Road. The theatre was built in 1927 (architects Karberry and Chard). It closed as a cinema in 1960 and then was converted to a popular ice-skating rink. The building was badly damaged by fire in 1971 and was demolished a few decades later.¹¹⁵ The Hurlstone Park Hotel (Nos. 590-602 New Canterbury Road) was built in 1931. The hotel was erected for brewers Tooth & Co to the design of architect Eric Lindsay Thompson (1905-1957).¹¹⁶

¹¹¹ State Library NSW Hurlstone Park Subdivision Plan No. 126

¹¹² Torrens Title Vol. 1511 fol. 249

¹¹³ Keenan, DR, *The South-Western Lines of the Sydney tramway system*, Transit Press, Petersham, nd (1992), pp. 22-25

¹¹⁴ State Library NSW Hurlstone Park Subdivision Plan No. 46

¹¹⁵ Sharp, B, *A pictorial history of Sydney's suburban cinemas*, Strawberry Hills, 1982, p97

¹¹⁶ State Records NSW Plans 70729-70732



Figure 26: The commercial zone at the northern end of New Canterbury Road in 1954. This area was once known as Wattle Hill, and had been opened up for development in 1900 in the Segenhoe Estate subdivision. The now demolished Hurlstone Park Hoyts at No. 686 New Canterbury Road was opened in 1927. Source: Keenan, DR, *The South-Western Lines of the Sydney tramway system*, Transit Press, Petersham, nd (1992), p.48.



Figure 27: The Hurlstone Park Hotel (Nos. 590-602 New Canterbury Road) was built in 1931. The hotel was erected for brewers Tooth & Co to the design of architect Eric Lindsay Thompson. Source: *Construction and Real Estate Journal*, 21/10/1931, p.9

On Canterbury Road there were clusters of shops around the intersection with Floss Street (the group at Nos. 124-128), and also at the intersection with Crinan Street (now car park in part).¹¹⁷ A major commercial development in this area was the Canterbury Palace Picture Theatre (Nos. 130-142 Canterbury Road) between Floss and Church Street. The theatre was built in 1922 shortly after completion of the tramway. It closed as a cinema in 1960 and was demolished in the late 1990s.¹¹⁸

¹¹⁷ *Sands' Directory*, 1930

¹¹⁸ Sharp, B, *A pictorial history of Sydney's suburban cinemas*, Strawberry Hills, 1982, p.129



Figure 28: The now demolished Canterbury Palace Picture Theatre (Nos. 130-142 Canterbury Road) was opened in 1922 shortly after completion of the tramway to the railway station. Source: Sharp, B, *A Pictorial History of Sydney's Suburban Cinemas*, Strawberry Hills, 1982, p.129

2.17 SERVICING THE RESIDENT COMMUNITY

With the coming of a suburban residential population came community facilities such as churches, social clubs and halls, schools, and commerce such as licensed hotels and shops, etc. Their history represents a relatively late development in the history Canterbury LGA when it is considered the neighbouring historical village of Canterbury to the west was subdivided in 1841, and a place of employment in the sugar works was opened at the same time. The opening of the railway station at Ashfield in the mid 1850s resulted in earlier developments in the areas north of Hurlstone Park. At Hurlstone Park there is only one school, the Edgeware School in Burnett Street (a special-purpose public school). The churches, until recent times, were stoutly Protestant.

CHURCHES

In the nineteenth century residents of Hurlstone Park were required to travel to neighbouring suburbs to worship. This would have presented no problem for Anglicans for St Paul's Church and its cemetery are located nearby across Canterbury Road.



Figure 29: This quaint Presbyterian Church once stood at the north-east corner of the intersection of Canberra Street and Church Street. The foundation stone laid by John Pope on 17th July 1880, and it was completed and opened in November 1880 by the Rev JM Ross. In the background is Hurlstone Park prior to the onset of the house-building boom from about 1900. Source: Courtesy Miss D Roberts and City of Canterbury Local History Photograph Collection (010230)

The churches opened within Hurlstone Park resulted from the development of a suburban community about Federation. However, church opening did happen in the late Victorian era, this being the now removed Presbyterian Church at the north-east corner of the intersection of Canberra Street and Church Street. This church was plotted as the 'Scotch Church' on surveyors Higinbotham and Robinson's map of the Municipality of Canterbury published in the mid 1880s. The foundation stone of this church was laid in July 1880 and it was opened in November 1880. It was described at the time as being intended to be built of stone and measured 45 feet (13.7m) by 25 feet (7.6m). It was part of the Presbyterian parish of St David's, Ashfield. Its foundation was supported also by the timber merchant John Hay Goodlet (1835-1914) who had purchased Canterbury House in 1876, and was a major benefactor of the Presbyterian Church. It was located within land owned since the early 1840s by the sugar company, and gifted (in trust) by the manager at the time, Edward William Knox.¹¹⁹ While the sugar works had employed Scots it had closed in 1854 and it was only in 1880 that some possibility of renewal appeared. In 1888 the works and historical land holding (i.e. inclusive of the church) were sold to the bacon processors JC Hutton Pty Ltd.¹²⁰ In 1893 it was reported the 'prettily-built and pleasantly situated Presbyterian Church of Canterbury, was reopened after a lapse of three years.¹²¹ The church was left without a minister in 1894,¹²² and in 1896 the congregation was merged with Rosedale (now Croydon Park).¹²³ When demolished is not known currently, but was standing by about 1905.¹²⁴

¹¹⁹ 'New Presbyterian Church at Canterbury', *Sydney Morning Herald*, 19/7/1880, p.3; News of the day, *Sydney Morning Herald*, 9/11/1880, p.5

¹²⁰ Madden and Muir 1993, p.14; Old System Conveyance Book 851 No. 784

¹²¹ 'Canterbury Presbyterian Church', *Evening News*, 2/2/1893, p.7

¹²² 'Canterbury Presbyterians', *Evening News*, 28/8/1894, p.2

¹²³ 'Canterbury Presbyterian Church', *Evening News*, 25/5/1896, p.8

The Methodists laid the foundation stone for the church in August 1912 and had opened their church at Hurlstone Park (No. 8 Melford Street) by January 1913¹²⁵.



Figure 30: The Methodist Church (now a Uniting Church) at No. 8 Melford Street was opened in August 1912. According to this source, the architect was A. G. Newman. Source: *The Methodist*, 17/8/1912, p.12

The local Circuit had been founded in 1911 from the Lewisham Circuit, and its the rapid progress in building a church was thought remarkable. A local supporter was building contractor William Pendlebury. The cost was put at 1,650 pounds, and the architect was Alfred Gambier Newman.¹²⁶ A.G. Newman (1876-1921) was a member of the Methodist Church and son of a Methodist minister. Newman had moved to Strathfield from South Australia in 1906, and initially undertook commissions for the Vickery family in NSW, and thereafter many commissions for the Methodist church.¹²⁷ The former St Stephens Anglican Church (Nos. 648-668 New Canterbury Road) was founded in 1908 and was connected originally with the parish of Holy Trinity, Dulwich Hill. The first structure was a weatherboard combined church school (still standing). The existing brick church was built in 1924 at a cost of 4,000 pounds. The architect was John Burcham Clamp (1869-1931) then in partnership with Clifford Horace Finch (1894-1967).¹²⁸ The rectory was built in 1930 (not necessarily on

¹²⁴ Cameron, J., *Centenary history of the Presbyterian Church in New South Wales*, Angus and Robertson, 1905, p.329

¹²⁵ *The Methodist*, 11 January 1913, page 3 "A Sunday in Suburbia" reports the church as open for worship at that time.

¹²⁶ 'New Church at Hurlstone Park', *The Methodist*, 17/8/1912, p.12

¹²⁷ Personal Notes, *Cumberland Argus*, 22/1/1921, p.1, also NSW Chapter Aust. Institute of Architects biography for A.G. Newman

¹²⁸ 'New Church at Hurlstone Park', *Sydney Morning Herald*, 2/6/1924, p.9; 'New Church at Hurlstone Park', *Sydney Morning Herald*, 18/6/1924, p.9

the same site).¹²⁹ Clamp designed many suburban Anglican churches. It is now a Greek Orthodox Church.



Figure 31: This hand tinted photograph by the commercial photographer Broadhurst was captioned 'St Saviours' CE, Fernhill', but is probably St Stephen's at Fernhill (now Hurlstone Park), which opened in 1908. Source: State Library of NSW (105276)

The now demolished Congregational Church was located at the corner of Crinan and Melford streets (now park reserve). It was opened in 1901. It absorbed the Canterbury congregation in 1911, and it is not known if a new church was then built (but probably not).¹³⁰

OTHER PROTESTANT ASSOCIATIONS

Located at the eastern fringe of Hurlstone Park were two institutions of the Protestant faith, but not directly associated with any particular church; these being the Masonic Centre or Hall in Duntroon Street, and the former NSW Protestant Federation Children's Home at 50 Garnet Street. In both instances they were considered part of Dulwich Hill in their formative years.

The Masonic Hall at 65-67 Duntroon Street was opened about 1907,¹³¹ and there have been later additions.¹³²

The Protestant Children's (or Girl's) Home was opened in 1921 by John Thomas Ness. Ness (1872-1947) was the MLA for the district between 1922-1938, and alderman of Marrickville Council between 1908 and 1922 (and mayor). Ness formed the NSW Protestant Federation, and was its Chief President from 1920 to 1925. The institution was a home for girls mostly from single parent families, and at one time there were 90 girls in care. The original premises at 50 Garnet Street was a large two-storey house named "Tinonoe". This was altered and added to in 1947. From the mid 1970s boys were admitted also.

¹²⁹ 'St Stephen's, Hurlstone Park', *Sydney Morning Herald*, 4/3/1930, p8

¹³⁰ 'Hurlstone Park Congregational Church', *Sydney Morning Herald*, 25/7/1935, p.8

¹³¹ Trove newspaper search

¹³² Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

In 1980 the home was closed by the then owners, the Anglican Church, and in 1983 the property was sold to the Siddha Yoga Ashram.¹³³



Figure 32: The former Protestant Children's (or Girl's) Home at 50 Garnet Street after major alterations were completed in 1947.
Source: Courtesy City of Canterbury Local History Photograph Collection (030881)

2.18 PARKS AND RESERVES

At Hurlstone Park, the Jeffreys family in 1910 set aside a small public reserve (Euston Reserve) at the intersection of Euston Road and Floss Street. About the same time, in 1911, the Hurlstone Park Progress Association lobbied the State Government for a large public reserve that was level and so suitable for playing cricket and football.¹³⁴ The area the Association had in mind was presumably present day Ewen Park (resumed in 1921).

¹³³ Notes prepared by Catherine Hardie for Canterbury City Council, February, 2012

¹³⁴ 'Park at Cooks River', *Sydney Morning Herald*, 8/12/1911, p.12



Figure 33: A government survey prepared in 1913 for the resumption of the 100 feet high water reserve of Cooks River. Source: NSW Crown Plan 4294.3000



Figure 34: An undated, ca 1920s, photograph of the banks of Cooks River with Ewen Park (formed in 1921) in the background. Source: Joyce Overton and Courtesy City of Canterbury Local History Photograph Collection (200357)

In 1913 the government resumed the 100 feet (30.5m) reservation on the north bank of Cooks River (length west of Starkey Street) from the then owners, the Jeffreys, for a public reserve.¹³⁵ This was part of the grant of the 177¼ acres (71.73ha) formally granted to Robert Campbell in 1842; owing to this late date in the issue of the deed of grant, the government was entitled to this land under regulations introduced in 1828-1831.

The resumption for Ewen Park with an area of 15½ acres (6.27ha) was gazetted in August 1921 on behalf of Canterbury Council.¹³⁶ The area had previously been a commercial turf farm evidently in part (about 6 acres (2.42ha)).¹³⁷

HURLSTONE PARK BOWLING AND RECREATION CLUB

The bowling club located in Marcia Street seems to have been established in 1946.¹³⁸ It was formerly the site of a number of tennis courts.¹³⁹

WAR MEMORIAL

The First World War had a great impact on the people of Hurlstone Park, as it did in every community throughout Australia. The families of Hurlstone Park sent 160 men to war, and of those 30 died. To ensure this tragedy was never forgotten, the local community erected a memorial in 1920 at a cost of 450 pounds (\$29,920 today adjusted for inflation). This 18ft (5.48ha) high granite column was located near the railway station,¹⁴⁰ and was relocated to Euston Reserve after the Second World War.¹⁴¹ As Hurlstone Park developed into a suburban community in the years preceding the war, the names stand as testament to the first generation of local families.

RETURNED SERVICES

After the First World War there began a movement for the establishment of clubs or meeting places for the returned veterans. This occurred across Australia, and the Canterbury area the first instance was the sub-branch of the RSL opened in 1927 at the corner of Canterbury Road & Crinan Street. Prior to Second World War various venues were used, with the existing site being purchased in 1947. The first clubhouse here was a pair of converted former army huts. In 1954 a memorial chapel was built on the site. Extensive additions to the licensed and gaming areas were completed in 1970 when it became the second largest RSL club in NSW. The Club has continued to upgrade its facilities, in particular involving major redevelopment since 2013, and neighbouring properties have been purchased and incorporated in the club site, which is now addressed 18-34 Canterbury Road.¹⁴²

¹³⁵ NSW Crown Plan 4294.3000

¹³⁶ *New South Wales Government Gazette*, 19/8/1921

¹³⁷ 'Land Court. Cooks River Resumption', *Sydney Morning Herald*, 13/3/1923, p.6

¹³⁸ 'More Greens Needed by Bowlers', *Sydney Morning Herald*, 11/2/1946, p.7

¹³⁹ Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

¹⁴⁰ 'War Memorial. Hurlstone Park', *Sydney Morning Herald*, 20/9/1920, p.8

¹⁴¹ Muir, L, et al, 'Hurlstone Park Federation Walk', Canterbury City Council, May 2005

¹⁴² 50 wonderful years: Canterbury-Hurlstone Park RSL Club Limited, Canterbury-Hurlstone Park RSL Club, 1997



Figure 35: The Canterbury Road frontage of the Canterbury-Hurlstone Park Sub Branch of the RSL Memorial Chapel when opened in 1954. This served as a war memorial and was not part of the licensed gaming and entertainment areas. Since demolished. Source: Glenn Ross Courtesy City of Canterbury Local History Photograph Collection (100899)

2.19 HERITAGE VALUES

The heritage values of Hurlstone Park to contemporary society were examined first in 1988 by consultants Terry Kass and Meredith Walker. Their work, commissioned by City of Canterbury Council, looked at the whole Canterbury LGA. This 1988 study did not identify any areas within Canterbury LGA as being conservation areas, but did recommend individual places be given statutory heritage protection under the Local Environmental Plan. Within Hurlstone Park these places included:

- No. 67 Floss Street (Euston House)
- Nos. 1, 3, 7, 9, 11, 13, 15 & 21 Euston Road
- Nos. 12, 14, 16, 18, 20, 24, 30, 58-60 Garnet Street
- Nos. 19, 23, 25 & 27 Hopetoun Street

NSW Statutory authorities have also heritage listed the following places in their Section 170 Heritage & Conservation Registers:

- No. 12 Floss Street, Electricity Substation No.57;
- Hurlstone Park Railway Station Group, and
- The Foord Avenue railway bridge

Both the railway items are also listed as heritage items in Schedule 5 of the Canterbury LEP (2012).

In 2001 City Plan Heritage was commissioned by City of Canterbury to conduct a review of the 1988 study. It comprised a reassessment of the existing inventory of heritage items, and a survey of the whole of the Canterbury LGA to identify new heritage items, conservation areas and streetscapes, and also reviewed existing heritage listings. This review was completed in 2006.

That 2006 review upheld the existing LEP-listed heritage items within Hurlstone Park. It also recommended the listing of new heritage items, conservation areas and heritage streetscapes and landscape items, some of which were within Hurlstone Park.

While the 2006 Review was reported to Council in 2011, it has not yet been fully implemented. As part of this Study, the 2006 Review has been reappraised.

3.0 SIGNIFICANCE ANALYSIS OF HURLSTONE PARK

Determining heritage values, particularly where there has been a considerable amount of change in an area, can be difficult.

A Heritage Conservation Area (HCA) is an area with largely historical and aesthetic significance, which together create a sense of place. Important elements that contribute to the heritage significance of a HCA include historical subdivision patterns, streetscapes of buildings from particular periods, the architectural styles of buildings, fences, trees - including street trees - and gardens.

Hurlstone Park is significant as a suburb that was largely developed from 1911 when the combination of accessible public transport and sub-division of the area (that had been historically in one ownership) resulted in a series of consistent developments taking place.

While there is a small and significant underlying late Victorian period history, unlike many settlements along established transport routes, the Hurlstone Park area was predominantly an area developed in the early twentieth century, which is seen today in consistent streetscapes of late Federation period houses and later Inter-War period houses.

While the area contains buildings from other periods, these two historical development phases predominate and give the suburb its particular historic character.

Hurlstone Park was largely developed from a series of subdivisions that were undertaken between the 1890s and the 1920s (with the earliest suburban subdivision dated 1893). The area remained sparsely developed in the 1890s however, and housing and commercial development predominantly took place in the period 1900-1920s (encompassing the Federation and Inter-war periods) of the early 20th century. Inter-war period development in Hurlstone Park included a small number of inter-war residential flat buildings.

This historical development pattern is reflected now in a built environment with a scattering of late Victorian period housing (many of these buildings already heritage listed), streetscapes of Federation and Inter-war housing, and later redevelopment from the mid 20th century to the present, the latter replacing earlier houses with newer ones or with 1970s to recent medium density and residential flat development. Some of the earlier houses have also been altered in a manner which detracts from their original character.

The methodology of identifying potential HCAs used in this study (outlined in the Executive Summary) has involved examination of the history of the area and its' historical subdivision patterns as well as photographing all buildings and mapping the "building contribution" values of all buildings within Hurlstone Park. The maps in Attachment 2 of this report show the boundaries of the recommended potential HCAs, and the percentages for the "building contribution" values throughout the suburb and within each potential HCA.

In identifying potential HCAs and determining boundaries, all of this information has been evaluated. The historical subdivision patterns and boundaries, the building contribution value of particular streetscapes, and the overall aesthetic significance of streetscapes.

It is considered that in defining a potential Heritage Conservation Area, such an area should be an area where there is:

- a high percentage of Heritage significant and/or Contributory buildings on both sides of a street, in particular Contributory 1 buildings, indicating a high level of integrity to the streetscape; and/or
- a streetscape or built quality (represented by heritage significant or Contributory 1 buildings), which illustrates a distinctive historical subdivision or portion of a subdivision, even where there this may only occur on one side of a street.

Note that historical street tree plantings, such as the brush box street trees in Melford Street and Barton Avenue, also contribute to the quality of a streetscape.

The thematic history in this report and the fieldwork (see Section 5.0 and mapping in Attachment 2) have identified areas within Hurlstone Park which retain a high percentage of 1890s, Federation and Inter-war period housing, and which are recommended as potential heritage conservation areas. The study has also identified a number of potential heritage items (see section 4.0 below).

Overall, the combined percentage of buildings of heritage significance and contributory buildings (a combination of listed heritage items, potential heritage items, Contributory 1 and 2 buildings) within Hurlstone Park is 59% (see table below), however as shown on the overall map of the suburb in Attachment 2, there are a scattering of such buildings throughout the area.

Table 7 below sets out the percentages of building types by heritage or contributory category within Hurlstone Park.

Table 7: Hurlstone Park – Percentages of Building types by heritage or contributory category

Category of building	No. of buildings or percentage
Heritage item (listed in LEP)	21
Potential heritage item (identified in Table 8 below)	51
Contributory 1 (as defined in Table 1, Section 1.2)	549
Contributory 2 (as defined in Table 1, Section 1.2)	83
Non Contributory (as defined in Table 1, Section 1.2)	489
Percentage of Total Heritage significant & Contributory (1 st 4 categories combined)	59%
Percentage of Total Non Contributory	41%

4.0 POTENTIAL HERITAGE ITEMS

Heritage items are often highly valued by local communities as they establish a “sense of place” in an area and often illustrate aspects of the area’s history as a form of “open air museum”.¹⁴³

A heritage item is a place which has been:

- Assessed as significant under NSW State Heritage Significance criteria which cover historical, historical associational, aesthetic/technical, social, and/or research significance and the rarity or representiveness of a place. Heritage items may be of local, state or national significance on one or more of these criterion. The NSW Heritage Council publication *Assessing Heritage Significance*¹⁴⁴ is the reference publication for how significance assessments are undertaken.
- Listed in a Heritage Schedule within a statutory planning instrument such as a Local Environmental Plan.

When a place has been initially identified as a *Potential heritage item*, this means that the heritage assessment process referred to above has yet to be undertaken. Places will only be recommended for listing as heritage items once the heritage assessment process has been completed and the outcome has been a recommendation to proceed with statutory heritage listing. For this reason, it is not a given that all places in a list of potential heritage items will later proceed to be heritage listed. The final outcome depends on the research and heritage assessment process undertaken to fully assess the potential heritage item.

Table 8 below lists 51 potential heritage items identified within Hurlstone Park. The items in this table have been identified from historical research in Section 2.0 of this report, and also from previous studies of the area and fieldwork undertaken for this Study (or a combination of these sources). The reasons for the potential heritage item identification are also given in the table. These potential heritage items are recommended for further historical research and heritage significance assessment to determine heritage significance and whether the potential items should be recommended for future LEP heritage listing or not.

Table 8: Potential Heritage Items in Hurlstone Park

Description	Address	Lot & DP	Detailed Description/Comment
Weatherboard cottage “Lydia”	40 Acton Street	Lot 21, DP623455	Single storey detached weatherboard house with terracotta tiled roof, bullnose corrugated iron front verandah
Edgeware School (Special purpose public school)	6 -20 Burnett Street	Lot 105, DP8865	Public school buildings constructed prior to 1943 (from 1943 aerial photo)
Federation weatherboard House “Mandilla”	4 Canberra Street	Lot 2 DP 503010	Federation weatherboard House “Mandilla”. Weatherboard house with corrugated iron roof, return bullnose corrugated iron roofed verandah, single storey detached

¹⁴³ The term “Open air museum” was popularised by D.N. Jeans and Peter Spearitt in their 1980 publication “The open air museum: the cultural landscape of New South Wales”

¹⁴⁴ Available online at

:<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/listings/assessingheritagesignificance.pdf>

Description	Address	Lot & DP	Detailed Description/Comment
Pair of houses "Trevona or "Catherine" (22); "Glenelsie" (24)	22 & 24 Canterton Street	Lot 13, Sec 2 DP 5100 & Lot 14, Sec 2 DP 5100	Both Federation Queen Anne style brick houses, single storey detached. No. 24 has similar detailing to Nos. 1-3 Melford Street (may be same builder)
Weatherboard Cottage	49 Church Street	Lot 1 DP 945901	Narrow fronted freestanding weatherboard cottage with hipped and gabled corrugated iron roof, freestanding, detached
Pair of Federation period shops with original shopfronts	13 & 15 Crinan Street	Lot 9 DP 6091 Lot 10 DP 6091	Pair of Federation period shops with rare original shopfronts. Within potential Crinan Street shops HCA.
Former corner shop	81 Crinan Street	Lot 1, DP 3383	Shop built in 1912 (date on parapet); Part of an 1897 subdivision of the north side of Crinan St between Melford & Dunstaffnage Streets
Weatherboard house	101 Crinan Street	Lot 9, DP 3383	Part of an 1897 subdivision of the north side of Crinan St between Melford & Dunstaffnage Streets
Group of late Victorian & Federation period Houses (6 houses) including: "Lily Ville" (68), "Lucielle" (70), "Ohio" (72), "Melrose" (76), "Harlands" (78)	Nos. 66, 68, 70, 72, 76 & 78, Crinan Street	Lot 5, DP 3342 Lot 4, DP 3342 Lot A, DP 365662 Lot 2, DP 700041 Lot 1, DP 931430 Lot 1, DP 915598	No. 66 - Victorian Filigree freestanding single storey, narrow fronted rendered brick house No. 68 – Victorian Filigree freestanding single storey, narrow fronted rendered brick house No. 70 – freestanding single storey narrow fronted Federation Filigree style house No. 72 – freestanding single storey Federation Queen Anne style brick house No. 76 - freestanding single storey Federation Queen Anne style brick house No. 78 – Victorian Italianate style freestanding single storey rendered brick house
House "Toorak" or "Stratford"	96 Crinan Street	Lot 5, DP 5924	Freestanding single storey Federation Queen Anne style brick house with slate roof, original front fence
Federation Queen Anne style houses group (5 houses)	Nos. 38 to 46 Dunstaffnage Street	Lots 1 & 2, DP123813 (No. 38) Lot 1, DP124110 (No. 40) Lot 1, DP947077 (No. 42) Lots 1 & 2, DP123818 (No. 44) Lot 1 DP950133 (No. 46)	Group of Federation Queen Anne style houses, single storey, detached, slightly elevated above street level. The house are angled and staggered in relation to the street alignment. Originally part of the 5 th Jeffreys Estate subdivision of 1910 (which included Euston Street and Gower St) however this area later resubdivided to create extra lots. Nos. 38 and 40 at the south end of this group are known to have been built by builder William Pendlebury in 1911 (see History). The three northern houses all have fin walls at the southern ends of the front verandahs and would appear to have been built by a single (unknown) builder.
Federation Queen Anne style pair of	27 & 29 Duntroon	Lot 1 DP7126 (No. 27)	1912 Broadhurst postcard shows development

Description	Address	Lot & DP	Detailed Description/Comment
houses with original slate roofs	Street:	Lot 1 DP952563 (No. 29)	in Duntroon Street at this time.
Federation Queen Anne style pair of semi-detached houses	37-39 Duntroon Street	Lots 1 & 2 DP1069398	1912 Broadhurst postcard shows development in Duntroon Street at this time. Houses have original slate roof.
Federation Queen Anne style house	109 Duntroon Street	Lot 5 DP4448	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof
Federation Queen Anne style house	113 Duntroon Street	Lot 3 DP4448	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof.
Pair of Federation Queen Anne style houses	44, 46 Duntroon Street	Lot 1 DP236096 (No. 44) Lot 2 DP236096 (No. 46)	1912 Broadhurst postcard shows development in Duntroon Street at this time. Houses have original slate roofs. House has an original slate roof
Federation Queen Anne style house	58-60 Duntroon Street	Lot 20, DP558840	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof.
Pair of Federation Queen Anne style semi-detached houses	82-84 Duntroon Street	Lot 1, DP577971 (No. 82) Lot 2, DP577971 (No. 84)	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof
Victorian Italianate style Houses "Glenairlie" or Gwen Villa" (90) & "Broomhill" (92)	90 & 92 Duntroon Street	Lot 1, DP 972451 (no. 90) & Lot 20, DP 3268 (No. 92)	Pair of Victorian Italianate style houses freestanding single storey, rendered or painted brick, No. 92 has a slate roof.
Federation Queen Anne style house	128 Duntroon Street	Lot 1, Section 1, DP3849	1912 Broadhurst postcard shows development in Duntroon Street at this time. House has an original slate roof, with 2 chimneys, and is on an original subdivision lot.
"Euston Reserve" Federation period urban park	2C Euston Road	Lot 2 DP 611627 and closed-off street to the west	Historically significant public park which includes Ficus trees and a war memorial
Federation house	29 Fernhill Street (corner Barre St)	Lot 2, DP309332	Federaton Queen Anne style single storey freestanding face brick house with original slate roof on corner site.
Federation house	31 Fernhill Street (corner Barre St)	Lot 1, DP124160	Federaton Queen Anne style single storey freestanding face brick house with original terracotta tiled roof on corner site.
Electricity Substation No. 57	12 Floss Street	Lot 1 DP 124155	Listed on Section 170 register
Federation period house	46A Floss Street (aka 46 Floss St)	Lot 1, DP927664	Possible former Station Master's Residence

Description	Address	Lot & DP	Detailed Description/Comment
Federation House "Dalraida"	79 Floss Street	Lot 1 DP 981438	Fine Federation Queen Anne style house on corner of Floss & Melford Streets. Part of proposed Floss Street HCA."
Late Victorian period house	42 Garnet Street	Lot 2, DP322881	Freestanding single storey late Victorian period house
Former Children's Home on large site with high circa 1920s brick fence, formal gardens, 4 buildings	50 Garnet Street	Lot 1, DP2906	Former Protestant Federation Children's Home opened in 1921
Worked quarry faces	76-80 Garnet Street	SP21620	Former quarry site (now residential flat development) with remnant worked quarry faces
Pair of Federation semi-detached houses	15-17 Gower Street (corner Melford St)	Lot B, DP106262 (No. 15) Lot A, DP106262 (No. 17)	Unusual pair of asymmetrical Federation Queen Anne style semi-detached houses, single storey face brick with slate roof, on corner site
Inter War California Bungalow on large site	21 Kilbride Street	Lot 1, DP170536	Fine example of Inter-war California Bungalow on large garden site
Federation and Inter-War church buildings	8 Melford Street	Lot 4 DP 3738	Former Methodist Church opened in 1912.
Federation House "Jule Rae"	104 Melford Street	Lot 1 DP 311222	Fine Federation Queen Anne style house on corner of Kilbride & Melford Streets. Part of proposed Melford Street HCA.
Former "St Stephens Anglican Church", Federation and Inter-War period church buildings	648-668 New Canterbury Road	Lot 2 DP 309070 Lot 1 DP 309071 Lot A DP 448353	Former St Stephens Anglican Church (1924 brick church), including original weatherboard church (1908). Brick church designed by architect John Burcham Clamp.

5.0 POTENTIAL HERITAGE CONSERVATION AREAS (HCAS)

Following the compilation of fieldwork photography, all buildings within Hurlstone Park were initially rated and mapped using a simple rating system:

- 1) LEP listed heritage item;
- 2) Potential heritage item;
- 3) Contributory building (including Contributory building categories 1 and 2 defined in Table 1, Section 1.2 in this report): generally dating from the original period of subdivision and demonstrating this in form and appearance;
- 4) Non-contributory building: not dating from original period of subdivision and/or not demonstrating the qualities of the buildings from the original period of subdivision (due to either alteration or being a later form of development).

The buildings in the first three categories above were mapped to reveal whether there were any clusters of significant or contributory buildings within Hurlstone Park (refer to Map 1 in Attachment 2 to this report), particularly occurring on both sides of a street or in an area representing a distinctive historical subdivision.

Following the identification of significant/contributory building clusters, further fieldwork and analysis of Contributory building values was undertaken to determine whether these clusters should be recommended as either heritage item groups or as potential new Heritage Conservation Areas, and to determine potential Heritage Conservation area boundaries.

Table 9 below lists seven (7) potential Heritage Conservation Areas identified in this study, and provides the Contributory percentage (combined percentage of heritage items, potential heritage items, Contributory 1 and Contributory 2 type buildings) within each area. Maps showing the potential HCAs with statistics and mapping of heritage significant and contributory buildings for each are included in Attachment 2 to this report.

Table 9: Potential Heritage Conservation Areas identified

Potential HCA name/s	Description	Historical Subdivisions	HCA boundaries	Contributory Percentage
Crinan Street shops HCA	Federation period shops/retail precinct	Eastern side - including parts of Duntroon, Marcia St - Fernhill Station Estate 1911 Western side - Jeffreys Estate 2 nd Subdivision 1903	Southern end of Crinan Street (on north side, near Hurlstone Park Railway Station), & Nos. 3-25 Crinan Street; Nos. 4-40 Crinan Street; Nos 21-27 Floss Street; Nos 85-87 Duntroon Street	94%
Duntroon Street HCA	Mix of Victorian, Federation and Inter-war period housing	Garnet Street-1898 & 1899 subdivisions; Wallace Ave & Barton Avenue - Hurlstone Park No. 2 Estate (1914); Short St/Fernhill Street - 1893 subdivision; Woodside Ave - Woodside Estate (undated subdivision, circa 1900-1910)	Includes part of Duntroon Street, Woodside Ave, Barton Ave, Wallace Ave and sections of Fernhill & Garnet Streets (see map in Attachment 2 to this report)	75%

Potential HCA name/s	Description	Historical Subdivisions	HCA boundaries	Contributory Percentage
Floss Street HCA	Federation to Inter-war period shops & houses south of the railway station	Hurlstone Park Estate 1912	Group of shops and houses including shops at Floss Street Nos. 26A-30 Floss Street. Nos. 32-34 Floss Street (built 1916) and houses at Nos. 118-130 Duntroon Street	100%
Hampden Street HCA OR Fernhill Railway Estate HCA	Mix of Victorian Italianate, Federation Queen Anne and Inter-war California bungalow style houses	Fernhill Railway Estate 1895	Hampden St both sides, 2-14 Hampden St; 1-13 Hampden St, 58-64 Garnet Street, 71-83 Duntroon St. See also map in Attachment 2.	91%
Melford Street HCA or Jeffreys Estates 4, 5 & 6 HCA	Federation period housing and streetscapes	Jeffreys Estate No. 4 (1906) Jeffreys Estate No. 5 (1910) & Jeffreys Estate No. 6 (1912)	From the railway line north including parts of Melford Street, Canberra Street, Kirkbride Street, Acton Street, Canterton Street, Floss Street, Euston Road, Gower Street, western side of Dunstaffenage Street. See map in Attachment 2	76%
Melford Street North HCA	A mix of large single storey Federation period houses and small detached and semi-detached late Victorian to Federation period houses	Triangular area initially subdivided 1881-1883, resubdivided 1897-1913. Area on west side of Melford Street initially subdivided 1882-1896, partially resubdivided in 1913	From Nos. 10-16 Dunstaffenage St north (west side only), On Melford St from Wallace Lane north including Nos. 1-29 Melford Street (east side) and Nos. 8 to 14 Melford Street (west side)	88%
Tennent Parade HCA	Inter-war California Bungalows, on elevated side of the street on high sandstone subfloors, looking south over parkland and the Cooks River	Jeffreys Estate 9 th subdivision 1917	Nos. 16-30 Tennent Parade	100%

6.0 REPORT RECOMMENDATION

That Council proceed to Stage 2 of this project, encompassing:

- Further research on the potential heritage items listed in Table 8 of Section 6.0 of this report and preparation of draft State Heritage Inventory (SHI) forms for potential heritage items determined to be significant
- Preparation of SHI forms for the (7) potential Heritage Conservation Areas identified in Table 9 of Section 6.0 of this report.

ATTACHMENT 1:

LATE 1870S AND 1880S LAND SALES AT HURLSTONE PARK

Late 1870s and 1880s Land sales at Hurlstone Park
(Refer to maps in Figures 11 & 12 of this report)

Section	Lot	Transfer	Date	Purchaser	Notes
7	1	62420	10/1882	George Alfred Tucker	
	2	122106	4/1887	William Lovet Harris	
	3	122106	4/1887	William Lovet Harris	
	4	846942 847952 663030			Resubdivided in 1913 in DP7347
	5	250551	4/1896	Mrs Emily Scothern	Resubdivided in 1913 in DP7347
8	1	118832	3/1887	David Walker	Dwelling depicted in 1876 plan. Resubdivided in 1914 (DP7891)
	2	47365	5/1881	Jane and Edward Grace	
	3	642391			
	4	44840	12/1880	Edward Tyrell Sayers	
	5-6			Re-subdivided in 1885 in Deposited Plan 1491 = see below	
	7	28387	3/1878	William Phelps	
	8	184960	9/1891	Hercules Wemyss	
9	1-9	not sold			
10	1	57238	4/1882	Michael Seale	

Section	Lot	Transfer	Date	Purchaser	Notes
	7	17981			
11	1	17981			
	2	17981			
	5	A248875			
	7	17981			
	8	A248875			
	9	a248875			
12	5	95902	7/1885	John Slocombe	Resubdivided in 1905 in DP5102
13	1-4	not sold			
14	1	73108	10/1883	Benjamin J Bennett	Dairyman Subdivided in 1897 in DP3338
	2	52111	9/1881	Moses Lacy	
	3	73107	10/1883	Maria L Bennett	Resubdivided in 1913 in DP4052
15	1	57306	5/1882	Anthony Blamire	Brickmaker. Resubdivided in 1893 as the Fernhill Estate DP3137. Formed Barre, Fernhill and Short streets
	2	57306	5/1882	Anthony Blamire	Brickmaker. Resubdivided in 1893 as the Fernhill Estate DP3137. Formed Barre, Fernhill and Short streets
	5	69036	5/1883	Charles and George Rogers	Resubdivided 1915 in DP7126

Section	Lot	Transfer	Date	Purchaser	Notes
	6	105868	4/1886	John Campbell Sharp	
	7	55882 241000	3/1882 8/1895	Part Frances Esmerald Vickery Residue Mrs Annie Elizabeth Firth	
	8	51140	8/1881	John Sullivan,	Dairy Resubdivided 1914 in DP7566
	9	51140	8/1881	John Sullivan	Resubdivided 1914 in DP7566
	10	50674	8/1881	Thomas Cavey	Brickmaker. Resubdivided in 1911 as the Fernhill Station DP6091
16	2	94079	??	William Pendlebury	Brickmaker/contractor Part subdivided in 1895 (DP3342)
17	1	A248875			
	4	30431	9/1878	William Augustus Starkey	
	7	179817			
	8	245578 (30432)	9/1878	William Augustus Starkey	
18	2	A248875			
19	3	32748	7/1879	William Augustus Starkey	Resubdivided 1912 in DP6709
	4	32748	7/1879	William Augustus Starkey	Resubdivided 1912 in DP6709
	5	A248875			
	6	A248875			
20	1	66210	2/1883	Ebenezer Vickery	Resubdivided in 1919 in DP DP3268

Section	Lot	Transfer	Date	Purchaser	Notes
	2	66210	2/1883	Ebenezer Vickery	Resubdivided in 1919 in DP DP3268
	3	66210	2/1883	Ebenezer Vickery	Resubdivided in 1919 in DP DP3268
	6	134130	4/1888	Vincent Jacob Zahel	
	7	50904	8/1881	Thomaso Compagnoni	Resubdivided from 1898
	8	122105	3/1887	William Lovet Harris	Resubdivided 1900 in DP3703

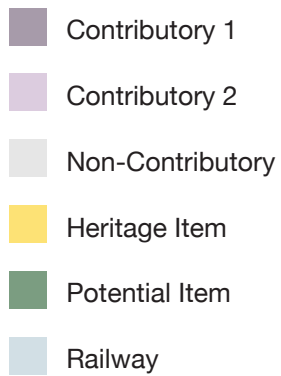
ATTACHMENT 2:

MAPS SHOWING
POTENTIAL HERITAGE CONSERVATION AREAS
IN HURLSTONE PARK
AND
POTENTIAL HERITAGE CONSERVATION AREAS' HERITAGE
SIGNIFICANT & CONTRIBUTORY BUILDINGS

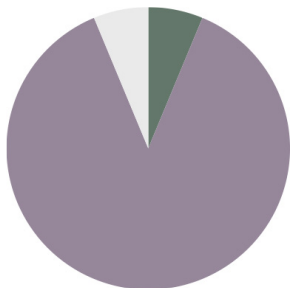
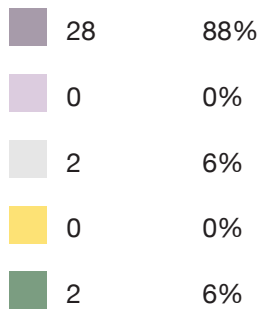
Potential HCAs
Overview Map



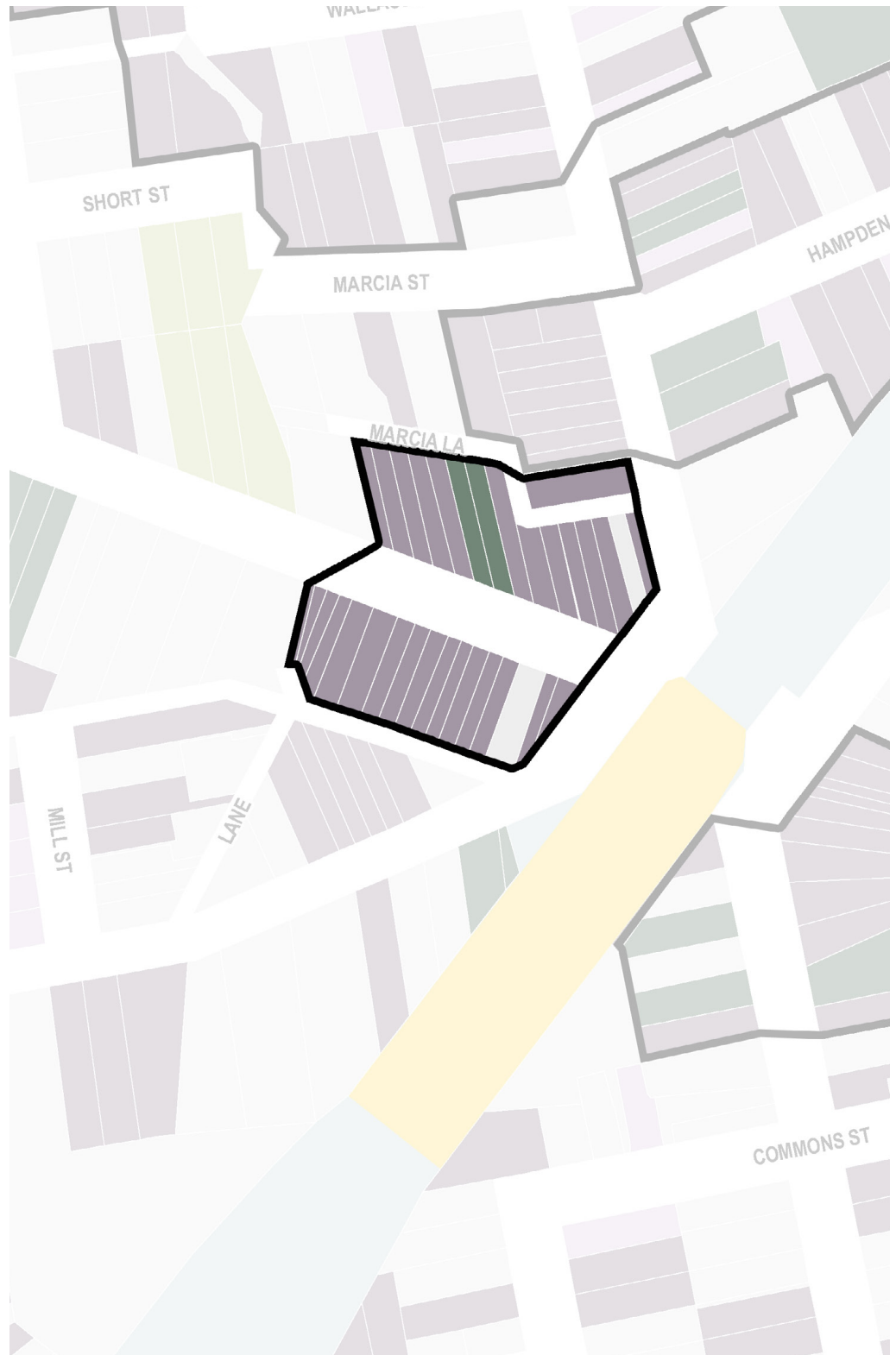
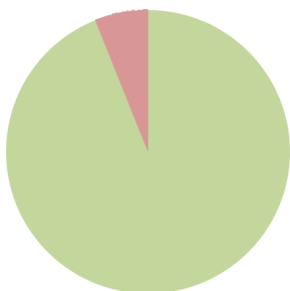
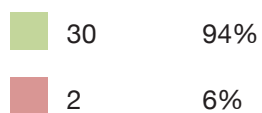
Potential HCA: Crinan Street Shops HCA



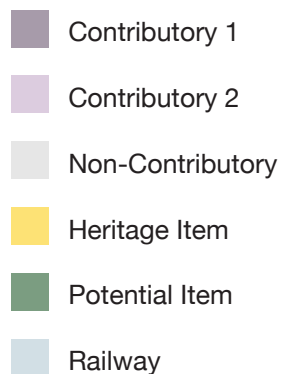
Individual Breakdown



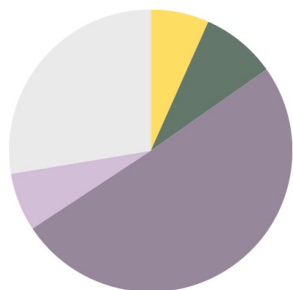
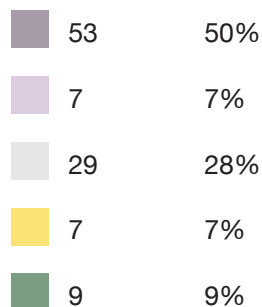
Overall Breakdown (former is all contributory/items)



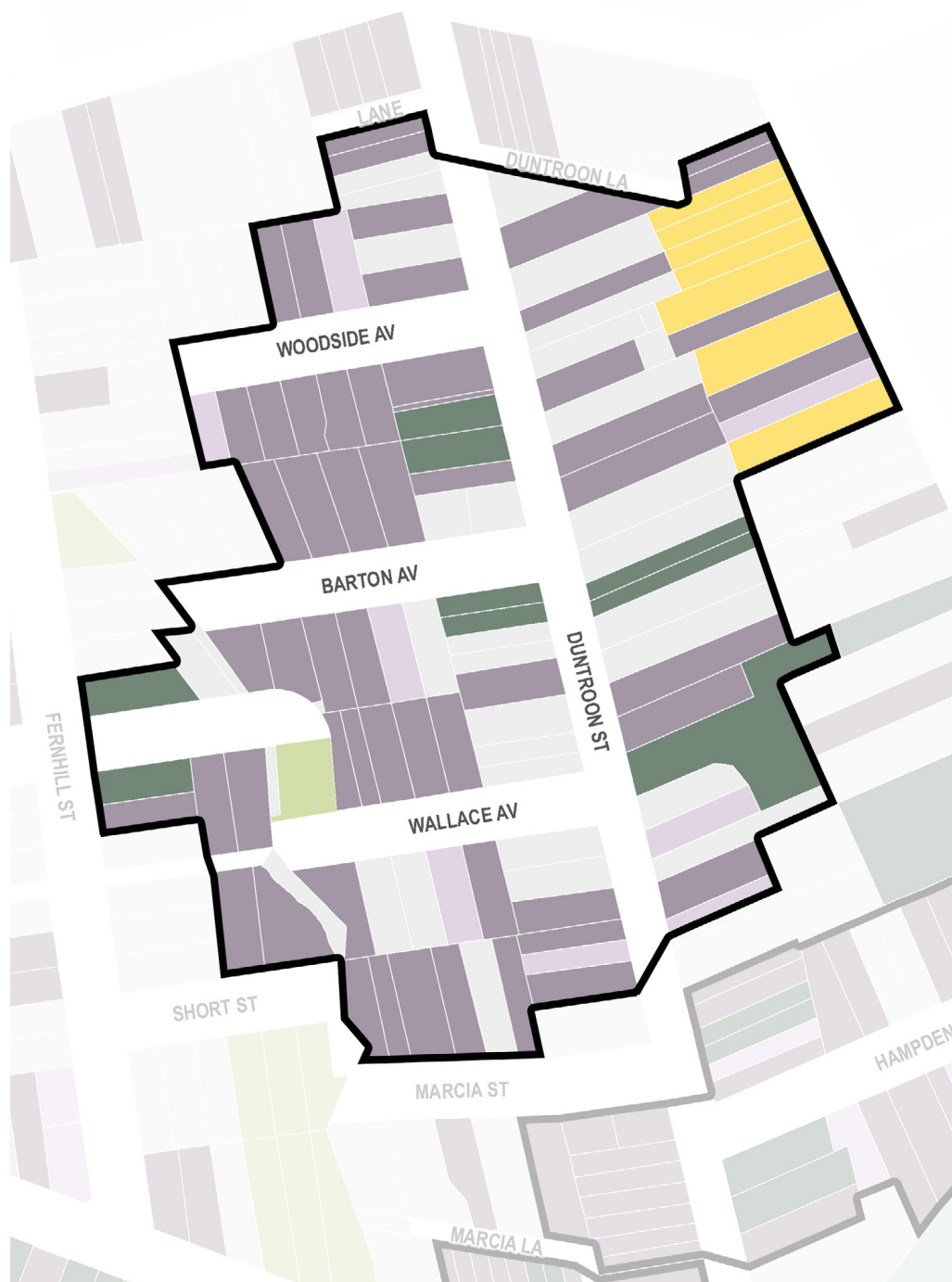
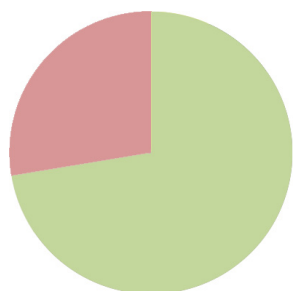
Potential HCA: Duntroon Street HCA



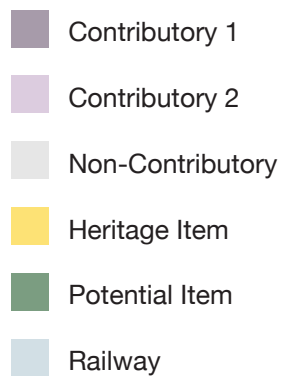
Individual Breakdown



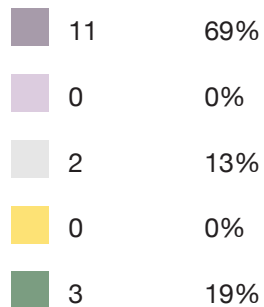
Overall Breakdown (former is all contributory/items)



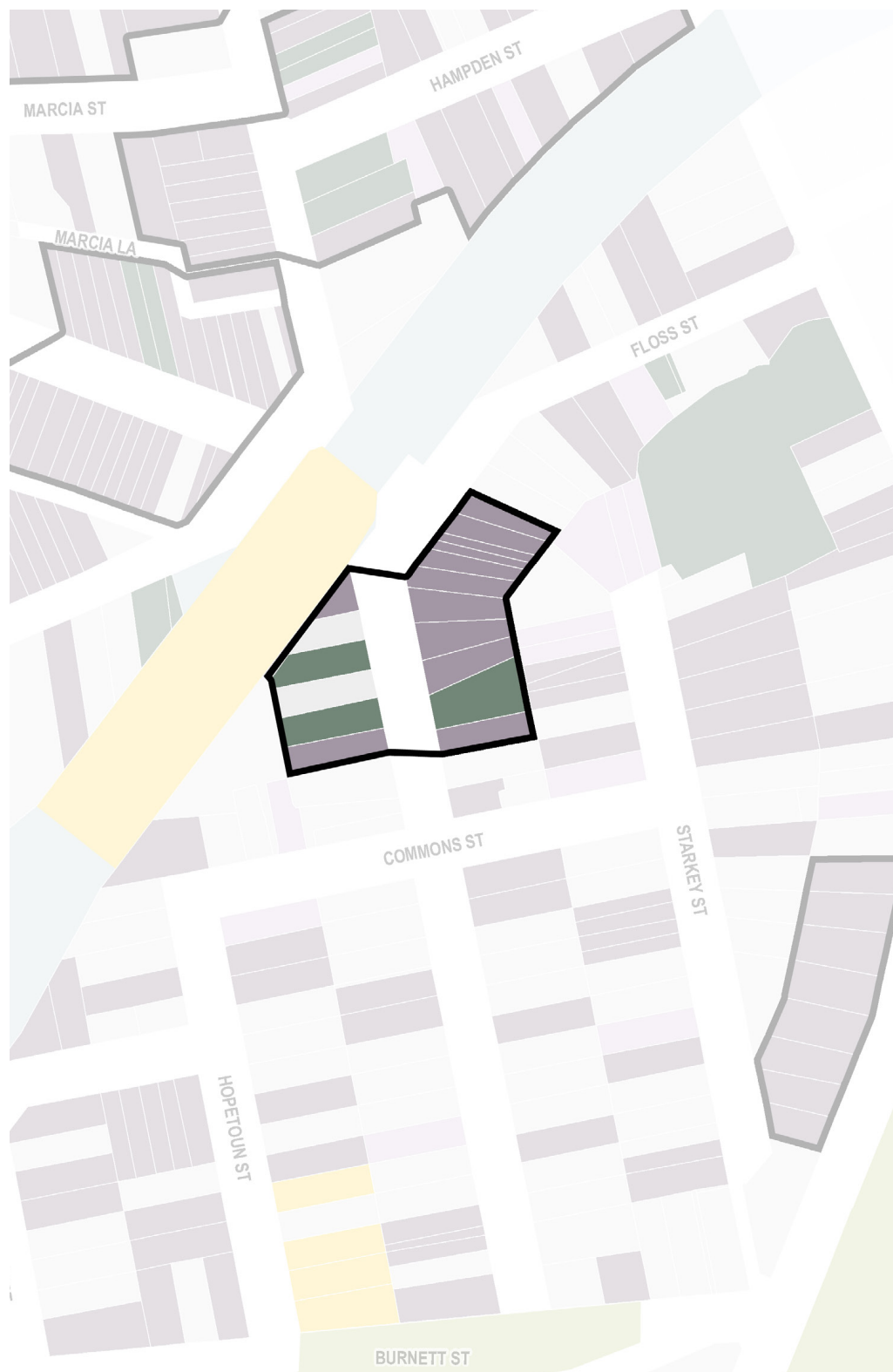
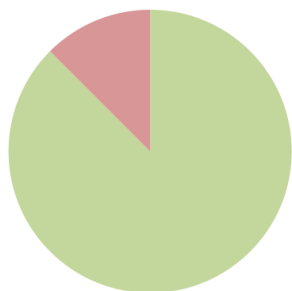
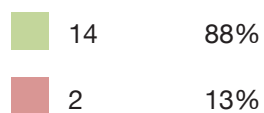
Potential HCA: Floss Street HCA



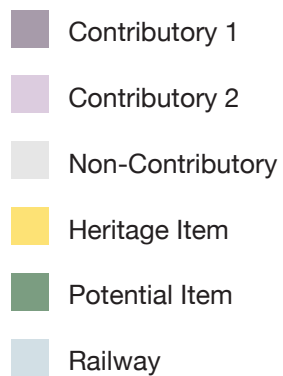
Individual Breakdown



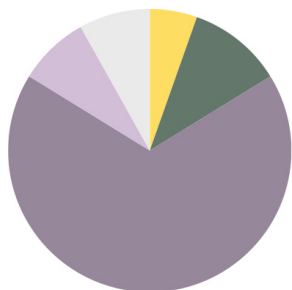
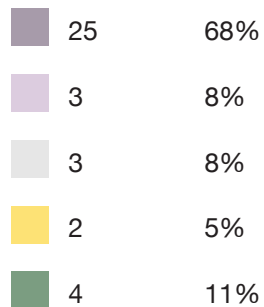
Overall Breakdown (former is all contributory/items)



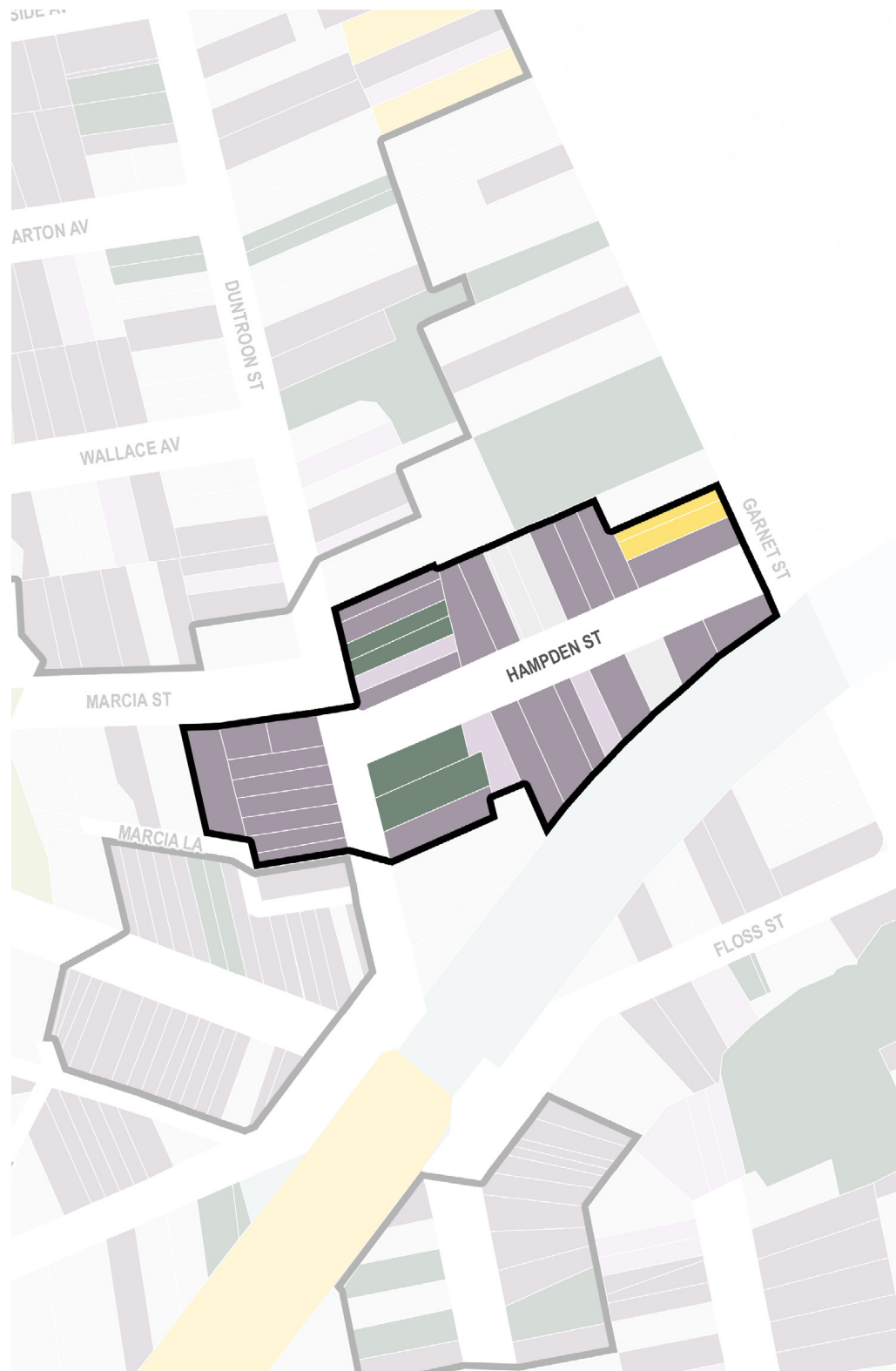
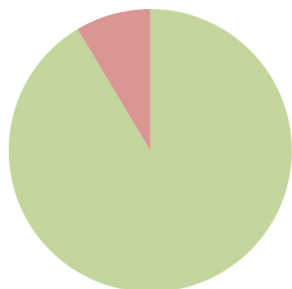
Potential HCA: Hampden Street HCA



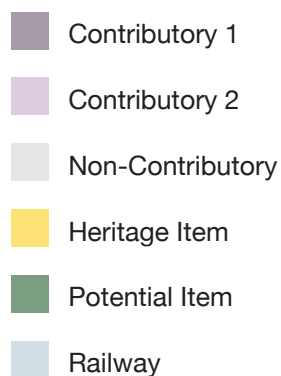
Individual Breakdown



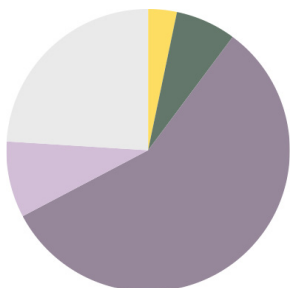
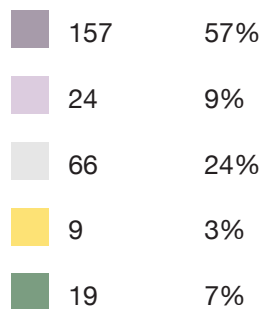
Overall Breakdown (former is all contributory/items)



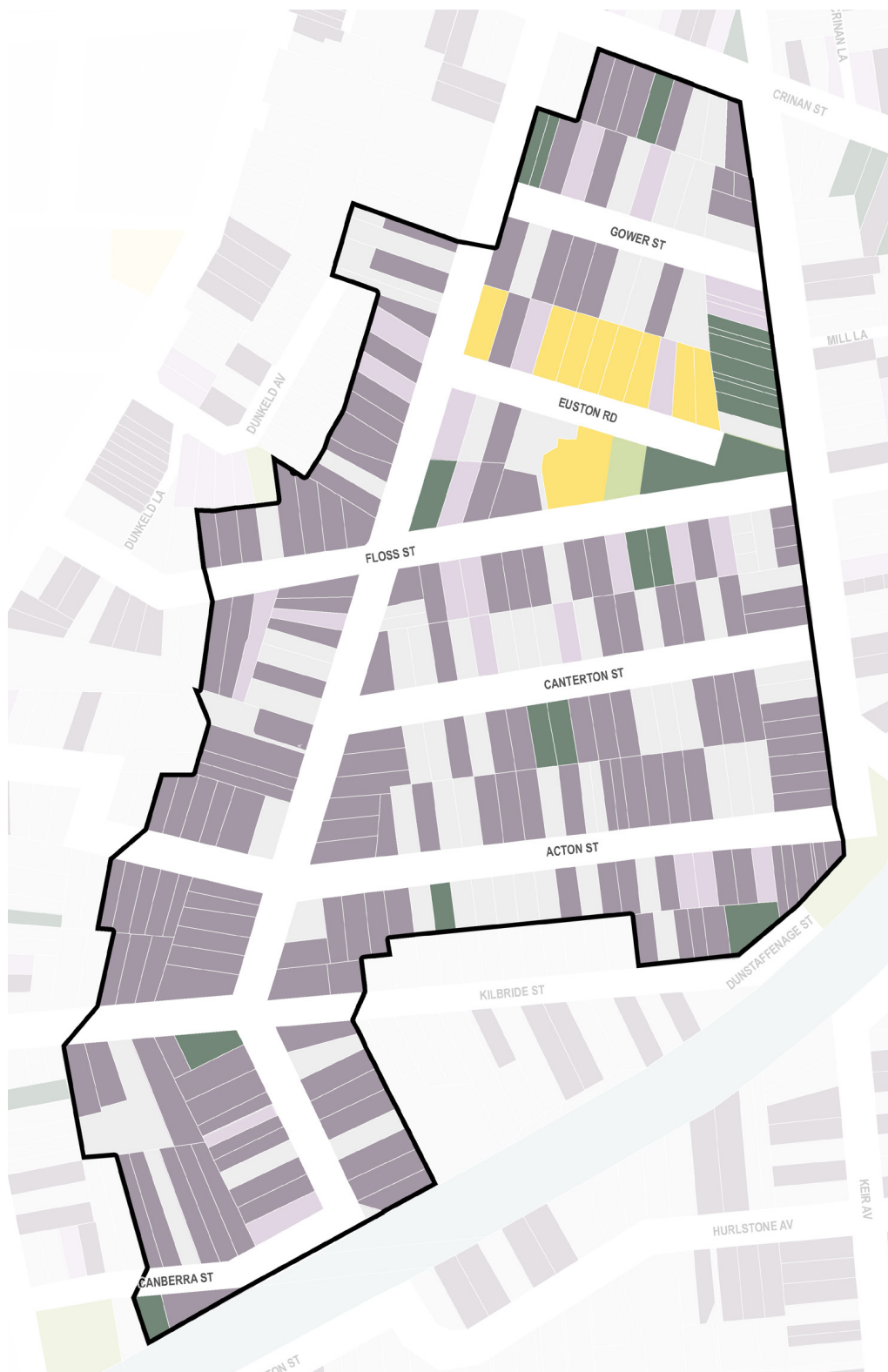
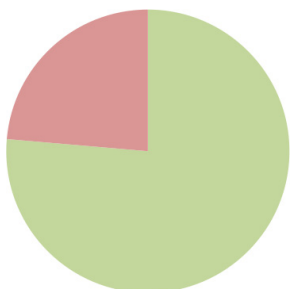
Potential HCA: Melford Street HCA



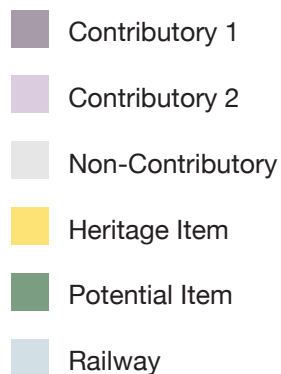
Individual Breakdown



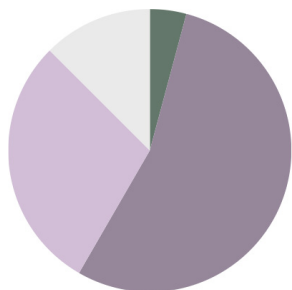
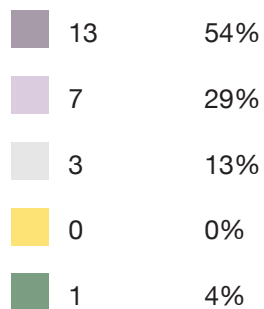
Overall Breakdown (former is all contributory/items)



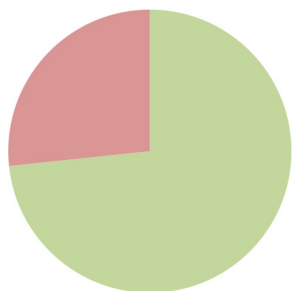
Potential HCA: Melford Street North HCA



Individual Breakdown



Overall Breakdown (former is all contributory/items)

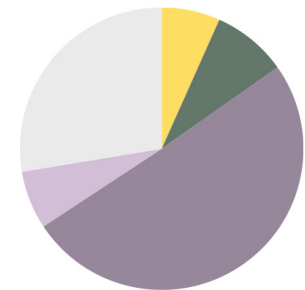


Potential HCA: Tennant Parade HCA

- Contributory 1
- Contributory 2
- Non-Contributory
- Heritage Item
- Potential Item
- Railway

Individual Breakdown

8	100%
0	0%
0	0%
0	0%
0	0%



Overall Breakdown
(former is all contributory/items)

8	100%
0	0%

